JARDINES DEL VALLE

BEING A REPLAT OF TRACTS 1 THRU 4, ALL OF TRACT 22 AND A PORTION OF TRACT 5 AND PORTION OF TRACTS 23 THRU 26, MONTE VISTA NO. 3 CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING 10.7389± ACRES

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	60.62	30.00	50.82	N44°49'30"E	115°47'00"
C2	31.42	20.00	28.28	N58°04'00"W	90°00'00"
C3	12.70	40.00	12.65	S67°50'09"W	18°11'42"
C4	73.11	70.00	69.83	N88°39'28"E	59°50'19"
C5	54.78	70.00	53.37	S39°00'46"E	44°49'12"
C6	29.43	70.00	29.21	S04°33'32"E	24°05'16"
C7	12.70	40.00	12.65	N01°36'45"W	18°11'42"
C8	23.86	30.00	23.24	N33°29'47"W	45°34'23"
C9	54.48	50.00	51.83	S25°04'02"E	62°25'53"
C10	41.15	50.00	40.00	S29°43'36"W	47°09'23"
C11	45.56	50.00	44.00	S79°24'31"W	52°12'28"
C12	46.50	50.00	44.84	N47°50'42"W	53°17'05"
C13	48.93	50.00	47.00	N06°49'49"E	56°03'56"
C14	23.86	30.00	23.24	S12°04'35"W	45°34'23"
C15	48.36	30.00	43.29	S56°53'18"E	92°21'24"
C16	31.42	20.00	28.28	N31°56'00"E	90°00'00"
C17	31.42	20.00	28.28	S58°04'00"E	90°00'00"
C18	33.25	20.00	29.55	N29°18'00"E	95°16'00"
C19	12.45	30.00	12.36	N30°13'30"W	23°46'59"
C20	22.33	30.00	21.81	N63°26'09"W	42°38'19"
C21	71.03	50.00	65.21	S44°03'31"E	81°23'35"
C22	41.15	50.00	40.00	S20°12'58"W	47°09'23"
C23	41.15	50.00	40.00	S67°22'21"W	47°09'23"
C24	41.15	50.00	40.00	N65°28'16"W	47°09'23"
C25	20.56	50.00	20.42	N30°06'47"W	23°33'35"
C26	23.86	30.00	23.24	S41°07'11"E	45°34'23"
C27	46.23	50.00	44.60	N37°25'08"W	52°58'29"
C28	41.18	50.00	40.03	N12°39'48"E	47°11'24"
C29	41.15	50.00	40.00	N59°50'12"E	47°09'23"
C30	41.15	50.00	40.00	S73°00'26"E	47°09'23"
C31	41.15	50.00	40.00	S25°51'03"E	47°09'23"
C32	25.75	50.00	25.47	S12°29'01"W	29°30'44"
C33	23.86	30.00	23.24	N04°27'11"E	45°34'23"
C34	29.58	20.00	26.95	N60°42'00"W	84°44'00"
C35	31.42	20.00	28.28	S31°56'00"W	90°00'00"
C36	33.62	30.00	31.89	S45°10'30"E	64°13'00"
C37	16.55	21.75	16.16	N55°28'55"W	43°36'10"
C38	16.55	21.75	16.16	S55°28'55"E	43°36'10"
C39	63.38	30.00	52.23	N42°11'30"E	121°03'00"

PLAT NOTES AND RESTRICTIONS

1). THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO JARDINES DEL VALLE BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON OCOTILLO STREET AND COUNTRY CLUB ROAD.

2).TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO._____, PAGE NO. _____, DATE 3/29/07
20070029605 thru 20070029612

3).THIS SUBDIVISION LIES WITHIN THE EL PASO INDEPENDENT SCHOOL DISTRICT

4). ALL LOTS IN THIS SUBDIVISION REQUIRE ON SITE PONDING OF STORM WATER AS PER SECTION 19.16.060 OF THE EL PASO MUNICIPAL CODE.

5). VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING COUNTRY CLUB ROAD, OCOTILLO STREET AND CHARL ANN STREET SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS FILED INSTRUMENT No. 20070029614 DATE 3/29/07

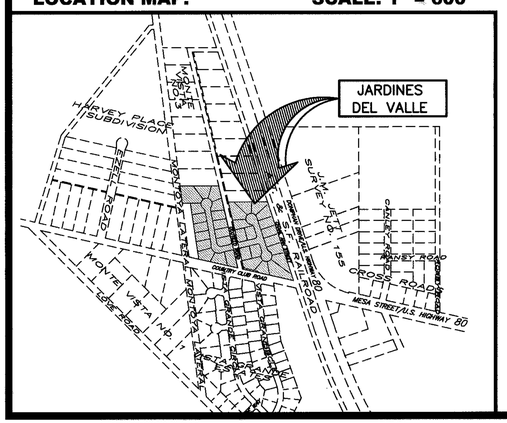
Covenants Instrument No. 20070029613 Date 3/29/07

BENCHMARK

1. BASIS OF ELEVATION IS AN EXISTING N.G.S. BRASS CAP VERTICAL MONUMENT "1 REB". (ELEVATION=3735.28'=EL PASO CITY DATUM)

2. PROJECT BENCHMARK IS AN EXISTING CITY MONUMENT LOCATED AT THE WESTERLY CENTERLINE INTERSECTION OF COUNTRY CLUB ROAD AND VISTA GRANDE CIRCLE. (ELEVATION=3735.29=EL PASO CITY DATUM)

FLOOD ZONE DESIGNATION

A PORTION OF SUBJECT PROPERTY IS LOCATED IN ZONE 'C' (AREAS OF MINIMUM FLOODING); ZONE 'B' (AREAS BETWEEN LIMITS OF 100-YEAR AND 500-YEAR FLOOD) AND ZONE 'A1' (AREAS OF 100-YEAR FLOOD=BASE FLOOD ELEVATION=3746') AS DETAILED ON CITY OF EL PASO FLOOD INSURANCE RATE MAP PANEL NO. 480214 0021D, DATED JANUARY 3, 1997.

LOCATION MAP: **SCALE: 1" = 600'**