MESQUITE HILLS UNIT 5

BEING A PORTION OF TRACT 1A, 2 AND 3F, SECTION 21, BLOCK 80, TSP 1, TEXAS AND PACIFIC RAILROAD Co. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 29.805 ACRES

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	37.27	23.07	33.91	N85°58'42"E	85°24'19"
C2	450.00	270.57	139.52	266.52	N60°28'46"E	34°27'02"
C3	450.00	87.31	43.79	87.18	N83°15'48"E	11°07'02"
C4	400.00	318.12	168.01	309.81	N66°02'17"E	45°34'04"
C5	350.00	278.36	147.01	271.08	N66°02'17"E	45°34'04"
C6	20.00	12.39	6.40	12.19	N18°56'15"W	35°29'00"
C7	50.00	40.26	21.29	39.18	S13°36'37"E	46°08'17"
C8	50.00	40.74	21.57	39.62	S32°47'55"W	46°40'47"
C9	50.00	53.24	29.46	50.76	S86°38'29"W	61°00'20"
C10	50.00	10.07	5.05	10.05	N57°05'15"W	11°32'13"
C11	50.00	96.10	71.57	81.98	N03°44'33"E	110°07'23"
C12	20.00	20.94	11.55	20.00	S28°48'15"W	60°00'00"
C13	20.00	31.41	19.99	28.28	S46°11'13"E	89°58'55"
C14	20.00	21.65	12.02	20.61	N57°48'56"E	62°00'47"
C15	50.00	78.83	50.29	70.92	S71°58'36"W	90°20'06"
C16	50.00	20.14	10.21	20.00	N51°19'08"W	23°04'26"
C17	50.00	63.46	36.81	59.29	N03°25'12"W	72°43'26"
C18	50.00	32.72	16.97	32.14	N51°41'16"E	37°29'30"
C19	50.00	39.42	20.80	38.41	S86°58'42"E	45°10'34"
C20	50.00	4.83	2.42	4.83	S61°37'15"E	5°32'20"
C21	20.00	11.28	5.80	11.14	N75°00'53"W	32°19'36"
C22	20.00	31.42	20.01	28.29	S43°48'47"W	90°01'05"
C23	20.00	31.41	19.99	28.28	S46°11'13"E	89°58'55"
C24	324.00	257.68	136.09	250.94	N66°02'17"E	45°34'04"
C25	376.00	30.99	15.50	30.98	N46°03'13"E	4°43'21"
C26	376.00	45.10	22.58	45.07	N51°51'04"E	6°52'21"
C27	376.00	45.10	22.58	45.07	N58°43'25"E	6°52'21"
C28	376.00	45.10	22.58	45.07	N65°35'47"E	6°52'21"
C29	376.00	45.10	22.58	45.07	N72°28'08"E	6°52'21"
C30	376.00	45.10	22.58	45.07	N79°20'30"E	6°52'21"
C31	376.00	39.66	19.85	39.65	N85°48'00"E	6°02'39"
C32	20.00	31.42	20.01	28.29	S43°48'47"W	90°01'05"
C33	20.00	31.41	19.99	28.28	S46°11'13"E	89°58'55"
C34	374.00	44.70	22.38	44.68	N85°23'52"E	6°50'55"
C35	374.00	57.66	28.89	57.61	N77°33'23"E	8°50'02"
C36	374.00	57.66	28.89	57.61	N68°43'21"E	8°50'02"
C37	374.00	57.66	28.89	57.61	N59°53'19"E	8°50'02"
C38	374.00	57.66	28.89	57.61	N51°03'17"E	8°50'02"
C39	374.00	22.09	11.05	22.08	N44°56'46"E	3°23'01"
C40	40.00	3.26	1.63	3.26	N40°55'10"E	4°40'10"
C41	40.00	15.85	8.03	15.74	N27°14'05"E	22°42'02"
C42	70.00	32.22	16.40	31.94	S23°04'20"W	26°22'33"
C43	70.00	67.71	36.76	65.10	S69°58'09"W	55°25'05"
C44	70.00	37.88	19.41	37.42	N66°49'13"W	31°00'10"
C45	30.00	44.73	27.70	40.70	S85°58'03"W	85°25'36"
C46	426.00	1.57	0.79	1.57	N43°21'36"E	0°12'42"
C47	426.00	43.60	21.82	43.58	N46°23'53"E	5°51'51"
C48	426.00	43.60	21.82	43.58	N52°15'44"E	5°51'51"
C49	426.00	43.60	21.82	43.58	N58°07'35"E	5°51'51"
C50	426.00	43.60	21.82	43.58	N63°59'26"E	5°51'51"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C51	426.00	43.60	21.82	43.58	N69°51'17"E	5°51'51"
C52	426.00	43.60	21.82	43.58	N75°43'08"E	5°51'51"
C53	426.00	43.60	21.82	43.58	N81°34'59"E	5°51'51"
C54	426.00	32.02	16.02	32.01	N86°40'07"E	4°18'24"
C55	20.00	31.42	20.01	28.29	S43°48'47"W	90°01'05"
C56	30.00	47.11	29.99	42.42	S46°11'13"E	89°58'55"
C57	40.00	19.64	10.02	19.45	N12°52'22"E	28°08'15"
C58	70.00	2.04	1.02	2.04	S26°08'17"W	1°40'26"
C59	70.00	42.70	22.04	42.04	S07°47'36"W	34°56'56"
C60	70.00	33.35	17.00	33.04	S23°19'50"E	27°17'56"
C61	70.00	33.35	17.00	33.04	S50°37'46"E	27°17'56"
C62	70.00	33.17	16.90	32.86	S77°51'09"E	27°08'51"
C63	70.00	20.88	10.52	20.81	N80°01'38"E	17°05'35"
C64	40.00	12.11	6.10	12.06	S80°09'05"W	17°20'29"
C65	20.00	31.41	19.99	28.28	N46°11'13"W	89°58'55"
C66	20.00	12.87	6.67	12.65	N17°14'20"E	36°52'12"
C67	50.00	35.38	18.47	34.64	S15°24'16"W	40°32'20"
C68	50.00	32.00	16.57	31.46	S23°12'05"E	36°40'23"
C69	50.00	32.00	16.57	31.46	S59°52'27"E	36°40'23"
C70	50.00	32.00	16.57	31.46	N83°27'10"E	36°40'23"
C71	50.00	32.00	16.57	31.46	N46°46'47"E	36°40'23"
C72	50.00	36.43	19.07	35.63	N07°34'09"E	41°44'54"
C73	50.00	40.96	21.71	39.83	N36°46'32"W	46°56'28"
C74	20.00	17.76	9.51	17.18	S34°48'34"E	50°52'24"
C75	20.00	2.85	1.43	2.85	S05°17'04"E	8°10'37"
C76	20.00	31.42	20.01	28.29	S43°48'47"W	90°01'05"
C77	476.00	48.15	24.10	48.13	N85°55'27"E	5°47'45"
C78	20.00	29.56	18.22	26.94	N54°38'04"W	84°40'43"
C79	20.00	17.08	9.10	16.56	N12°09'49"E	48°55'04"
C80	50.00	36.47	19.09	35.67	S15°43'33"W	41°47'37"
C81	50.00	42.06	22.37	40.83	S29°16'19"E	48°12'07"
C82	50.00	72.74	44.51	66.49	N84°56'56"E	83°21'24"
C83	50.00	91.18	64.56	79.06	N08°58'16"W	104°29'00"
C84	20.00	17.08	9.10	16.56	S36°45'14"E	48°55'04"
C85	20.00	29.56	18.22	26.94	S30°02'39"W	84°40'43"
C86	476.00	80.19	40.19	80.10	N67°33'28"E	9°39'10"
C87	476.00	43.57	21.80	43.55	N60°06'31"E	5°14'40"
C88	476.00	43.57	21.80	43.55	N54°51'51"E	5°14'40"
C89	476.00	43.57	21.80	43.55	N49°37'11"E	5°14'40"
C90	476.00	31.10	15.55	31.09	N45°07'33"E	3°44'36"
C91	424.00	56.20	28.14	56.16	N85°01'29"E	7°35'41"
C92	424.00	56.20	28.14	56.16	N77°25'48"E	7°35'41"
C93	424.00	56.20	28.14	56.16	N69°50'08"E	7°35'41"
C94	424.00	56.20	28.14	56.16	N62°14'27"E	7°35'41"
C95	424.00	56.20	28.14	56.16	N54°38'46"E	7°35'41"
C96	424.00	56.20	28.14	56.16	N47°03'06"E	7°35'41"
C97	20.00	33.01	21.66	29.39	N04°01'57"W	94°34'24"
C98	20.00	29.82	18.46	27.13	S85°58'03"W	85°25'36"
C99	25.00	41.27	27.09	36.74	N04°01'18"W	94°35'41"
C100	376.00	2.88	1.44	2.88	N43°28'24"E	0°26'17"

NOTES:

WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (MESQUITE HILLS UNIT 5) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF

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. 20100071107 DATE 12 Oct 10
20100071108

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

INSTRUMENT No. 20100071109 DATE 12 Oct 10

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

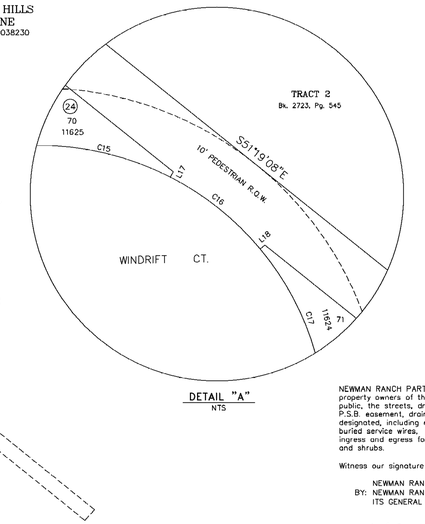
"U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS".

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

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANELS # 480214 0009 D AND 480214 0015 D, BOTH DATED JANUARY 3, 1997, THIS SUBDIVISION IS WITHIN FLOOD ZONE C, "AREAS OF MINIMAL FLOODING".

BEARINGS BASED ON CENTERLINE MONUMENTATION OF MESQUITE HILLS UNIT TWO RECORDED IN CLERKS FILE NO. 20080059763, REAL PROPERTY RECORDS OF EL PASO COUNTY TEXAS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	52.15	S51°03'02"E
L2	26.07	S51°03'02"E
L3	26.07	S51°03'02"E
L4	13.15	S01°10'41"E
L5	11.00	S88°48'15"W
L6	11.01	N38°40'52"E
L7	10.00	S88°48'15"W
L8	50.16	S51°19'08"E
L9	20.06	N51°19'08"W
L10	20.06	N51°19'08"W
L11	23.42	N51°19'08"W
L12	23.32	N47°11'46"W
L13	20.00	S46°43'46"E
L14	20.00	N88°49'19"E
L15	20.00	N88°49'19"E
L16	38.04	N38°40'52"E
L17	1.03	N27°08'38"E
L18	1.03	N50°13'05"E
L19	45.12	N89°38'23"E



LINE TABLE		
LINE	LENGTH	BEARING
L1	52.15	S51°03'02"E
L2	26.07	S51°03'02"E
L3	26.07	S51°03'02"E
L4	13.15	S01°10'41"E
L5	11.00	S88°48'15"W
L6	11.01	N38°40'52"E
L7	10.00	S88°48'15"W
L8	50.16	S51°19'08"E
L9	20.06	N51°19'08"W
L10	20.06	N51°19'08"W
L11	23.42	N51°19'08"W
L12	23.32	N47°11'46"W
L13	20.00	S46°43'46"E
L14	20.00	N88°49'19"E
L15	20.00	N88°49'19"E
L16	38.04	N38°40'52"E
L17	1.03	N27°08'38"E
L18	1.03	N50°13'05"E
L19	45.12	N89°38'23"E

D E D I C A T I O N

NEWMAN RANCH PARTNERS, L.P. and EL PASO WATER UTILITIES PUBLIC SERVICE BOARD, property owners of this land hereby present this plat and dedicate to the use of the public, the streets, drives, park, ponds, P.S.B. R.O.W., pedestrian R.O.W., drainage R.O.W., P.S.B. easement, drainage easement 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 19 th day of July 2010.

NEWMAN RANCH PARTNERS, L.P.
BY: NEWMAN RANCH L.L.C.
ITS GENERAL PARTNER

By: S / Douglas A. Schwartz
Douglas A. Schwartz, MANAGER

BY: EL PASO WATER UTILITIES
PUBLIC SERVICE BOARD

By: S / Edmunda G. Archuleta
Edmund G. Archuleta, P.E.,
General Manager

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, Manager of NEWMAN RANCH L. L. C., GENERAL PARTNER OF NEWMAN RANCH PARTNERS, L.P., 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 partnership for the purpose and considerations herein expressed.

Given under my hand and seal of office this 19 th day of July, 2010.

S / Susan McMillan
Notary Public in and for El Paso County

3-16-13
My Commission Expires

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 Edmund G. Archuleta, P.E., General Manager of EL PASO WATER UTILITIES PUBLIC SERVICE BOARD, 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 Board for the purpose and considerations herein expressed. expressed.

Given under my hand and seal of office this 20 th day of July, 2010.

S / V. Urena
Notary Public in and for El Paso County

3-18-2011
My Commission Expires

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 22 day of July 2009 10

S / Philip Blum
Secretary

S / Kathy Updike
Chairperson

Approved for filing this 17 day of August 2010.

S / Victor Morrison-Vega
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 12 day of October 2010, A.D. in File No. 20100071106

S / Delia Briones
County Clerk

S / Jacqueline Mejia
By Deputy

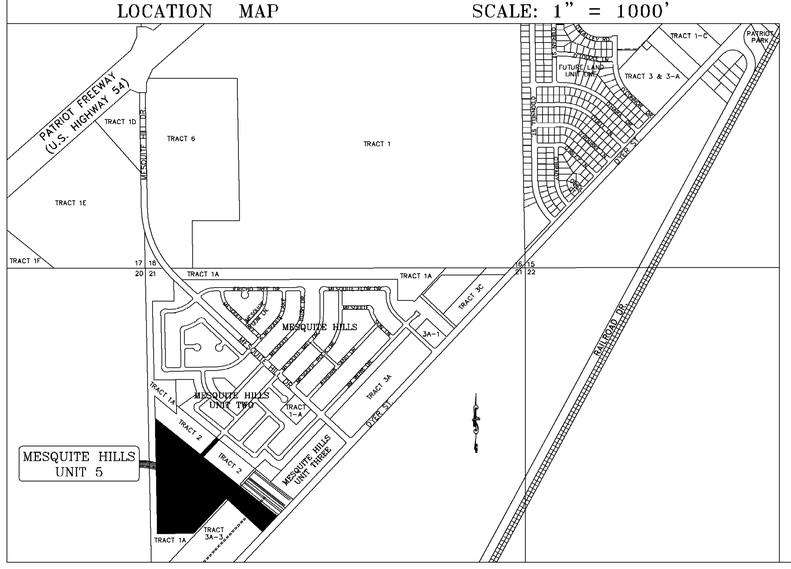
Prepared by and under the supervision of:
YVONNE CONDE CURRY, P.E.
Registered Professional Engineer
Registration No. 64648

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.

S / Yvonne Conde Curry
Yvonne Conde Curry, P.E.

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

LOCATION MAP SCALE: 1" = 1000'



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

DATE OF PREPARATION: JULY 25, 2008

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CADD
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
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FAX: (915) 592-0286
REGISTRATION No. F-3385