

TUSCANY AT RIDGEVIEW UNIT TWO

A PORTION OF TRACT 1A, AND ALL OF TRACT 1B, S. J. LARKIN SURVEY NO. 265, AND A PORTION OF H. G. FOSTER SURVEY NO. 262, AND A REPLAT OF A PORTION OF RIDGE VIEW ESTATES UNIT 22, DRAINAGE CHANNEL, R.O.W., CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING 32.574 ACRES

- LEGEND**
- ⊙ PROPOSED CITY MONUMENT
 - ⊙ EXISTING CITY MONUMENT
 - ③ BLOCK NUMBER
 - 9 LOT NUMBER

LOT AREAS

BLOCK 40

LOT 1	9,476 sq. ft.
LOT 2	9,793 sq. ft.
LOT 3	10,056 sq. ft.
LOT 4	10,477 sq. ft.
LOT 5	10,773 sq. ft.
LOT 6	10,866 sq. ft.
LOT 7	11,074 sq. ft.
LOT 8	10,534 sq. ft.
LOT 9	10,370 sq. ft.
LOT 10	11,009 sq. ft.
LOT 11	12,127 sq. ft.
LOT 12	11,935 sq. ft.
LOT 13	11,717 sq. ft.
LOT 14	11,016 sq. ft.
LOT 15	10,253 sq. ft.
LOT 16	10,128 sq. ft.
LOT 17	10,128 sq. ft.
LOT 18	10,253 sq. ft.

BLOCK 41

LOT 20	26,603 sq. ft.
LOT 21	26,296 sq. ft.
LOT 22	32,613 sq. ft.
LOT 23	32,613 sq. ft.
LOT 24	35,490 sq. ft.
LOT 25	35,490 sq. ft.
LOT 26	35,490 sq. ft.
LOT 27	40,049 sq. ft.
LOT 28	43,171 sq. ft.
LOT 29	43,171 sq. ft.
LOT 30	34,228 sq. ft.
LOT 31	24,367 sq. ft.
LOT 32	12,483 sq. ft.
LOT 33	12,483 sq. ft.
LOT 34	12,743 sq. ft.
LOT 35	12,743 sq. ft.
LOT 36	26,296 sq. ft.
LOT 37	59,564 sq. ft.
LOT 38	19,743 sq. ft.
LOT 39	19,743 sq. ft.
LOT 40	18,789 sq. ft.
LOT 41	18,789 sq. ft.
LOT 42	10,825 sq. ft.
LOT 43	10,825 sq. ft.
LOT 44	9,799 sq. ft.
LOT 45	15,466 sq. ft.
LOT 46	15,466 sq. ft.
LOT 47	16,102 sq. ft.
LOT 48	16,102 sq. ft.
LOT 49	12,822 sq. ft.
LOT 50	12,822 sq. ft.
LOT 51	12,143 sq. ft.
LOT 52	12,143 sq. ft.
LOT 53	11,889 sq. ft.
LOT 54	11,889 sq. ft.
LOT 55	11,171 sq. ft.
LOT 56	11,171 sq. ft.
LOT 57	969 sq. ft.
LOT 58	969 sq. ft.

BLOCK 42

LOT 16	14,799 sq. ft.
LOT 17	13,485 sq. ft.
LOT 18	11,998 sq. ft.
LOT 19	11,998 sq. ft.
LOT 20	10,175 sq. ft.
LOT 21	10,175 sq. ft.
LOT 22	9,285 sq. ft.
LOT 23	9,285 sq. ft.
LOT 24	8,475 sq. ft.
LOT 25	8,475 sq. ft.
LOT 26	11,179 sq. ft.
LOT 27	11,179 sq. ft.
LOT 28	10,723 sq. ft.
LOT 29	10,723 sq. ft.

BLOCK 43

LOT 9	9,431 sq. ft.
LOT 10	9,431 sq. ft.
LOT 11	9,574 sq. ft.
LOT 12	9,574 sq. ft.
LOT 13	10,048 sq. ft.

BLOCK 44

LOT 2	39,384 sq. ft.
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DEDICATION
THE STATE OF TEXAS
COUNTY OF EL PASO

ACRO DEVELOPERS, LIMITED PARTNERSHIP, AND CITY OF EL PASO, THE OWNERS OF THIS LAND, HEREBY PRESENT THIS MAP AND DEDICATES TO THE USE OF THE PUBLIC THE STREET RIGHT-OF-WAY,
AND UTILITY EASEMENTS AS HEREON LAID DOWN AND DESIGNATED, INCLUDING OVERHEAD EASEMENTS AS SHOWN ON THE PLAT AND EASEMENTS FOR BURIED SERVICE WIRES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES AND THE RIGHT TO INGRESS AND EGRESS FOR SERVICE AND MAINTENANCE AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS.

ACRO DEVELOPERS, LIMITED PARTNERSHIP
CITY OF EL PASO
BY: *Dan J. O'Leary*, PRESIDENT
DAN J. O'LEARY, PRESIDENT
Y & D DEVELOPERS, INC., GENERAL PARTNER
BY: *Joyce Wilson*
JOYCE WILSON
CITY MANAGER

ACKNOWLEDGMENT
THE STATE OF TEXAS
COUNTY OF EL PASO
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 2nd, 2007
DAN J. O'LEARY, PRESIDENT OF ACRO DEVELOPERS, INC. GENERAL PARTNER OF ACRO DEVELOPERS, LIMITED PARTNERSHIP, ON BEHALF OF THE SAME.

AMBERIE CURIEL
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES 11-20-07

CITY PLAN COMMISSION
THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS 14 DAY OF Aug, 2007 A.D.

APPROVED FOR FILING THIS 2ND DAY OF AUGUST, 2007, A.D.
Holly Computer EXECUTIVE SECRETARY
Amelia CHAIRPERSON

DEVELOPMENT SERVICES DIRECTOR
FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, THIS 14th DAY OF November, 2007 A.D., IN VOLUME 2007010160 OF THE PLAT RECORD, PAGE 14
FILE NO. 2007010160

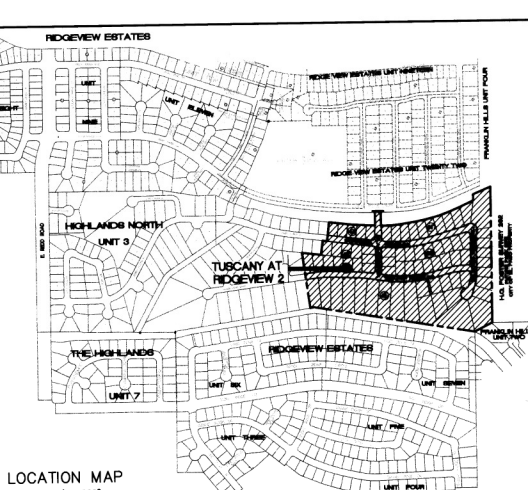
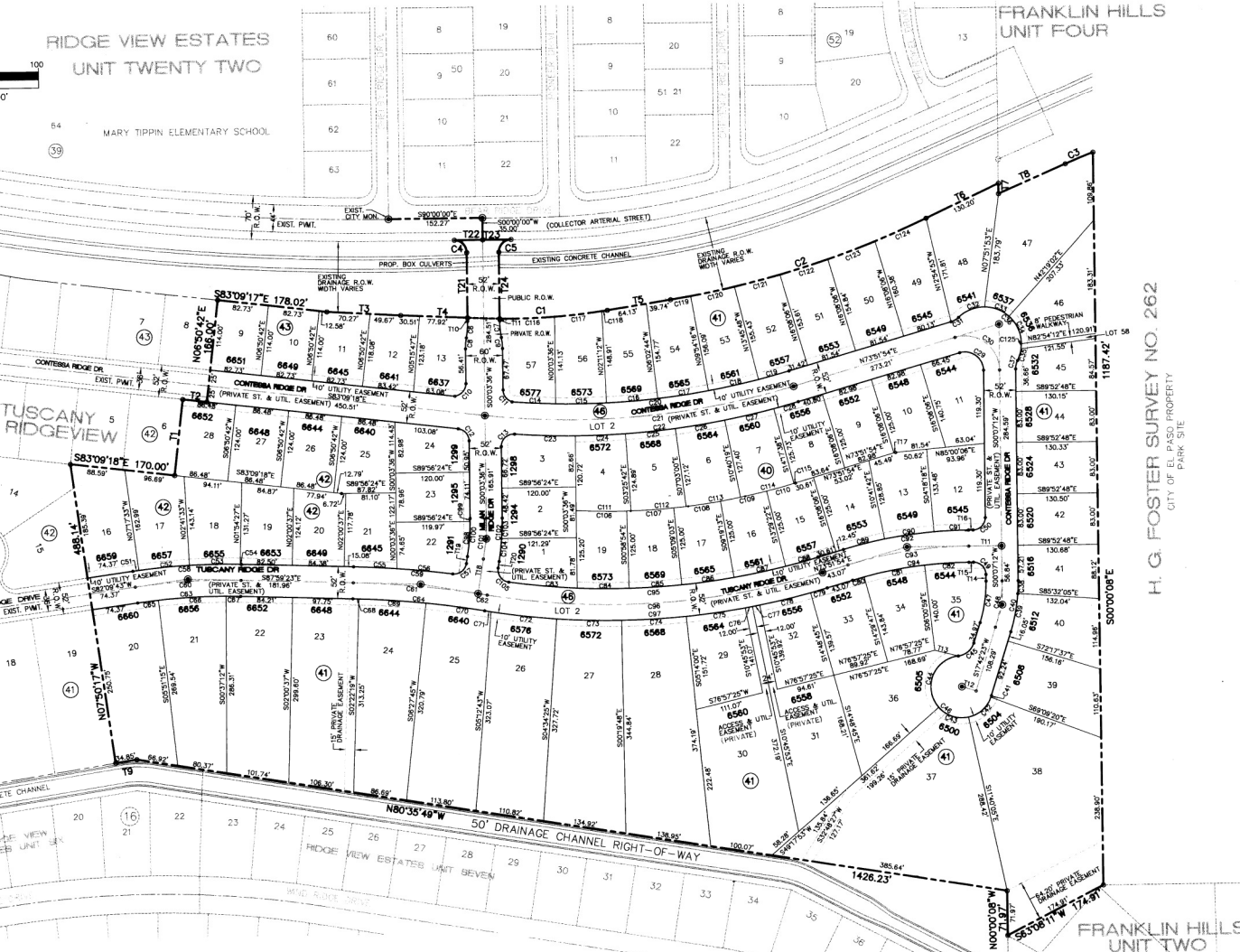
COUNTY CLERK
Debra Baines
DEPUTY
Amelia

IMPROVEMENT PLANS PREPARED BY AND UNDER THE SUPERVISION OF
GEORGES HALL/CUL, P.E.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 92105

"RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. 2007010160 BOOK 149, PAGE 14, DATE 14Nov07"
Tax: 2007010160
2007010161

NOTES
1. 1/2" IRON WITH S.L.L. CAP TEXAS NO. 2998 ON ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED.
2. NEIGHBORHOOD DELIVERY AND COLLECTION BOX LOCATION TO BE DETERMINED BY U.S.P.S.
3. 1/2" IRON WITH S.L.L. CAP TEXAS NO. 2998 ON ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED.
4. NEIGHBORHOOD DELIVERY AND COLLECTION BOX LOCATION TO BE DETERMINED BY U.S.P.S.

SLI ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - CONSTRUCTION MANAGEMENT
6600 WESTING DR. EL PASO, TEXAS - 79912 - (915) 584-4457
PREPARATION DATE: 06/25/07



CURVE TABLE

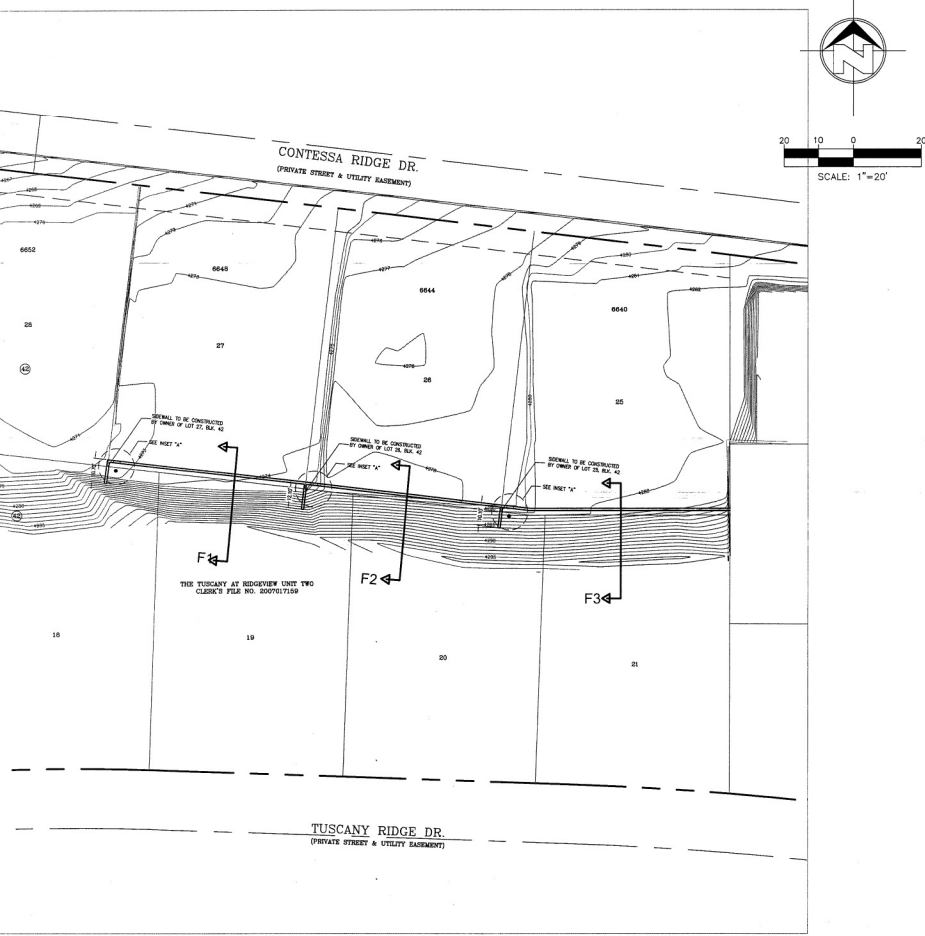
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	175.25	1000.00	87.85	175.03	N86°16'59\"	103°22'29\"
C2	435.71	1545.00	219.31	434.27	N73°11'00\"	183°09'28\"
C3	48.53	1015.19	24.27	48.53	N63°21'31\"	235°10'17\"
C4	31.44	20.00	20.02	28.30	N44°39'12\"	90°33'36\"
C5	31.39	20.00	19.98	28.27	S45°01'48\"	89°56'24\"
C6	26.97	150.00	13.47	26.83	N05°11'30\"	101°54'47\"
C7	17.91	100.00	8.98	17.89	N05°24'18\"	101°54'47\"
C8	33.78	20.00	22.92	29.91	N48°27'09\"	94°7'06\"
C9	29.76	20.00	18.43	27.11	S42°36'11\"	85°12'34\"
C10	29.05	20.00	17.76	26.58	N41°32'51\"	83°54'34\"
C11	32.98	20.00	21.64	28.36	S47°19'31\"	84°13'13\"
C12	66.74	1235.70	33.38	66.73	S86°48'48\"	335°47'40\"
C13	82.52	1235.70	41.28	82.51	N89°43'35\"	349°34'34\"
C14	83.22	1235.70	41.63	83.21	N89°23'09\"	349°34'34\"
C15	83.22	1235.70	41.63	83.21	N89°23'09\"	351°32'32\"
C16	83.22	1235.70	41.63	83.21	N89°23'09\"	351°32'32\"
C17	83.22	1235.70	41.63	83.21	N89°23'09\"	351°32'32\"
C18	83.22	1235.70	41.63	83.21	N89°23'09\"	351°32'32\"
C19	31.15	1235.70	35.58	31.15	N70°03'03\"	222°7'28\"
C20	450.08	1235.70	227.56	447.60	N84°17'58\"	203°24'09\"
C21	506.04	1261.70	256.47	502.65	N83°21'18\"	228°48'48\"
C22	463.57	1267.70	235.35	463.04	N84°17'58\"	204°25'52\"
C23	98.53	1287.70	49.29	98.51	S87°34'42\"	423°03'43\"
C24	81.46	1287.70	40.74	81.44	N82°23'02\"	337°28'28\"
C25	81.46	1287.70	40.74	81.39	N84°45'39\"	337°28'28\"
C26	81.46	1287.70	40.74	81.39	N84°45'39\"	337°19'18\"
C27	81.46	1287.70	40.74	81.39	N77°01'29\"	337°19'18\"
C28	41.38	1287.70	20.69	41.38	N74°44'38\"	337°19'18\"
C29	59.64	26.00	40.00	48.00	N53°00'00\"	105°15'18\"
C30	103.85	46.00	74.86	89.60	N53°00'27\"	106°15'18\"
C31	14.28	36.00	7.28	14.14	N60°13'35\"	273°56'36\"
C32	49.48	60.00	24.48	45.32	S68°47'26\"	44°13'10\"
C33	43.28	60.00	22.63	42.35	N81°21'01\"	41°20'05\"
C34	50.51	60.00	26.98	49.03	N23°34'02\"	48°13'33\"
C35	19.83	60.00	10.06	19.84	S17°52'08\"	189°14'24\"
C36	168.38	60.00	354.50	118.32	N53°00'27\"	160°47'14\"
C37	14.28	36.00	7.28	14.14	S13°45'11\"	127°15'26\"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C38	20.93	276.00	10.47	20.93	N02°17'33\"	42°04'43\"
C39	83.78	276.00	33.03	83.64	N11°03'59\"	174°28'28\"
C40	84.72	276.00	42.69	84.36	N05°54'47\"	173°51'11\"
C41	2.74	50.00	1.37	2.74	N19°16'31\"	3308°17\"
C42	50.18	50.00	23.44	48.10	N49°33'51\"	87°52'22\"
C43	53.19	50.00	25.42	50.71	S71°10'30\"	60°56'46\"
C44	108.93	50.00	95.70	88.63	S21°42'47\"	124°49'48\"
C45	34.78	30.00	18.64	32.86	N50°35'02\"	66°25'19\"
C46	215.04	50.00	76.38	63.67	S39°04'58\"	249°45'45\"
C47	68.75	224.00	34.63	68.48	N08°54'47\"	173°51'11\"
C48	76.73	250.00	38.67	76.43	N08°54'47\"	173°51'11\"
C49	31.42	20.00	20.00	28.28	N44°32'49\"	90°00'00\"
C50	9.77	1026.00	4.89	9.77	S82°26'59\"	432°44'44\"
C51	82.37	1026.00	41.21	82.35	S89°03'27\"	432°44'44\"
C52	82.37	1026.00	41.21	82.35	S89°03'27\"	432°44'44\"
C53	82.37	1026.00	41.21	82.35	S89°36'27\"	436°00'00\"
C54	1.84	2026.00	0.92	1.84	N89°32'28\"	2306°39\"
C55	70.16	1578.99	35.08	70.13	N89°43'01\"	2306°39\"
C56	91.13	1578.99	45.58	91.12	N87°47'26\"	318°25\"
C57	30.84	20.00	19.43	27.87	N53°41'13\"	88°21'09\"
C58	176.35	1026.00	88.39	176.14	S82°26'59\"	432°44'44\"
C59	181.28	1578.99	90.72	181.22	N85°03'49\"	351°99\"
C60	171.89	1000.00	86.15	171.67	S87°05'10\"	350°54\"
C61	203.32	1952.99	101.80	203.17	N84°14'27\"	730°04\"
C62	14.97	1552.99	7.49	14.97	N89°12'45\"	603°99\"
C63	167.42	1952.99	83.71	167.21	S87°05'10\"	350°54\"
C64	214.84	1952.99	107.49	214.46	N83°57'47\"	803°13\"
C65	13.71	974.00	6.87	13.71	S89°10'11\"	429°54\"
C66	110.06	974.00	55.09	110.00	N83°54'58\"	628°27\"
C67	23.63	974.00	11.82	23.63	N89°41'06\"	124°24\"
C68	14.44	1526.99	7.22	14.44	N87°48'32\"	429°54\"
C69	108.02	1526.99	54.53	108.00	N83°54'58\"	429°54\"
C70	95.97	1526.99	48.00	95.96	N81°44'13\"	326°34\"
C71	10.71	1274.00	5.35	10.71	S89°10'11\"	429°54\"
C72	106.96	1274.00	53.51	106.93	S82°55'52\"	458°26\"
C73	105.09	1274.00	52.58	105.06	S82°55'52\"	458°26\"
C74	105.09	1274.00	52.58	105.06	N87°13'09\"	429°41\"

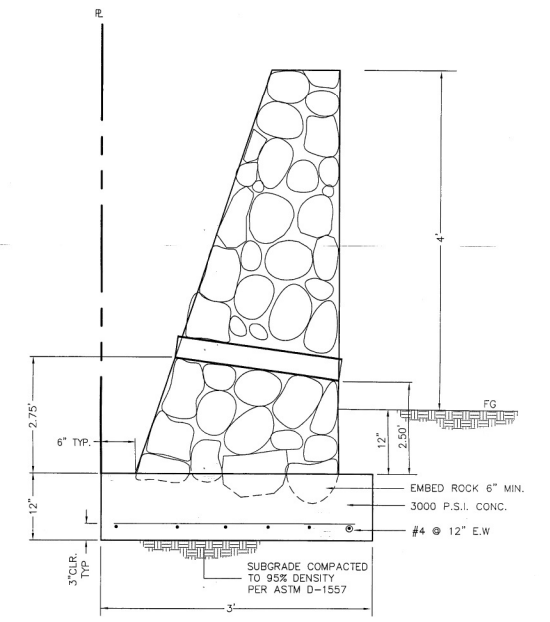
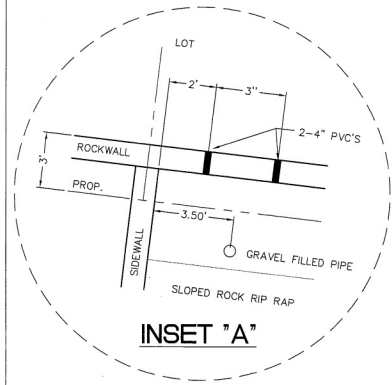
CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C75	96.55	1228.00	48.30	96.50	N82°30'51\"	4301'17\"
C76	12.00	1228.00	6.00	12.00	N79°25'18\"	633°36\"
C77	84.76	1228.00	42.40	84.74	N77°09'31\"	337'17\"
C78	28.14	1228.00	14.07	28.14	N74°31'04\"	113°21\"
C79	19.28	674.00	9.64	19.28	S74°41'03\"	138°19\"
C80	99.75	674.00	49.87	99.66	S72°44'37\"	828°48\"
C81	72.19	1176.00	36.13	72.15	S80°03'00\"	4308'11\"
C82	111.38	1176.00	55.73	111.34	S89°58'56\"	522°36\"
C83	111.38	1176.00	55.73	111.34	S89°58'56\"	4308'11\"
C84	84.21	1176.00	42.12	84.19	S89°58'56\"	4308'11\"
C85	85.58	1176.00	42.81	85.56	N86°36'25\"	410'10\"
C86	85.58	1176.00	42.81	85.56	N82°45'52\"	410'10\"
C87	85.58	1176.00	42.81	85.56	N78°30'42\"	410'10\"
C88	54.30	1176.00	27.15	54.29	N73°11'01\"	238°44\"
C89	68.93	728.00	34.48	68.90	S76°35'06\"	426°24\"
C90	80.97	728.00	40.53	80.93	S82°30'00\"	426°24\"
C91	56.07	728.00	28.03	56.06	S82°54'27\"	429°54\"
C92	205.97	728.00	103.68	205.28	S81°39'33\"	1615'18\"
C93	198.59	700.00	99.87	197.93	S81°39'33\"	1615'18\"
C94	191.22	674.00	95.61	190.36	S81°39'33\"	1615'18\"
C95	506.62	1176.00	257.30	502.71	N82°32'25\"	24



PLAN VIEW: WALL LAYOUT

- ROCKWALL NOTES**
1. STONE FOR ROCKWALL SHALL BE NEARLY AS UNIFORM IN SECTION AS IS PRACTICABLE. THE STONE SHALL BE DENSE AND RESISTANT TO THE ACTION OF AIR AND WATER. ALL STONE SHALL BE THOROUGHLY SOAKED BEFORE BEING PLACED (NO RIVER ROCK IS ALLOWED FOR ROCKWALLS).
 2. MORTAR FOR ROCKWALL SHALL BE TYPE A.S.T.M. "S" USE ONE PART PORTLAND CEMENT, 1/4 TO 1/2 PARTS DEHYDRATED LIME AND 3 PARTS SAND (2 1/4 TO 3 TIMES THE SUM OF THE VOLUMES OF CEMENT AND LIME COMBINED) SEE CITY BUILDING CODE, PP 14-3 AND 14-4.
 3. FILL ALL VOIDS WITH SMALLER STONE OR MORTAR. JOINTS IN WALL SHALL NOT EXCEED 1".
 4. THE BACKFILL SHALL BE SELECT BACKFILL SOIL AND SHALL BE WELL COMPACTED AND FREE DRAINING (COARSE-GRAIN TYPE).
 5. EMBED ROCK 6" MIN. INTO WALL FOOTING.



TYPICAL 4' RETAINING WALL

NOTE: THIS SHEET SUPERCEEDS SECTION F AND DETAIL "A" ON SHEET 18 OF 19 OF THE TUSCANY -2 APPROVED SUBDIVISION PLANS FOR CONSTRUCTION.

