THE PLAZA AT LOMAS DEL SOL UNIT ONE

BEING A PORTION OF TRACT 1B4, AND 1B4C,
S.J. LARKIN SURVEY NO 266, EL PASO, EL PASO COUNTY, TEXAS
CONTAINING 3 LOTS & ±20.97 ACRES

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

DEDICATION

COLONY PARTNERS L. P., the owner of this land does hereby present this plat and dedicates, if not previously dedicated, its respective portion of said property to the use of the public, the streets, drives, utility easements, and drainage and access easements as hereon laid down and designated, including easements for overhang of service wires, conduits and pipes for underground utilities, the right to ingress and egress for service and construction, and the right to trim interfering trees and shrubs.

Witness our signature this 24 day of Feb, 2005.

COLONY PARTNERS L.P.
By El Paso Colony, Inc., General Partner

RICHARD A. CORDOVA
Authorized Agent

ATTEST: NOT REQUIRED

BPS PROPERTIES II VIVA LTD., the owner of this land does hereby present this plat and dedicates, if not previously dedicated, its respective portion of said property to the use of the public, the streets, drives, utility easements, and drainage and access easements as hereon laid down and designated, including easements for overhang of service wires, conduits and pipes for underground utilities, the right to ingress and egress for service and construction, and the right to trim interfering trees and shrubs.

Witness our signature this 25th day of Feb, 2005.

BPS PROPERTIES II VIVA LTD.
By HAPFAM, Inc., General Partner

JOHN R. SCHATZMAN
Authorized Agent

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared RICHARD A. CORDOVA, Authorized Agent of COLONY 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 corporation for the purpose and considerations herein expressed.

Given under my hand and seal of office this 24th day of Feb, 2005.

Notary Public in and for El Paso County — My Commission Expires 12/16/2008

NELDA RODRIGUEZ
Notary Public, State of Texas
My Commission Expires
December 16, 2008

ACKNOWLEDGEMENT

State of Texas
County of El Paso

Before me, the undersigned authority, on this day personally appeared John R. Schatzman, Authorized Agent of BPS PROPERTIES II VIVA LTD., 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 corporation for the purpose and considerations herein expressed.

Given under my hand and seal of office this 25 day of Feb, 2005.

Notary Public in and for El Paso County — My Commission Expires 11-19-05

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 14 day of Oct, 2004.

Secretary — Chairperson

Approved for filing this 25th day of March, 2005.

City Engineer

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 7th day of April, 2005, A.D. in Volume 90, of the Plat Record, Page 31 File No. 20050030374

County Clerk — By Deputy

Subdivision improvement plans prepared by and under the supervision of CSA Consulting Engineers

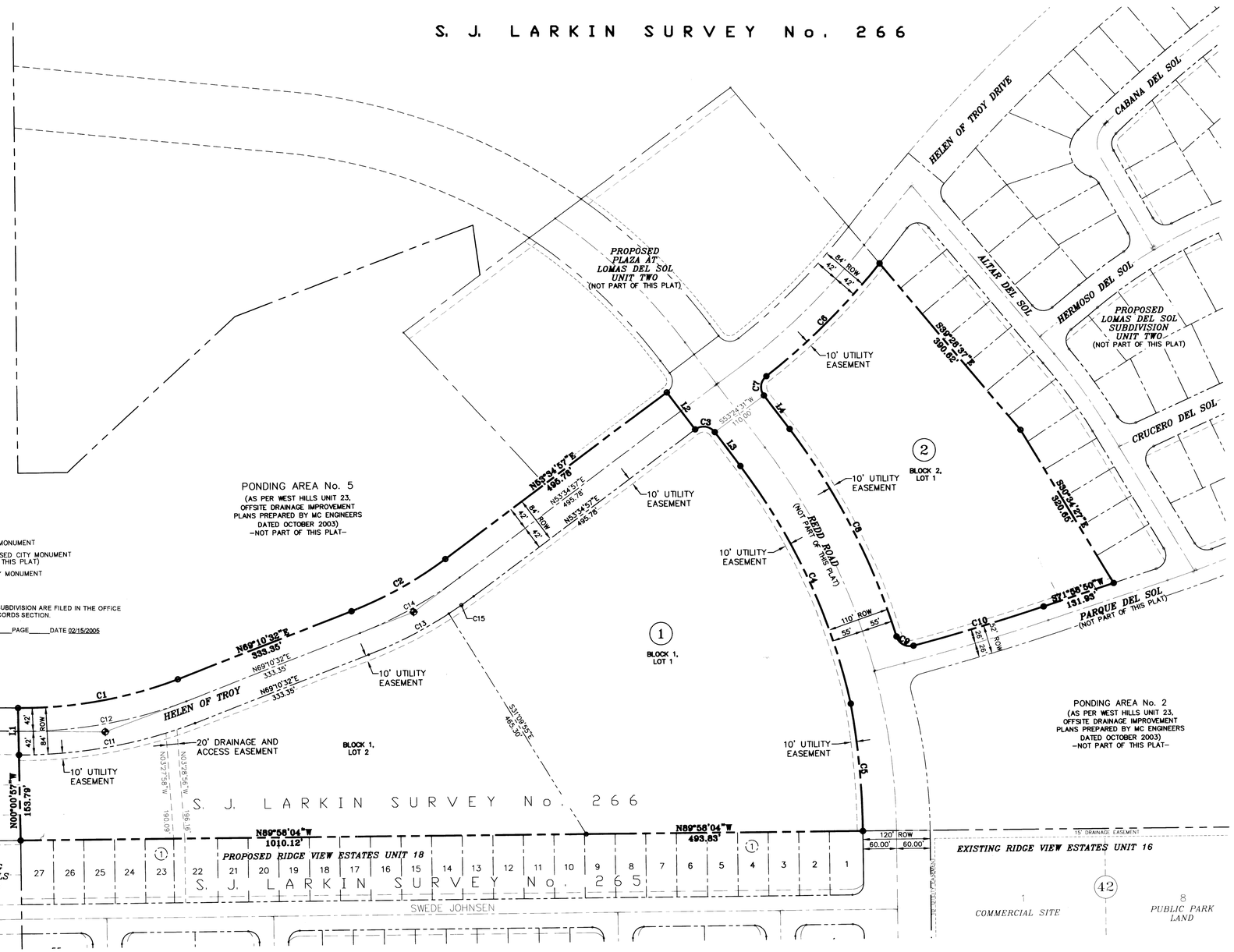
JOHN C. KARLSRUHER
Licensed Professional Engineer
Texas License No. 53878
2/21/05

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.

2/21/05

CHRISTIAN A. CLAUSEN
Registered Professional Land Surveyor
Texas License No. 5511

STATE OF TEXAS REGISTERED CHRISTIAN A. CLAUSEN 5511 PROFESSIONAL LAND SURVEYOR



LEGEND

- ⊗ = EXISTING CITY MONUMENT
- = FUTURE PROPOSED CITY MONUMENT (NOT PART OF THIS PLAT)
- ◆ = PROPOSED CITY MONUMENT

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

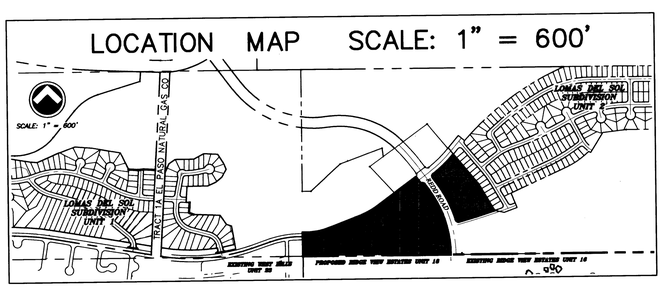
INSTRUMENT No. 20050013300 BOOK____ PAGE____ DATE 02/15/2005

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	732.87	289.85	146.85	287.97	S80°30'22"W	22°39'39"
C2	708.00	192.68	96.94	192.09	N61°22'45"E	15°35'35"
C3	25.00	39.27	25.00	35.36	S81°25'03"E	90°00'00"
C4	1105.00	473.00	240.18	469.39	S24°09'17"E	24°31'32"
C5	1398.42	229.90	115.21	229.64	S04°43'55"E	9°25'10"
C6	1242.00	286.19	143.73	285.56	N45°39'55"E	13°12'09"
C7	25.00	38.70	24.43	34.95	S07°55'29"E	88°41'03"
C8	1215.00	420.11	212.17	418.02	N26°30'43"W	19°48'40"
C9	25.00	38.39	24.13	34.73	N60°35'48"W	87°58'49"
C10	4052.68	242.82	121.44	242.77	S73°41'49"W	3°25'58"
C11	816.87	323.07	163.68	320.97	S80°24'39"W	22°18'13"
C12	774.87	306.46	155.26	304.47	S80°30'22"W	21°18'17"
C13	792.00	161.33	80.94	161.05	N63°20'24"E	11°40'16"
C14	750.00	204.12	102.69	203.49	N61°22'45"E	15°35'35"
C15	792.00	54.21	27.12	54.20	N55°32'37"E	3°55'19"

LINE TABLE		
LINE	LENGTH	BEARING
L1	84.00	N00°00'57"W
L2	84.00	S36°25'03"E
L3	75.79	S36°25'03"E
L4	76.13	N36°25'03"W

BLOCK 1	AREA
LOT 1	352515 SQ. FT.
LOT 2	235826 SQ. FT.

BLOCK 2	AREA
LOT 1	213017SQ. FT.



OWNER
COLONY DEVELOPMENT L.P.
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EL PASO, TX 79902
915-533-7900

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Mobile: (915) 555-9482
Fax: (915) 852-7575

172-T

Revised: Feb 18, 2005

Feb 18, 2005 - 6:16pm
Q:\Drawings\4010-4 Plaza @ Lomas del Sol\PHASE 1\3rd City Submittal - Pend\4010A Sht 2 (Final Plat).dwg
Gen Brooks