VILLA ESPANOLA UNIT I SUBDIVISION

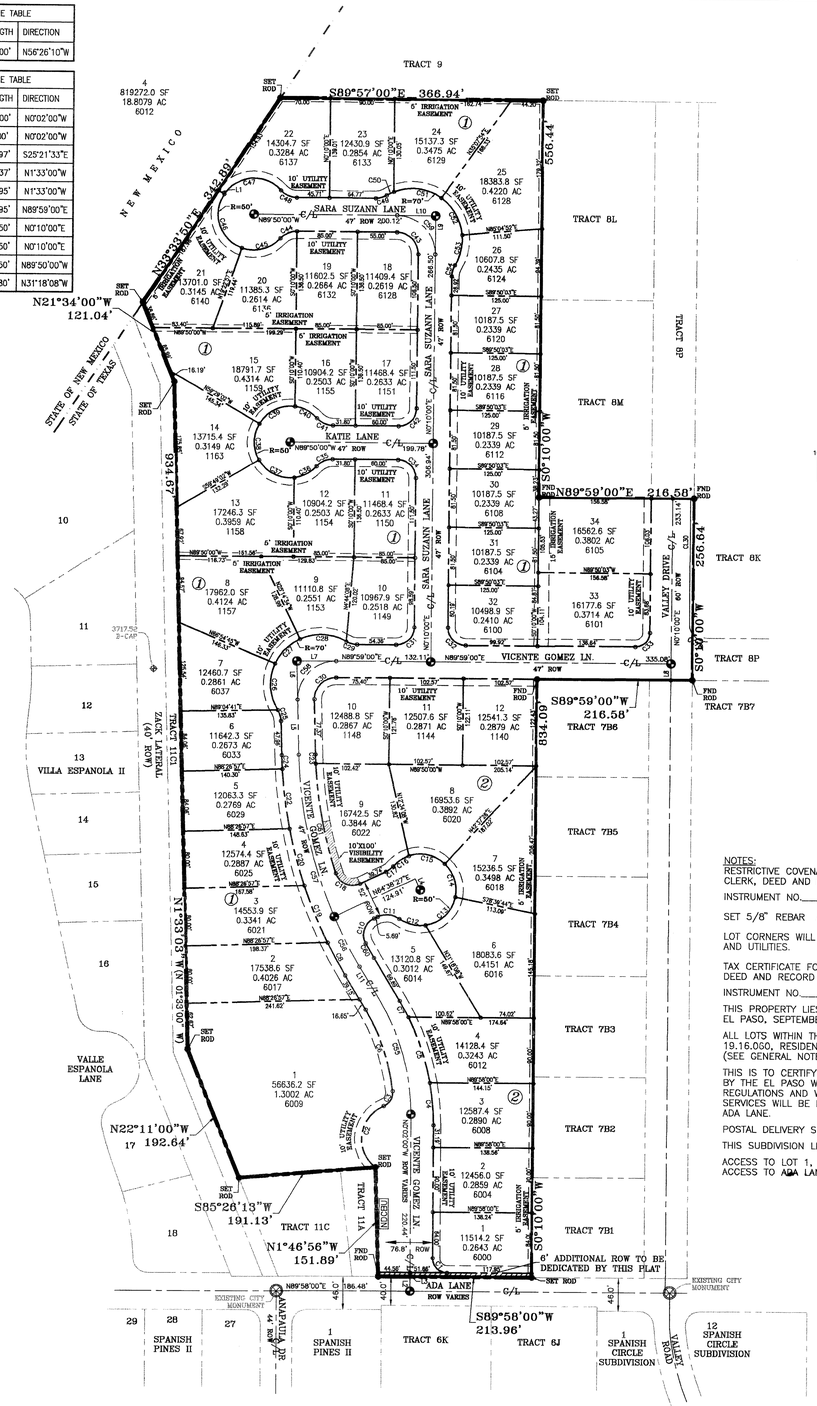
BEING ALL OF TRACTS 8D, 11A1, 11C2 AND 11B, AND A PORTION OF TRACT 8P, BLOCK 9 UPPER VALLEY SURVEYS
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING:
819,271.5 SQ. FT.
OR 18.8079 ACRES ±

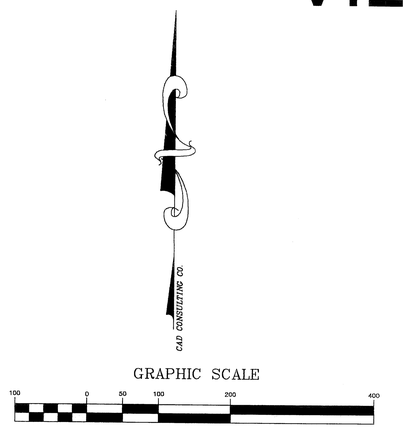
CURVE TABLE						
CURVE #	RADIUS	CURVE LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.416'	20.00'	28.28'	S45°02'00"E	90°00'00"
C2	50.00'	104.372'	85.91'	86.43'	S7°36'12"W	119°36'05"
C3	20.00'	25.846'	15.08'	24.08'	N30°22'57"E	74°02'36"
C4	330.00'	59.123'	29.64'	59.04'	N5°09'57"W	10°15'54"
C5	330.00'	95.254'	47.96'	94.92'	N18°34'03"W	16°32'18"
C6	276.50'	119.019'	60.45'	118.10'	N18°58'14"W	24°39'47"
C7	330.00'	25.719'	–12.87'	25.71'	S29°04'10"E	4°27'55"
C8	623.50'	51.829'	25.93'	51.81'	S28°55'15"E	4°45'46"
C10	25.11'	40.799'	26.50'	36.46'	S17°49'30"W	93°05'00"
C11	30.00'	31.833'	17.60'	30.36'	N84°57'39"W	60°47'47"
C12	50.00'	38.657'	20.35'	37.70'	S76°42'41"E	44°17'51"
C13	50.00'	60.914'	34.88'	57.22'	N46°14'19"E	69°48'07"
C14	50.00'	51.238'	28.12'	49.02'	N18°01'09"W	58°42'50"
C15	50.00'	53.654'	29.74'	51.12'	N78°07'04"W	61°29'00"
C16	50.00'	26.795'	13.73'	26.48'	S55°47'18"W	30°42'16"
C17	30.00'	12.674'	6.43'	12.58'	N52°32'18"E	24°12'18"
C18	25.11'	42.254'	28.09'	37.44'	S66°52'00"E	96°24'13"
C19	623.50'	85.786'	42.96'	85.72'	S22°35'52"E	7°53'00"
C20	623.50'	82.273'	41.20'	82.21'	S14°52'33"E	7°33'37"
C22	623.50'	84.537'	42.33'	84.47'	S7°12'41"E	7°46'06"
C23	576.50'	13.312'	6.66'	13.31'	S2°12'42"E	1°19'23"
C24	623.50'	19.340'	9.67'	19.34'	S2°26'19"E	1°46'38"
C25	30.00'	16.023'	8.21'	15.83'	N16°51'03"W	30°36'07"
C26	70.00'	68.820'	37.48'	66.08'	S3°59'13"E	56°19'48"
C27	70.00'	50.191'	26.23'	49.12'	S44°43'08"W	41°04'55"
C28	70.00'	67.593'	36.69'	65.00'	N87°04'39"W	55°19'31"
C29	30.00'	16.023'	8.21'	15.83'	S74°42'57"E	30°36'07"
C30	30.00'	47.927'	30.81'	42.99'	S44°13'00"W	91°32'00"
C31	25.00'	39.190'	24.92'	35.30'	N45°04'30"E	89°49'00"
C32	25.00'	39.350'	25.08'	35.41'	S44°55'30"E	90°11'00"
C33	20.00'	31.352'	19.94'	28.24'	N45°04'30"E	89°49'00"
C34	25.00'	39.270'	25.00'	35.36'	N44°50'00"W	90°00'00"
C35	30.00'	25.148'	13.37'	24.42'	S66°09'07"W	48°01'46"
C36	50.00'	35.616'	18.60'	34.87'	N62°32'39"E	40°48'48"
C37	50.00'	58.352'	33.01'	55.10'	S63°36'57"E	66°51'59"
C38	50.00'	52.970'	29.28'	50.53'	S0°10'00"W	60°41'55"
C39	50.00'	58.352'	33.01'	55.10'	S63°56'57"W	66°51'59"
C40	50.00'	35.616'	18.60'	34.87'	N62°12'39"W	40°48'48"
C41	30.00'	25.148'	13.37'	24.42'	S65°49'07"E	48°01'46"
C42	25.00'	39.270'	25.00'	35.36'	N45°10'00"E	90°00'00"
C43	30.00'	47.124'	30.00'	42.43'	N44°50'00"W	90°00'00"
C44	30.00'	25.148'	13.37'	24.42'	S66°09'07"W	48°01'46"
C45	50.00'	58.683'	33.25'	55.37'	N75°45'36"E	67°14'43"
C46	50.00'	90.915'	64.21'	78.90'	S18°31'36"E	104°10'53"
C47	50.00'	91.309'	64.73'	79.14'	S85°52'48"W	104°37'56"
C48	30.00'	25.148'	13.37'	24.42'	S65°49'07"E	48°01'46"
C49	30.00'	16.191'	8.30'	15.99'	N74°42'20"E	30°55'19"
C50	70.00'	10.976'	5.50'	10.96'	S63°44'12"W	8°59'02"
C51	70.00'	69.520'	37.93'	66.70'	N83°19'12"W	56°54'12"
C52	70.00'	61.025'	32.60'	59.11'	N29°53'37"W	49°56'58"
C53	70.00'	43.992'	22.75'	43.27'	N13°05'05"E	36°00'27"
C54	30.00'	16.191'	8.30'	15.99'	S15°37'39"W	30°55'19"
C60	576.50'	23.256'	11.63'	23.25'	S30°08'47"E	2°18'41"
C61	576.50'	155.970'	78.46'	155.49'	S10°37'25"E	15°30'04"

CURVE TABLE						
CURVE #	RADIUS	CURVE LENGTH	TANGENT	CHORD	BEARING	DELTA
C55	300.00'	163.72'	83.96'	161.70'	N15°40'04"W	31°16'08"
C56	600.00'	78.30'	39.21'	78.25'	N27°33'48"W	7°28'39"
C57	600.00'	233.26'	118.12'	231.79'	N12°41'14"W	22°16'29"
C58	53.50'	85.47'	54.95'	76.67'	N44°13'00"E	91°32'00"
C59	53.50'	84.04'	53.50'	75.66'	S44°50'00"E	90°00'00"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.00'	N56°26'10"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L2	20.00'	N0°02'00"W
L3	6.00'	N0°02'00"W
L4	16.97'	S25°21'33"E
L5	77.37'	N1°33'00"W
L6	54.95'	N1°33'00"W
L7	54.95'	N89°59'00"E
L8	23.50'	N0°10'00"E
L9	53.50'	N0°10'00"E
L10	53.50'	N89°50'00"W
L11	55.80'	N31°18'08"W





DEDICATION

SAL B. MASOUD, ENRIQUE ESCOBAR, AND ALISON CUNDARI, PROPERTY OWNERS OF THIS LAND, HEREBY PRESENT THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC, STREETS, UTILITY EASEMENTS AND ADDITIONAL ROW, 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 28 DAY OF Sept. 2007.

SAL B. MASOUD — ENRIQUE ESCOBAR — ALISON CUNDARI

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAL B. MASOUD AND ENRIQUE ESCOBAR KNOW TO ME TO BE THE PERSON 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 28 DAY OF Sept. 2007.

NOTARY PUBLIC IN AND FOR EL PASO COUNTY — MY COMMISSION EXPIRES

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY ALISON CUNDARI, KNOW TO ME TO BE THE PERSON 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 28 DAY OF Sept. 2007.

NOTARY PUBLIC IN AND FOR EL PASO COUNTY — MY COMMISSION EXPIRES

NOTES:
RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION. 20070114521 12 Dec 07
INSTRUMENT NO._____ BOOK _____ PAGE _____ DATE _____

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. 20070114516, 20070114517, 20070114518, 20070114519, 20070114520
INSTRUMENT NO._____ BOOK _____ PAGE _____ DATE 12 Dec 07

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 19.16.090, 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 ADA LANE.

POSTAL DELIVERY SERVICE WILL BE PROVIDED BY NDCBUS.

THIS SUBDIVISION LIES WITHIN THE CANUTILLO INDEPENDENT SCHOOL DISTRICT.

ACCESS TO LOT 1, BLOCK 2 SHALL BE FROM VICENTE GOMEZ LANE, ACCESS TO ADA LANE SHALL BE PROHIBITED

LEGEND

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

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 1 DAY OF Nov 2007, A.D.

SECRETARY — CHAIRPERSON

APPROVED FOR FILING THIS 3RD DAY OF OCTOBER, 2007.

DEVELOPMENT SERVICES DIRECTOR

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, THIS 12th DAY OF December, 2007, A.D. IN VOLUME _____, OF THE PLAT RECORD, PAGE _____, FILE NO. 20070114515

COUNTY CLERK — BY DEPUTY

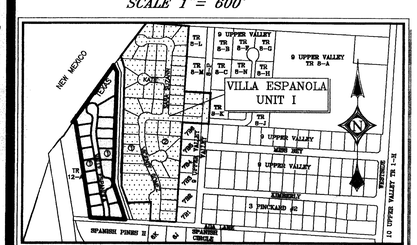
THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEY PROFESSIONAL AND TECHNICAL STANDARDS.

CARLOS M. JIMENEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS LICENSE NO. 3950

SUBDIVISION IMPROVEMENT PLANS WERE PREPARED BY AND UNDER THE SUPERVISION OF S.B. MASOUD, REGISTERED PROFESSIONAL ENGINEER # 70774

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

LOCATION MAP
SCALE 1"= 600'



DATE OF PREPARATION: FEBRUARY 25, 2007
REV. MARCH 23, 2007 (5 DAY) 6/26/07 REDS

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. A PERMANENT ELEVATION MARKERS SHALL BE PLACE PRIOR TO BUILDING OCCUPANCY.

GENERAL NOTES FOR ON–SITE PONDING LOTS (CON'T)

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.

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

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

LAYOUT: FINAL PLAT

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378-V