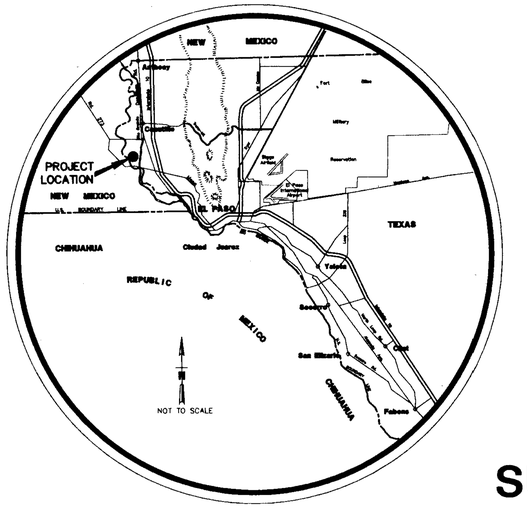
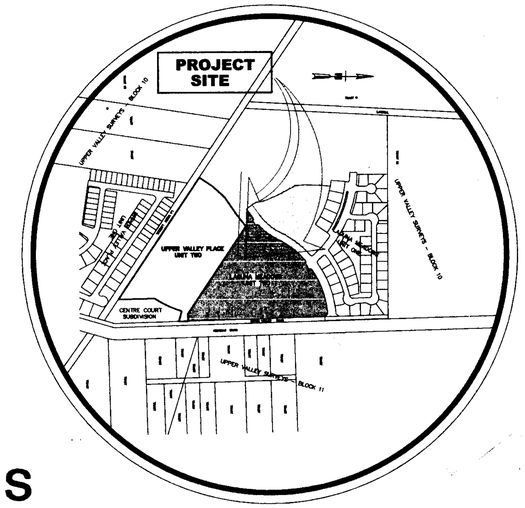



City Map

# LAGUNA MEADOWS

## UNIT TWO
## (PRIVATE)

## SUBDIVISION STREET IMPROVEMENTS




Vicinity Map

**INDEX**


| Description | Sheet No. |
|---|---|
| Cover Sheet | 1 |
| Master Conceptual Plan | 2 |
| Final Plat | 3 |
| Grading & Drainage | 4 |
| P & P: Laguna Vista Dr. (Private) Sta. 0+00 - 4+00) | 5 |
| P & P: Laguna Vista Dr. (Private) (Sta. 4+00 - 11+00) | 6 |
| P & P: Laguna Vista Dr. (Private) (Sta. 11+00 - 18+90.72) | 7 |
| P & P: Pat Cruz Lane (Private) (Sta. 0+00 - 6+52.92) | 8 |
| P & P: Knollwood Lane (Private) (Sta. 0+00 - 3+61.29) | 9 |
| Standard Street Details | 10 |
| Illumination Plan | 11 |
| Storm Water Pollution | 12 |


STATE OF TEXAS
SERGIO J. ADAME
68423
LICENSED
PROFESSIONAL ENGINEER

5-30-2002


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

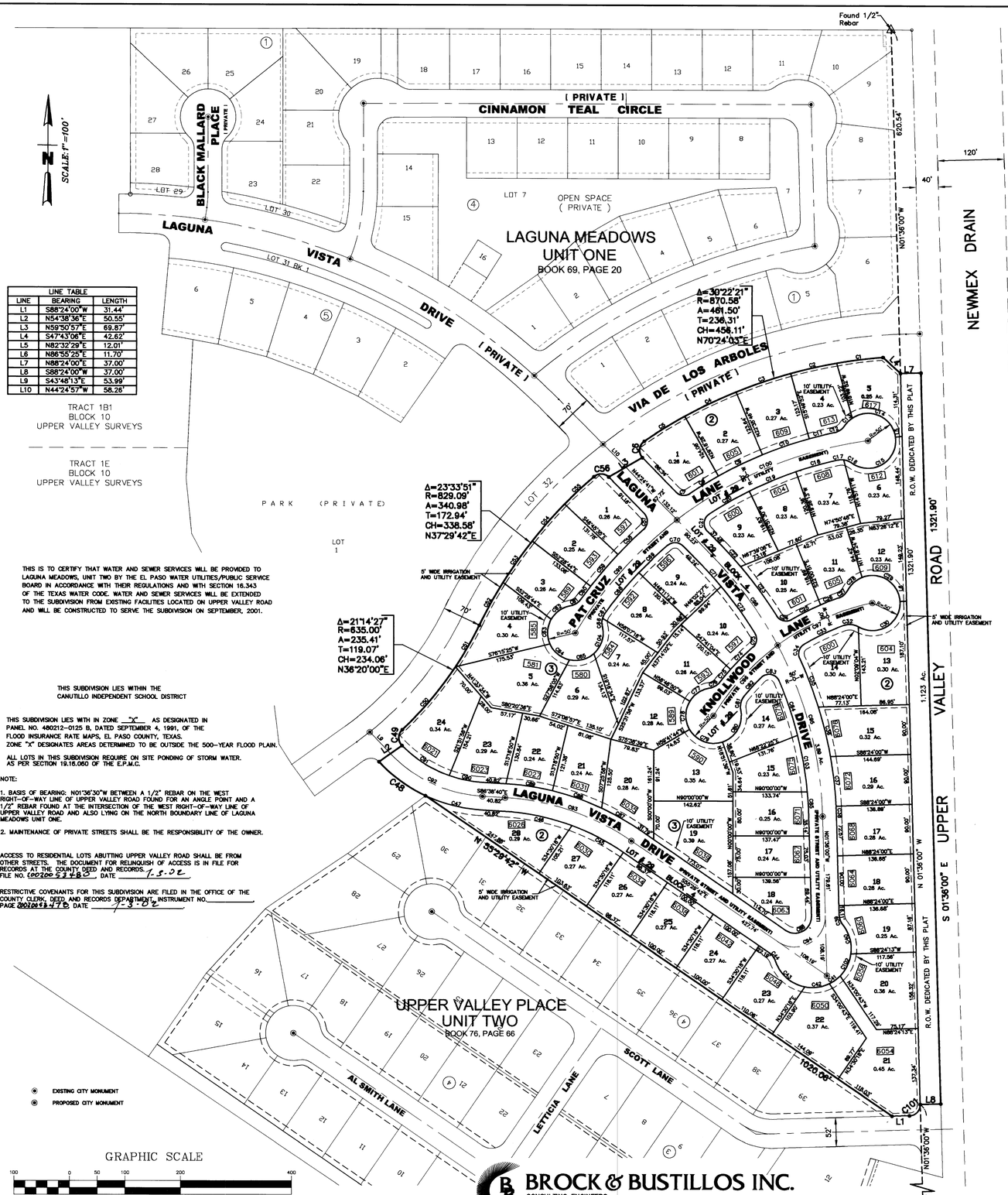

JOB NO. E6379-02

# LAGUNA MEADOWS UNIT TWO

**BEING A PORTION OF TRACTS 1B1 AND 1E, BLOCK 10, UPPER VALLEY SURVEYS**
**CITY OF EL PASO, EL PASO COUNTY, TEXAS**
**Containing: 19.389 Acres**

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
| C1 | 870.58 | 83.92 | 41.99 | 83.88 | S82°49'32"W | 05°31'22" |
| C2 | 870.58 | 85.14 | 42.60 | 85.10 | S77°15'45"W | 05°36'12" |
| C3 | 870.58 | 103.78 | 51.95 | 103.72 | S71°02'45"W | 06°49'50" |
| C4 | 870.58 | 103.01 | 51.57 | 102.95 | S64°14'27"W | 06°46'47" |
| C5 | 870.58 | 85.64 | 42.86 | 85.61 | S58°01'58"W | 05°38'11" |
| C6 | 20.00 | 33.93 | 22.69 | 30.01 | S06°36'29"W | 97°12'46" |
| C7 | 20.00 | 27.73 | 16.61 | 25.56 | S84°07'36"E | 79°25'49" |
| C8 | 755.58 | 59.79 | 29.91 | 59.78 | S58°25'31"W | 04°32'03" |
| C9 | 755.58 | 88.51 | 44.30 | 88.46 | S64°02'53"W | 06°42'42" |
| C10 | 755.58 | 89.21 | 44.66 | 89.16 | S70°47'11"W | 06°45'54" |
| C11 | 755.58 | 46.81 | 23.41 | 46.80 | S75°56'37"W | 03°32'59" |
| C12 | 30.00 | 23.25 | 12.25 | 22.68 | N55°30'49"E | 44°24'36" |
| C13 | 50.00 | 19.37 | 9.81 | 19.25 | S44°24'35"W | 22°12'07" |
| C14 | 50.00 | 102.13 | 81.64 | 85.28 | N65°58'26"W | 117°01'51" |
| C15 | 50.00 | 116.78 | 117.27 | 91.99 | N59°28'58"E | 133°48'58" |
| C16 | 30.00 | 15.37 | 7.86 | 15.20 | N68°18'54"W | 29°20'43" |
| C17 | 30.00 | 10.28 | 5.19 | 10.23 | S87°11'36"W | 19°38'18" |
| C18 | 705.58 | 78.83 | 39.46 | 78.79 | S74°10'24"W | 06°24'06" |
| C19 | 705.58 | 91.12 | 45.62 | 91.06 | S67°16'22"W | 07°23'57" |
| C20 | 705.58 | 83.06 | 41.58 | 83.01 | S60°12'03"W | 06°44'41" |
| C21 | 20.00 | 35.34 | 24.37 | 30.92 | S06°12'30"W | 101°14'25" |
| C22 | 725.00 | 50.00 | 25.01 | 49.99 | N42°28'09"W | 03°57'05" |
| C23 | 725.00 | 110.23 | 55.22 | 110.12 | N36°06'16"W | 08°42'41" |
| C24 | 20.00 | 31.03 | 19.62 | 28.01 | S76°11'57"E | 88°54'03" |
| C25 | 465.58 | 58.81 | 29.45 | 58.77 | S62°58'09"W | 07°14'16" |
| C26 | 465.58 | 34.31 | 17.16 | 34.30 | S68°41'57"W | 04°13'19" |
| C27 | 30.00 | 22.57 | 11.85 | 22.04 | N49°15'22"E | 43°06'30" |
| C28 | 50.00 | 35.26 | 18.40 | 34.53 | S47°54'12"W | 40°24'11" |
| C29 | 50.00 | 94.96 | 69.86 | 81.32 | N57°29'09"W | 108°49'08" |
| C30 | 50.00 | 107.93 | 93.40 | 88.16 | N58°45'41"E | 123°40'31" |
| C32 | 30.00 | 26.57 | 14.23 | 25.71 | N84°46'21"W | 50°44'37" |
| C33 | 415.58 | 80.11 | 40.18 | 79.98 | S64°20'00"W | 11°02'40" |
| C34 | 20.00 | 29.19 | 17.89 | 26.67 | S16°59'52"W | 83°37'37" |
| C35 | 725.00 | 93.81 | 46.97 | 93.75 | N21°06'32"W | 07°24'50" |
| C36 | 725.00 | 92.13 | 46.13 | 92.07 | N13°45'41"W | 07°16'51" |
| C37 | 725.00 | 90.40 | 45.26 | 90.34 | N06°32'57"W | 07°08'38" |
| C38 | 725.00 | 17.43 | 8.71 | 17.43 | N02°17'19"W | 01°22'38" |
| C39 | 30.00 | 19.31 | 10.00 | 18.97 | S20°09'06"E | 36°52'12" |
| C40 | 70.00 | 56.14 | 29.68 | 54.64 | N15°29'48"W | 45°56'50" |
| C41 | 70.00 | 24.13 | 12.19 | 24.01 | N54°15'37"E | 19°45'03" |
| C42 | 70.00 | 45.09 | 23.36 | 44.31 | N82°35'21"E | 36°54'25" |
| C43 | 70.00 | 73.71 | 40.69 | 70.35 | S48°47'28"E | 60°19'56" |
| C44 | 30.00 | 19.31 | 10.00 | 18.97 | N37°03'36"W | 36°52'12" |
| C45 | 422.60 | 104.70 | 52.62 | 104.43 | N62°35'33"W | 14°11'41" |
| C46 | 422.60 | 125.05 | 62.99 | 124.60 | N78°10'02"W | 16°57'17" |
| C47 | 275.05 | 105.04 | 53.17 | 104.40 | S75°42'14"E | 21°52'53" |
| C48 | 275.05 | 104.33 | 52.80 | 103.70 | S53°53'50"E | 21°43'55" |
| C49 | 20.00 | 32.04 | 20.64 | 28.72 | S01°03'21"W | 91°47'43" |
| C50 | 635.00 | 148.30 | 74.49 | 147.96 | N40°15'48"E | 13°22'52" |
| C51 | 635.00 | 87.11 | 43.62 | 87.04 | N29°38'34"E | 07°51'35" |
| C52 | 829.09 | 88.64 | 44.36 | 88.60 | S28°46'33"W | 06°07'32" |
| C53 | 829.09 | 91.44 | 45.77 | 91.40 | S34°59'53"W | 06°19'09" |
| C54 | 829.09 | 88.66 | 44.37 | 88.61 | S41°13'16"W | 06°07'36" |
| C55 | 829.09 | 72.24 | 36.15 | 72.22 | S46°46'50"W | 04°59'33" |
| C56 | 20.00 | 29.31 | 18.00 | 26.75 | N88°44'36"W | 83°57'35" |
| C57 | 20.00 | 32.31 | 20.91 | 28.91 | N01°51'54"E | 92°33'10" |
| C58 | 755.58 | 64.63 | 32.34 | 64.61 | S45°41'27"W | 04°54'04" |
| C59 | 755.58 | 75.42 | 37.74 | 75.39 | S40°22'50"W | 05°43'09" |
| C60 | 755.58 | 29.25 | 14.63 | 29.25 | S36°24'43"W | 02°13'06" |
| C61 | 30.00 | 23.25 | 12.25 | 22.68 | N57°30'28"E | 44°24'36" |
| C62 | 50.00 | 44.02 | 23.55 | 42.61 | S54°29'36"W | 50°26'20" |
| C63 | 50.00 | 46.68 | 25.20 | 45.00 | S02°31'49"W | 53°29'15" |
| C64 | 50.00 | 46.68 | 25.20 | 45.00 | S50°57'26"E | 53°29'15" |
| C65 | 50.00 | 46.68 | 25.20 | 45.00 | N75°33'20"E | 53°29'15" |
| C66 | 30.00 | 15.13 | 7.73 | 14.97 | S01°06'33"W | 28°53'27" |
| C67 | 30.00 | 10.52 | 5.31 | 10.47 | S25°36'04"W | 20°05'34" |
| C68 | 705.58 | 95.32 | 47.73 | 95.24 | S39°31'03"W | 07°44'24" |
| C69 | 705.58 | 72.04 | 36.05 | 72.01 | S46°18'45"W | 05°51'00" |
| C70 | 20.00 | 30.14 | 18.77 | 27.37 | N87°35'13"W | 86°21'04" |
| C71 | 675.00 | 51.32 | 25.67 | 51.30 | N42°14'01"W | 04°21'21" |
| C72 | 675.00 | 104.73 | 52.47 | 104.63 | N35°36'38"W | 08°53'24" |
| C73 | 20.00 | 27.87 | 16.74 | 25.67 | N08°45'30"E | 79°50'53" |
| C74 | 465.58 | 56.56 | 28.31 | 56.53 | S45°12'07"W | 06°57'38" |
| C75 | 465.58 | 29.58 | 14.80 | 29.58 | S39°54'06"W | 03°38'25" |
| C76 | 30.00 | 22.57 | 11.85 | 22.04 | N53°38'06"E | 43°06'30" |
| C77 | 50.00 | 43.61 | 23.30 | 42.24 | S56°12'17"W | 49°58'12" |
| C78 | 50.00 | 53.69 | 29.76 | 51.15 | S00°27'27"W | 61°31'27" |
| C79 | 50.00 | 68.55 | 40.89 | 63.31 | S69°34'58"E | 78°33'23" |
| C80 | 50.00 | 72.30 | 44.12 | 66.16 | N29°42'57"E | 82°50'48" |
| C81 | 30.00 | 26.57 | 14.23 | 25.71 | S13°39'51"W | 50°44'37" |
| C82 | 415.58 | 45.77 | 22.91 | 45.74 | S42°11'27"W | 06°18'36" |
| C83 | 20.00 | 38.98 | 29.47 | 33.10 | N78°48'54"W | 111°40'42" |
| C84 | 675.00 | 103.57 | 51.89 | 103.47 | N18°34'48"W | 08°47'28" |
| C85 | 675.00 | 44.97 | 22.49 | 44.96 | N03°30'31"W | 03°49'02" |
| C86 | 30.00 | 66.03 | 59.01 | 53.49 | N61°27'09"E | 126°06'18" |
| C87 | 472.60 | 77.72 | 38.95 | 77.63 | N60°12'21"W | 09°25'19" |
| C88 | 472.60 | 94.36 | 47.34 | 94.21 | N70°38'13"W | 11°26'24" |
| C89 | 472.60 | 84.86 | 42.54 | 84.74 | N81°30'02"W | 10°17'15" |
| C90 | 225.05 | 62.93 | 31.67 | 62.72 | S78°38'03"E | 16°01'14" |
| C91 | 225.05 | 101.63 | 51.70 | 100.77 | S57°41'13"E | 25°52'28" |
| C92 | 250.05 | 186.97 | 98.10 | 182.64 | S65°13'27"E | 42°50'27" |
| C93 | 447.60 | 243.34 | 124.76 | 240.36 | N71°04'11"W | 31°08'58" |
| C94 | 55.00 | 121.05 | 108.19 | 98.06 | N61°27'09"E | 126°06'18" |
| C95 | 700.00 | 321.82 | 163.80 | 318.99 | N14°46'14"W | 26°20'28" |
| C96 | 440.58 | 172.63 | 87.44 | 171.53 | S42°10'43"W | 22°27'01" |
| C97 | 440.58 | 188.66 | 95.80 | 187.22 | S65°40'15"W | 24°32'04" |
| C98 | 700.00 | 201.22 | 101.31 | 200.53 | N36°10'35"W | 16°28'13" |
| C99 | 730.58 | 276.04 | 139.69 | 274.40 | S41°43'57"W | 21°38'55" |
| C100 | 730.58 | 376.88 | 192.73 | 372.71 | S67°20'06"W | 29°33'24" |
| C101 | 20.00 | 31.42 | 20.00 | 28.28 | N43°24'00"E | 90°00'00" |
| C102 | 70.00 | 45.09 | 23.36 | 44.32 | N25°55'52"E | 36°54'27" |
| C103 | 675.00 | 103.29 | 51.74 | 103.19 | N09°48'03"W | 08°46'02" |
| C104 | 50.00 | 54.23 | 30.13 | 51.61 | N17°44'16"E | 62°08'52" |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | S88°24'00"W | 31.44' |
| L2 | N54°38'36"E | 50.55' |
| L3 | N59°50'57"E | 69.87' |
| L4 | S47°43'08"E | 42.62' |
| L5 | N82°32'29"E | 12.01' |
| L6 | N86°55'25"E | 11.70' |
| L7 | N88°24'00"E | 37.00' |
| L8 | S88°24'00"W | 37.00' |
| L9 | S43°48'13"E | 53.99' |
| L10 | N44°24'57"W | 58.26' |




THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO LAGUNA MEADOWS, UNIT TWO 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 UPPER VALLEY ROAD AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION ON SEPTEMBER, 2001.

THIS SUBDIVISION LIES WITHIN THE CANUTILLO INDEPENDENT SCHOOL DISTRICT

THIS SUBDIVISION LIES WITH IN ZONE "X" AS DESIGNATED IN 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.

NOTE:

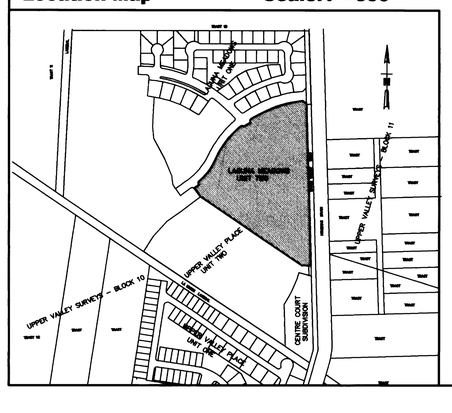
1. BASIS OF BEARING: N01°36'30"W BETWEEN A 1/2" REBAR ON THE WEST RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD FOUND FOR AN ANGLE POINT AND A 1/2" REBAR FOUND AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD AND ALSO LYING ON THE NORTH BOUNDARY LINE OF LAGUNA MEADOWS UNIT ONE.

2. MAINTENANCE OF PRIVATE STREETS SHALL BE THE RESPONSIBILITY OF THE OWNER.

ACCESS TO RESIDENTIAL LOTS ABUTTING UPPER VALLEY ROAD SHALL BE FROM OTHER STREETS. THE DOCUMENT FOR RELINQUISH OF ACCESS IS IN FILE FOR RECORDS AT THE COUNTY DEED AND RECORDS. FILE NO. 00200032468 DATE 7.3.02

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS DEPARTMENT, INSTRUMENT NO._____ PAGE 2002069347B DATE 7.3.02

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




EXISTING CITY MONUMENT
PROPOSED CITY MONUMENT

GRAPHIC SCALE
100 0 50 100 200 400
( IN FEET )
1 inch = 100 ft.

## D E D I C A T I O N

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, ALL UTILITY EASEMENTS, AND THAT PORTION OF UPPER VALLEY ROAD RIGHT-OF-WAY AS HEREIN LAID DOWN AND DESIGNATED, 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 Wintz
PRESIDENT

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

STATE OF TEXAS §
COUNTY OF EL PASO §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF JUNE, 20 02 BY JACK WINTZ

Patricia Cruz
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 11-16-2002

PATRICIA CRUZ NOTARY PUBLIC State of Texas Comm. Exp. 11-16-2002

## CITY PLAN COMMISSION

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS 18 DAY OF Oct. 20 01 A.D.

FOR EXECUTIVE SECRETARY — CHAIRPERSON

APPROVED FOR FILING 2ND DAY OF JULY 20 02 A.D.

DEPUTY DIRECTOR FOR BUILDING SERVICES

## FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS THIS 3rd DAY OF July 20 02 A.D., IN VOLUME 77 OF THE PLAT RECORDS, PAGE 72 FILE NO. 2002003347

COUNTY CLERK — BY: DEPUTY

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.

Isaac Camacho 6/24/02
ISAAC CAMACHO, R.P.L.S. NO. 5337

STATE OF TEXAS REGISTERED ISAAC CAMACHO 5337 PROFESSIONAL LAND SURVEYOR

SUBDIVISION IMPROVEMENT PLANS PREPARED BY AND UNDER THE SUPERVISION OF SERGIO J. ADAME, LICENSED PROFESSIONAL ENGINEER NO. 88423.

6-24-2002
SERGIO J. ADAME, P.E. NO. 88423

STATE OF TEXAS SERGIO J. ADAME 88423 LICENSED


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. E6379-02

DATE PREPARED : AUGUST 2001

149-L