SPANISH COURTS

BEING ALL OF TRACTS 2A, 2C, 2G, 1B7 1B1, 1B6, 1B2, 1H, 1M, 2G1 AND 2I, BLOCK 9
UPPER VALLEY SURVEYS
CITY OF EL PASO, EL PASO COUNTY, TEXAS
441,911.00 SQ. FT. OR 10.1449 ACRES ±

CURVE TABLE						
CURVE #	RADIUS	CURVE LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.477'	20.06'	28.33'	N45°13'18"E	90°10'35"
C2	20.00'	31.354'	19.94'	28.24'	N44°46'42"W	89°49'25"
C3	176.50'	30.805'	15.44'	30.77'	S85°18'35"W	10°00'00"
C4	223.50'	39.008'	19.55'	38.96'	S85°18'35"W	10°00'00"
C5	182.00'	31.765'	15.92'	31.72'	N85°18'35"E	10°00'00"
C6	218.00'	32.921'	16.49'	32.89'	N84°38'10"E	8°39'09"
C7	218.00'	5.127'	2.56'	5.13'	N89°38'10"E	1°20'51"
C8	20.00'	31.416'	20.00'	28.28'	S44°41'25"E	90°00'00"
C9	20.00'	31.416'	20.00'	28.28'	N45°18'35"E	90°00'00"
C10	30.00'	14.531'	7.41'	14.39'	S14°11'09"W	27°45'08"
C11	30.00'	13.288'	6.75'	13.18'	S40°45'04"W	25°22'40"
C12	50.00'	70.069'	42.17'	64.47'	N13°17'35"E	80°17'37"
C13	50.00'	54.835'	30.54'	52.13'	N58°16'19"W	62°50'11"
C14	50.00'	54.835'	30.54'	52.13'	S58°53'29"W	62°50'11"
C15	50.00'	70.069'	42.17'	64.47'	S12°40'25"E	80°17'37"
C16	30.00'	13.288'	6.75'	13.18'	N40°07'53"W	25°22'40"
C17	30.00'	14.531'	7.41'	14.39'	N13°33'59"W	27°45'08"
C18	25.00'	39.416'	25.15'	35.46'	S45°08'31"W	90°20'07"

CURVE TABLE						
CURVE #	RADIUS	CURVE LENGTH	TANGENT	CHORD	BEARING	DELTA
C19	25.00'	39.124'	24.85'	35.25'	N44°51'29"W	89°39'53"
C20	20.00'	31.416	20.00'	28.28'	S44°41'25"E	90°00'00"
C21	20.00'	31.416'	20.00'	28.28'	N45°18'35"E	90°00'00"
C22	30.00'	13.969'	7.11'	13.84'	S13°38'58"W	26°40'46"
C23	30.00'	13.850'	7.05'	13.73'	S40°12'52"W	26°27'02"
C24	50.00'	70.069'	42.17'	64.47'	N13°17'35"E	80°17'37"
C25	50.00'	54.835'	30.54'	52.13'	N58°16'19"W	62°50'11"
C26	50.00'	54.835'	30.54'	52.13'	S58°53'29"W	62°50'11"
C27	50.00'	70.069'	42.17'	64.47'	S12°40'25"E	80°17'37"
C28	30.00'	13.850'	7.05'	13.73'	N39°35'42"W	26°27'02"
C29	30.00'	13.969'	7.11'	13.84'	N13°01'48"W	26°40'46"
C30	40.00'	51.109'	29.71'	47.70'	S53°05'10"E	73°12'31"
C31	50.00'	110.077'	98.43'	89.16'	N79°33'04"W	126°08'21"
C32	50.00'	20.138'	10.21'	20.00'	S25°50'27"W	23°04'36"
C33	50.00'	90.751'	63.99'	78.80'	S37°41'38"E	103°59'35"
C34	200.00'	34.907'	17.50'	34.86'	S85°18'35"W	10°00'00"
C35	200.00'	34.907'	-17.50'	34.86'	S85°18'35"W	10°00'00"

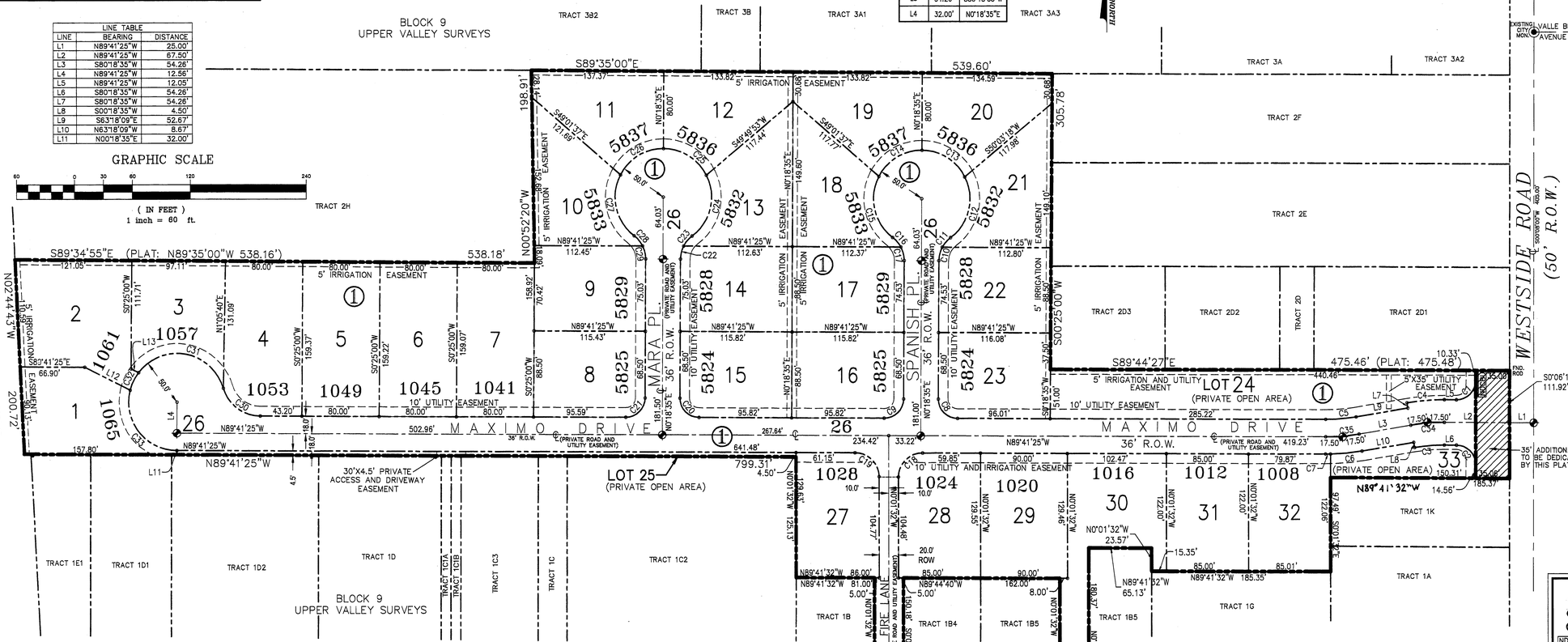
Parcel Table		
PARCEL ID#	AREA (SF)	AREA (AC)
1	10168.02	0.2334
2	13652.84	0.3134
3	10067.91	0.2311
4	12612.38	0.2895
5	12743.72	0.2926
6	12731.63	0.2923
7	12719.55	0.2920
8	10136.62	0.2327
9	10197.05	0.2341
10	10332.27	0.2372
11	10163.30	0.2333
12	10056.60	0.2309
13	10100.35	0.2319
14	10236.05	0.2350
15	10164.25	0.2333

Parcel Table		
PARCEL ID#	AREA (SF)	AREA (AC)
16	10164.25	0.2333
17	10234.39	0.2349
18	10066.47	0.2311
19	10067.72	0.2311
20	10106.25	0.2320
21	10101.69	0.2319
22	10264.72	0.2356
23	10182.66	0.2338
24	20599.19	0.4729
25	2886.74	0.0663
26	92645.90	2.1269
27	11015.46	0.2529
28	10879.18	0.2498
29	11655.66	0.2676
30	15610.69	0.3584

Parcel Table		
PARCEL ID#	AREA (SF)	AREA (AC)
31	10370.02	0.2381
32	10370.16	0.2381
33	4683.72	0.1075

LINE TABLE		
LINE #	LENGTH	DIRECTION
L12	52.67'	N63°18'09"W
L13	8.67'	N63°18'09"W
L11	4.50'	S0°18'35"W
L10	54.26'	S80°18'35"W
L8	5.50'	N9°41'25"W
L9	54.26'	S80°18'35"W
L7	5.50'	N9°41'25"W
L6	12.64'	N89°41'25"W
L5	12.37'	N89°41'25"W
L1	24.97'	N89°41'25"W
L2	67.53'	N89°41'25"W
L3	54.26'	S80°18'35"W
L4	32.00'	N0°18'35"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°41'25"W	25.00'
L2	N89°41'25"W	67.50'
L3	S80°18'35"W	54.26'
L4	N89°41'25"W	12.56'
L5	N89°41'25"W	12.05'
L6	S80°18'35"W	54.26'
L7	S80°18'35"W	54.26'
L8	S00°18'35"W	4.50'
L9	S63°18'09"E	52.67'
L10	N63°18'09"W	8.67'
L11	N00°18'35"E	32.00'



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

DEDICATION

Enrique Escobar and Rena K. Seifts, property owners of this land, hereby present this plat as hereon laid down and designated, including easements for overhang 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 17 day of January, 2008.

ENRIQUE ESCOBAR, Owner

RENA K. SEIFTS, Owner

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Enrique Escobar and Rena K.Seifts, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations herein expressed.

Given under my hand and seal of office this 17 day of January, 2008.

Notary Public in and for El Paso County

My Commission Expires

CITY PLAN COMMISSION

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 14th day of February, 2008, A.D.

Kelly Carpenter
Secretary

Chairperson

Approved for filing this 19th day of February, 2008.

DEVELOPMENT SERVICES DIRECTOR

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 07 day of May, 2008, A.D. in Volume _____, of the Plat Record, Page _____, File No. 20080036765

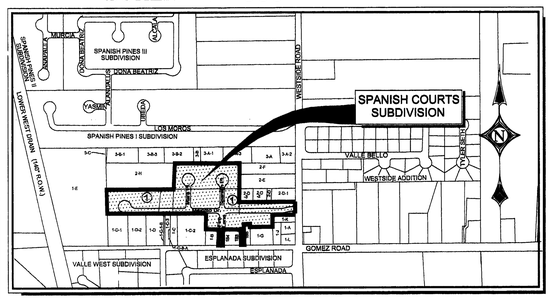
County Clerk

By Deputy

LEGEND
- PROPERTY CORNERS
- PROPOSED CITY MONUMENT
- EXISTING CITY MONUMENT
- NDCBU MAIL BOX DELIVERY UNIT

LOCATION MAP

SCALE: 1"=600'



Acc055: 20080036778

NOTES:
RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION. 20080036766
INSTRUMENT NO._____ BOOK _____ PAGE _____ DATE 7 may 08

SET 5/8" REBAR AT ALL EXTERIOR BOUNDARY CORNERS.

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

TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT NO._____ BOOK _____ PAGE _____ DATE _____

THIS PROPERTY LIES IN ZONE "X", AS DESIGNATED BY F.E.M.A; CITY OF EL PASO, SEPTEMBER 04, 1991, COMMUNITY PANEL NO. 480212-0125 B.

ALL LOTS WITHIN THIS SUBDIVISION SHALL COMPLY WITH ALL PROVISIONS OF SECTION 19.16.060, RESIDENTIAL ON-SITE PONDING OF THE CITY OF EL PASO MUNICIPAL CODE. (SEE GENERAL NOTES FOR ON-SITE PONDING LOTS)

THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED THIS SUBDIVISION 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 WESTSIDE ROAD.

POSTAL DELIVERY SERVICE WILL BE PROVIDED BY NDCBUS.

THIS SUBDIVISION LIES WITHIN THE CANUTILLO INDEPENDENT SCHOOL DISTRICT.

ACCESS TO LOTS 24 AND 33, BLOCK 1 SHALL BE FROM MAXIMO DRIVE ONLY. ACCESS TO WESTSIDE ROAD SHALL BE PROHIBITED.

MAINTENANCE OF PRIVATE ROAD SHALL BE THE JOINT RESPONSIBILITY OF ALL ABUTTING PROPERTY OWNERS AND/OR THE HOMEOWNERS ASSOCIATION.

BENCHMARK:
CITY MONUMENT AT INTERSECTION OF WESTSIDE AND LOS MOROS
ELEVATION: 3711.52

Tax
20080036767 20080036770 20080036773 20080036776
20080036768 20080036771 20080036774 20080036777
20080036769 20080036772 20080036775

GENERAL NOTES FOR ON-SITE PONDING LOTS
ALL LOTS WITHIN THIS SUBDIVISION SHALL COMPLY WITH ALL PROVISIONS OF SECTION 19.16.060, RESIDENTIAL ON-SITE PONDING OF THE CITY OF EL PASO MUNICIPAL CODE IN ADDITION TO THE FOLLOWING NOTES:

1. ALL PONDED WATER SHALL HAVE THE ABILITY TO PERCOLATE WITHIN A SEVENTY-TWO (72) HOUR TIME PERIOD FOLLOWING STORM
2. THE MAXIMUM DEPTH OF LOT PONDING SHALL BE TWELVE (12) INCHES BASED ON A ONE-HUNDRED (100) YEAR STORM.
3. THE MAXIMUM SIDE SLOPE FOR PONDING AREAS SHALL BE ON (1-VERTICAL) TO THREE (3-HORIZONTAL).
4. ALL LOTS SHALL BE DESIGN TO ACCOMMODATE THE STREET RUNOFF.
5. PERMANENT ELEVATION MARKERS SHALL BE PLACED PRIOR TO BUILDING OCCUPANCY.
6. FILLING OR CHANGING THE LOT, OR ALLOWING THE LOT TO BE FILLED OR CHANGED TO AN ELEVATION GREATER THAT ESTABLISHED BY THE PERMANENT ELEVATION MARKERS IS PROHIBITED.
7. THE CITY SHALL BE GRANTED PERMANENT RIGHT OF ACCESS TO INSPECT THE LOT ELEVATION AND THE PERMANENT ELEVATION MARKERS.
8. IMPAIRMENT OF THE RESIDENTIAL ON-SITE PONDING IS PROHIBITED.
9. THE OWNER IS THE RESTORE THE RESIDENTIAL ON-SITE PONDING FUNCTIONALITY OF THE LOT IN THE EVENT IT IS IMPAIRED.
10. A RESTRICTION THAT NO MORE 50 PERCENT OF THE AREA OF THE RESIDENTIAL LOT CONVEYED BY THE DEED MAY EVER BE COVERED BY IMPROVEMENTS OF ANY KIND, EITHER TEMPORARY OR PERMANENT, WHICH WILL SHED STORMWATER ONTO THE LOT.

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.

Carlos M. Jimenez, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 3950

COPYRIGHT © 2006 CAD CONSULTING CO. ALL RIGHTS RESERVED

CONSULTING COMPANY
1790 N. LEE TREVINO DR. SUITE 503
EL PASO, TEXAS 79936
TEL (915) 633-6422

SUBDIVISION IMPROVEMENT PLANS WERE PREPARED AND UNDER THE SUPERVISION OF S.B. MASOUD REGISTERED PROFESSIONAL ENGINEER # 70774
01-09-08

S.B. MASOUD, R.P.E. #70774

Del Rio Engineering, Inc.
P.O. Box 220251 El Paso, Texas 79913 915/833-2400

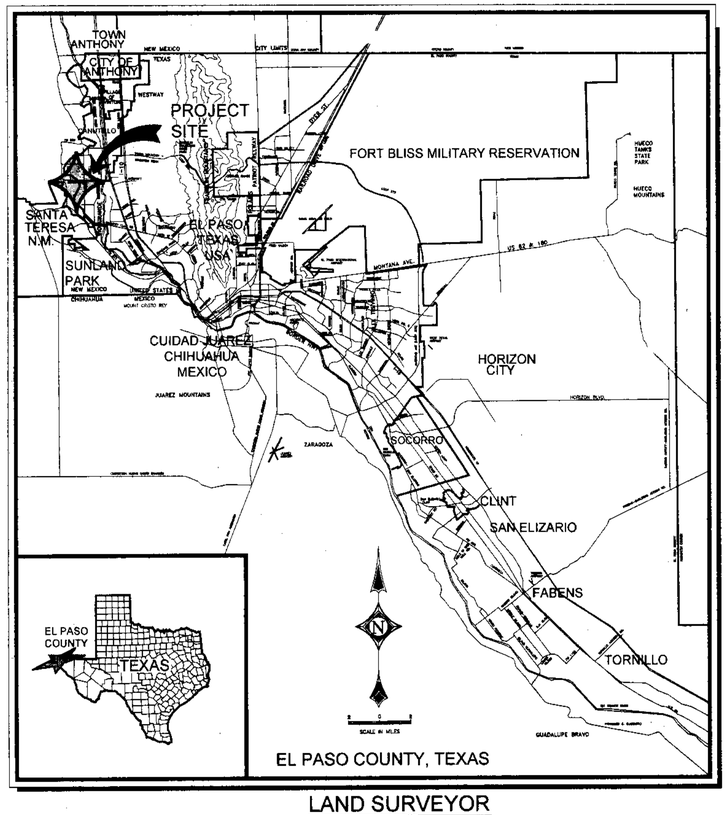
317-S

JOB # 260044 PREPARED: 01-04-06 EA REV: 8/22/06 (5 DAY REVIEW) REV: 10/1/06 (SUBMITTAL) REV: 7/10/07 (ADD. LOTS) 8/22/07 5DAY 10/08/07 (DCC Comments)

SPANISH COURTS SUBDIVISION

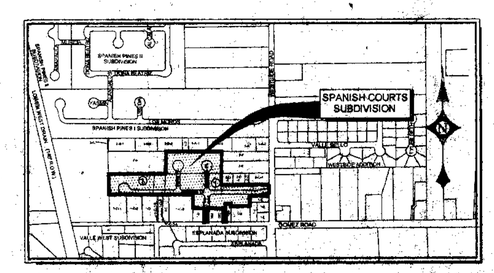
BEING ALL OF TRACTS 2A, 2C, 2G, 1B7, 1B1, 1B6, 1B2
1H, 1M, 2G1 AND 2I, BLOCK 9
UPPER VALLEY SURVEY
CITY OF EL PASO, EL PASO COUNTY, TEXAS

VICINITY MAP



INDEX SHEET

COVER
FINAL PLAT
C-01 GRADING PLAN
C-02 DRAINAGE PLAN
C-03 SWPPP
C-04 SWPPP DETAILS
C-05 ILLUMINATION
C-06 ILLUMINATION DETAILS
C-07 SECTIONS
C-08 DETAILS
C-09 DETAILS
C-10 MAXIMO DRIVE 1 OF 2
C-11 MAXIMO DRIVE 2 OF 2
C-12 SPANISH PL AND FIRE LANE
C-13 MARA PL



LOCATION MAP
SCALE: 1"=600'

DEVELOPMENT SERVICES DEPARTMENT
SITE PLAN REVIEW
Reviewed For Conformance/For Conditions Related To:
Demolition Only
Grading & Drainage
Wheelchair Ramps
On Site Parking Layout
Sidewalks
Driveways
Retaining Rock Walls
On-Site Ponding of Storm Waters
Contractor Must Call 24 Hours Prior To Construction For Inspection
BY
DATE 01/11/2008

SPANISH COURTS SUBDIVISION (J05-182)

Plans prepared by:
CIVIL ENGINEER

01-10-08

LAND SURVEYOR

CONSULTING COMPANY
1790 N. LEE TREVINO DR. SUITE 503
EL PASO, TEXAS 79936
TEL (915) 633-6422 FAX (915) 633-6424

DRE Del Rio Engineering, Inc.
P.O. Box 220251 El Paso, Texas 79913 915/833-2400

Z:\J05-Work Directory\J05-182 SPANISH COURTS\dwg\CIVIL\ J05-182 C0-COVER.dwg - Jan 09,2008