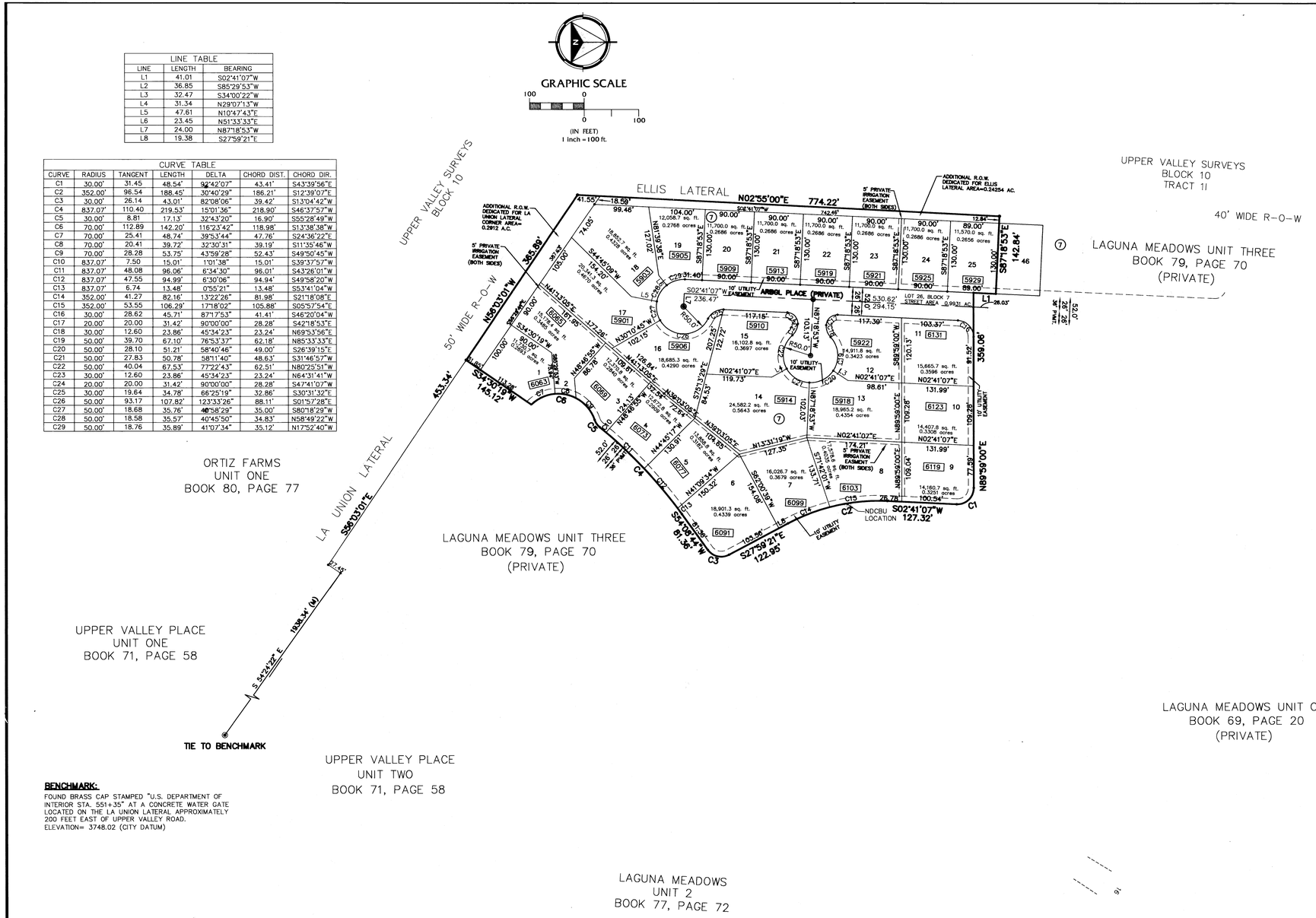
LAGUNA MEADOWS UNIT FOUR (PRIVATE)

BEING A PORTION OF TRACTS 1B1 AND 1E, BLOCK 10, UPPER VALLEY SURVEYS AND A PORTION OF LOT 1, BLOCK 7, A.K.A. VIA DE LOS ARBOLES (PRIVATE STREET), LAGUNA MEADOWS UNIT THREE
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 10.1844 AC.

LINE TABLE		
LINE	LENGTH	BEARING
L1	41.01	S02°41'07"W
L2	36.85	S85°29'53"W
L3	32.47	S34°00'22"W
L4	31.34	N29°07'13"W
L5	47.61	N10°47'43"E
L6	23.45	N51°33'33"E
L7	24.00	N87°18'53"W
L8	19.38	S27°59'21"E

CURVE TABLE						
CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD DIST.	CHORD DIR.
C1	30.00'	31.45	48.54'	92°42'07"	43.41'	S43°39'56"E
C2	352.00'	96.54	188.45'	30°40'29"	186.21'	S12°39'07"E
C3	30.00'	26.14	43.01'	82°08'06"	39.42'	S13°04'42"W
C4	837.07'	110.40	219.53'	15°01'36"	218.90'	S46°37'57"W
C5	30.00'	8.81	17.13'	32°43'20"	16.90'	S55°28'49"W
C6	70.00'	112.89	142.20'	116°23'42"	118.98'	S13°38'38"W
C7	70.00'	25.41	48.74'	39°53'44"	47.76'	S24°36'22"E
C8	70.00'	20.41	39.72'	32°30'31"	39.19'	S11°35'46"W
C9	70.00'	28.28	53.75'	43°59'28"	52.43'	S49°50'45"W
C10	837.07'	7.50	15.01'	1°01'38"	15.01'	S39°37'57"W
C11	837.07'	48.08	96.06'	6°34'30"	96.01'	S43°26'01"W
C12	837.07'	47.55	94.99'	6°30'06"	94.94'	S49°58'20"W
C13	837.07'	6.74	13.48'	0°55'21"	13.48'	S53°41'04"W
C14	352.00'	41.27	82.16'	13°22'26"	81.98'	S21°18'08"E
C15	352.00'	53.55	106.29'	17°18'02"	105.88'	S05°57'54"E
C16	30.00'	28.62	45.71'	87°17'53"	41.41'	S46°20'04"W
C17	20.00'	20.00	31.42'	90°00'00"	28.28'	S42°18'53"E
C18	30.00'	12.60	23.86'	45°34'23"	23.24'	N69°53'56"E
C19	50.00'	39.70	67.10'	76°53'37"	62.18'	N85°33'33"E
C20	50.00'	28.10	51.21'	58°40'46"	49.00'	S26°39'15"E
C21	50.00'	27.83	50.78'	58°11'40"	48.63'	S31°46'57"W
C22	50.00'	40.04	67.53'	77°22'43"	62.51'	N80°25'51"W
C23	30.00'	12.60	23.86'	45°34'23"	23.24'	N64°31'41"W
C24	20.00'	20.00	31.42'	90°00'00"	28.28'	S47°41'07"W
C25	30.00'	19.64	34.78'	66°25'19"	32.86'	S30°31'32"E
C26	50.00'	93.17	107.82'	123°33'26"	88.11'	S01°57'28"E
C27	50.00'	18.68	35.76'	40°58'29"	35.00'	S80°18'29"W
C28	50.00'	18.58	35.57'	40°45'50"	34.83'	N58°49'22"W
C29	50.00'	18.76	35.89'	41°07'34"	35.12'	N17°52'40"W



BENCHMARK:
FOUND BRASS CAP STAMPED "U.S. DEPARTMENT OF INTERIOR STA. 551+35" AT A CONCRETE WATER GATE LOCATED ON THE LA UNION LATERAL APPROXIMATELY 200 FEET EAST OF UPPER VALLEY ROAD.
ELEVATION= 3748.02 (CITY DATUM)

DEDICATION

STATE OF TEXAS §
COUNTY OF EL PASO §

SUNNY VIEW L.L.C., THE OWNER OF THIS LAND, HEREBY PRESENTS THIS MAP AND DEDICATES TO THE USE OF THE PUBLIC, THE UTILITY EASEMENTS SHOWN HEREIN. THE PRIVATE STREETS ARE ALSO DEDICATED TO THE USE OF THE PUBLIC AS UTILITY EASEMENTS, BUT NOT FOR ANY OTHER PURPOSE. THE UTILITY EASEMENTS, EXCEPT THOSE IN THE PRIVATE STREETS ALSO INCLUDE RIGHTS OF OVERHANG FOR 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 IN CONSTRUCTION, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS.

JACK WINTON, PARTNER

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF April, 20 07 BY Jack Winton

NOTARY PUBLIC, STATE OF TEXAS

11/20/2010
MY COMMISSION EXPIRES:

ARACELY J MUÑOZ NOTARY PUBLIC STATE OF TEXAS EXPIRES 11-20-2010

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 23 DAY OF April 20 07 A.D.

Kelly Carpenter
EXECUTIVE SECRETARY

CHAIRPERSON

APPROVED FOR FILING THIS 12th, DAY OF April 20 07 A.D.

DEVELOPMENT SERVICES DIRECTOR

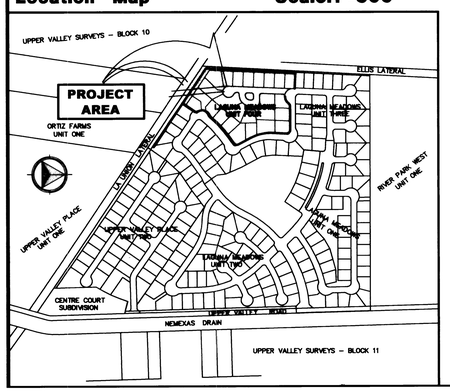
FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS
THIS 27 DAY OF APRIL, 20 07 A.D., IN FILE NO. 20070039784

Delia Briones
COUNTY CLERK

SANDRA ACEVEDO
BY: DEPUTY

Location Map **Scale: 1"=600'**



BASIS OF BEARING: N.01°36'30W. BETWEEN 1/2" REBAR ON THE WEST RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD FOUND FOR AN ANGLE POINT AND A 1/2" REBAR FOUND AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD AND THE NORTH BOUNDARY LINE OF LAGUNA MEADOWS UNIT ONE.

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RESTRICTIONS DEPARTMENT, INSTRUMENT NO. 20070039787
DATE 27 Apr 07

THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO LAGUNA MEADOWS UNIT FOUR 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 VIA DE LOS ARBOLES DRIVE

TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. 20070039785
DATE 27 Apr 07
2007 0039786

THIS SUBDIVISION LIES WITHIN THE CANUTILLO INDEPENDENT SCHOOL DISTRICT

THIS SUBDIVISION LIES WITH IN ZONE "X" AS DESIGNATED ON PANEL NO. 480212-0125 B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "X" DESIGNATES AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.

ALL LOTS IN THIS SUBDIVISION REQUIRE ON SITE PONDING OF STORM WATER. AS PER SECTION 19.16.060 OF THE E.P.M.C.

SETBACKS ARE AS FOLLOWS: (AS APPROVED BY CITY OF EL PASO ON 1991)
20' FRONT
20' REAR
10' SIDE
15' ABUTTING STREET

SET 1/2" REBAR W/SURVEY CAP No. TX 5337 AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.

ALL LOTS HAVE A 10' UTILITY EASEMENT ABUTTING THE STREET.

EXISTING MONUMENT
● PROPOSED MONUMENT
- - - - EASEMENT LINE

BROCK & BUSTILLOS INC.
CONSULTING ENGINEERS
LAND SURVEYORS

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

PH (915) 542-4900
FAX (915) 542-2867

JOB NO. E6379-20

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

STATE OF TEXAS REGISTERED ISAAC CAMACHO 5337 PROFESSIONAL LAND SURVEYOR

Isaac Camacho 04/09/07
ISAAC CAMACHO, TX RPLS NO. 5337

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

STATE OF TEXAS ROMAN BUSTILLOS 88450 LICENSED PROFESSIONAL ENGINEER

04/03/07
ROMAN BUSTILLOS, TX PE No. 88450

DATE OF PREPARATION: MARCH 2007

165-L