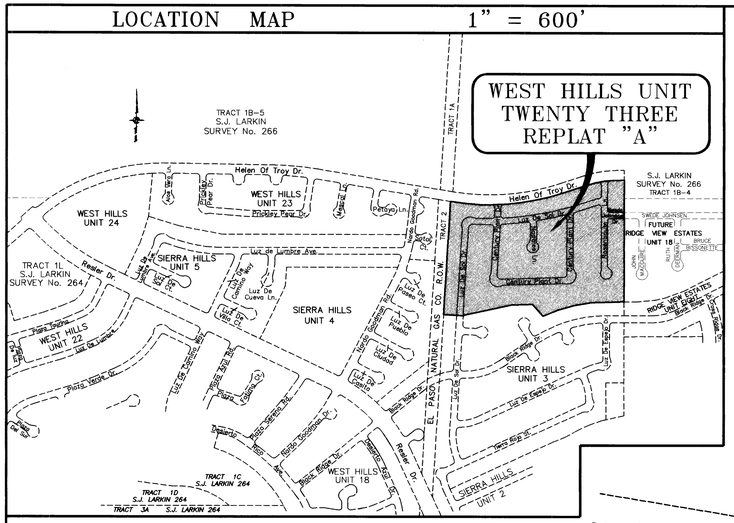
WEST HILLS UNIT TWENTY THREE REPLAT "A"

BEING A REPLAT OF BLOCKS 86, 87, 88, 89, AND 90, AND ALL OF LUZ DE SOL DRIVE, CENTURY PLANT DRIVE, NOPALES LANE, ELK RIDGE DRIVE, AND ROSENBAUM LANE, WEST HILLS UNIT TWENTY THREE, CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 32.03 Acres

LOCATION MAP 1" = 600'



NOTES:

WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (WEST HILLS UNIT TWENTY THREE REPLAT "A") FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF DECEMBER 31, 2004.

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. 20040118772 BOOK_____ PAGE 115 DATE 12/28/04

TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. 20040118768 BOOK_____ PAGE_____ DATE 12/28/04
20040118769 / 20040118770 / 20040118771

VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING HELEN OF TROY DRIVE SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. 20040118774 BOOK_____ PAGE_____ DATE 12/28/04

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. 20040118773 BOOK_____ PAGE_____ DATE 12/28/04

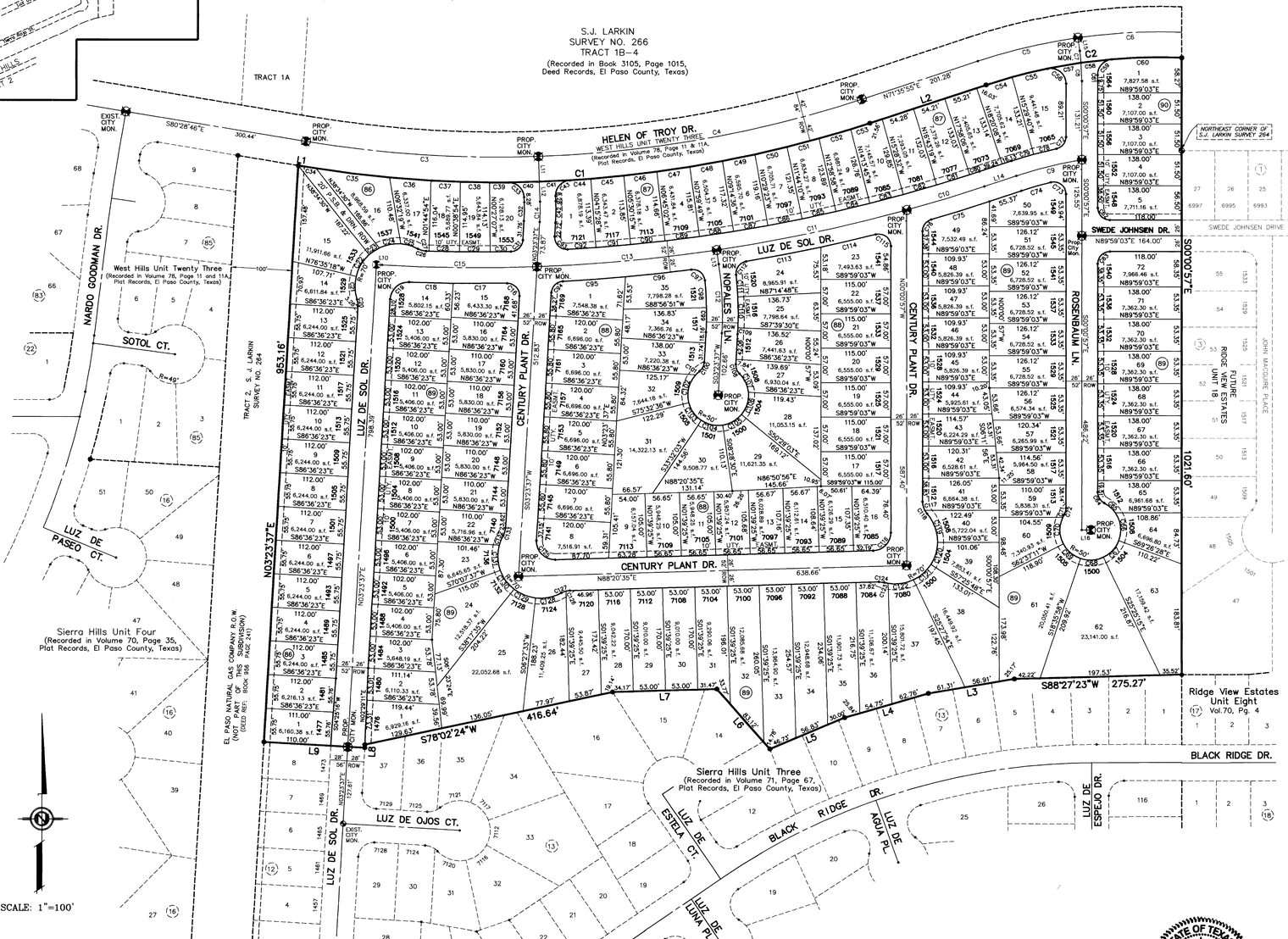
LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.

"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.

BEARINGS BASED ON MAP OF WEST HILLS UNIT TWENTY THREE RECORDED IN VOLUME 78, PAGE 11 AND 11A, PLAT RECORDS OF EL PASO COUNTY, TEXAS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.72	S80°28'46"E
L2	201.28	N71°35'55"E
L3	143.39	S80°28'01"W
L4	143.35	S73°49'35"W
L5	133.56	S67°11'15"W
L6	131.67	N41°16'14"W
L7	171.64	S88°20'35"W
L8	5.39	S03°23'37"W
L9	166.00	N86°36'23"W
L10	9.39	N86°36'23"W
L11	42.00	S02°03'15"E
L12	32.62	S02°03'15"E
L13	23.43	S08°32'17"E
L14	55.37	N71°39'52"E
L15	21.94	N08°11'58"W
L16	14.00	S89°59'03"W



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1942.00	946.40	482.79	937.06	N85°33'34"E	27°55'19"
C2	908.00	326.84	165.21	325.07	N81°54'37"E	20°37'25"
C3	1900.00	383.83	192.57	383.18	S86°16'00"E	11°34'29"
C4	1900.00	542.10	272.90	540.26	N79°46'20"E	16°20'50"
C5	950.00	169.16	84.80	168.93	S76°41'58"W	10°12'08"
C6	950.00	171.16	85.81	170.92	S86°57'43"W	10°19'22"
C7	350.00	20.07	10.04	20.07	N06°33'23"W	3°17'11"
C8	350.00	29.92	14.97	29.91	N02°27'52"W	4°53'51"
C9	749.00	111.16	55.68	111.06	S75°54'58"W	8°30'12"
C10	2650.00	133.52	66.78	133.51	N73°06'29"E	2°53'13"
C11	2650.00	319.61	160.00	319.42	N78°00'24"E	6°54'37"
C12	550.00	114.54	57.48	114.33	N02°34'20"W	11°55'54"
C13	2650.00	296.88	148.58	296.70	N84°40'16"E	6°25'06"
C14	350.00	33.28	16.65	33.27	N00°40'11"E	5°26'52"
C15	2650.00	255.00	127.60	254.90	S89°21'47"E	5°30'48"
C16	20.00	32.96	21.61	29.36	N43°49'31"W	94°26'16"
C17	2676.00	88.62	44.31	88.62	N89°54'16"E	1°53'51"
C18	2676.00	72.55	36.28	72.55	S88°22'12"E	1°33'12"
C19	30.00	46.61	29.49	42.06	S47°54'01"W	89°00'47"
C20	30.00	11.29	5.71	11.22	N07°23'20"W	21°33'55"
C21	70.00	38.59	19.80	38.10	S02°22'48"E	31°35'00"
C22	70.00	42.31	21.82	41.67	S30°43'33"W	34°37'43"
C23	70.00	20.14	10.14	20.07	S56°17'00"W	16°29'10"
C24	70.00	36.31	18.58	35.91	S79°23'16"W	29°43'23"
C25	70.00	29.59	15.02	29.37	N73°38'26"W	24°13'13"
C26	30.00	13.94	7.10	13.81	S74°50'29"E	26°37'20"
C27	2624.00	4.54	2.27	4.54	S88°12'07"E	0°05'57"
C28	2624.00	50.38	25.19	50.38	S88°48'06"E	1°06'01"
C29	2624.00	50.38	25.19	50.38	S89°54'07"E	1°06'01"
C30	2624.00	34.32	17.16	34.32	N89°10'24"E	0°44'58"
C31	20.00	29.81	18.46	27.13	N46°05'46"E	85°24'18"
C32	324.00	30.81	15.41	30.79	N00°40'11"E	5°26'52"
C33	25.00	38.62	24.36	34.89	N46°18'41"W	88°30'51"
C34	1942.00	24.06	12.03	24.06	S80°50'04"E	0°42'36"
C35	1942.00	121.96	61.00	121.94	S82°59'19"E	3°35'54"
C36	1942.00	68.09	34.05	68.09	S85°47'32"E	2°00'32"
C37	1942.00	48.18	24.09	48.18	S87°30'26"E	1°25'17"
C38	1942.00	48.19	24.10	48.19	S88°55'44"E	1°25'19"
C39	1942.00	31.47	15.74	31.47	N89°53'45"E	0°55'43"
C40	1942.00	50.36	25.18	50.36	N88°41'19"E	1°29'09"
C41	1942.00	50.36	25.18	50.36	N87°12'11"E	1°29'09"
C42	376.00	35.75	17.89	35.74	N00°40'11"E	5°26'52"
C43	25.00	38.62	24.36	34.89	S42°12'11"W	88°30'51"
C44	1942.00	34.58	17.29	34.58	N86°57'00"E	1°01'13"
C45	1942.00	54.61	27.31	54.61	N84°38'03"E	1°36'41"
C46	1942.00	54.60	27.30	54.60	N83°01'23"E	1°36'40"
C47	1942.00	54.59	27.30	54.59	N81°24'44"E	1°36'38"
C48	1942.00	54.57	27.29	54.57	N79°48'08"E	1°36'36"
C49	1942.00	54.54	27.27	54.54	N78°11'33"E	1°36'33"
C50	1942.00	54.51	27.26	54.51	N76°35'02"E	1°36'30"
C51	1942.00	54.47	27.24	54.47	N74°58'34"E	1°36'26"
C52	1942.00	54.43	27.22	54.43	N73°22'11"E	1°36'21"
C53	1942.00	32.81	16.41	32.81	N72°04'57"E	0°58'05"
C54	908.00	45.14	22.57	45.13	S73°01'21"W	2°50'53"
C55	908.00	60.31	30.17	60.30	S76°20'58"W	3°48'20"
C56	25.00	44.39	30.73	38.78	N50°52'54"W	101°43'55"
C57	908.00	55.66	27.84	55.65	S80°00'30"W	3°30'43"
C58	908.00	50.28	25.14	50.27	S83°21'02"W	3°10'21"
C59	25.00	37.74	23.51	34.26	S41°41'24"W	86°29'37"
C60	908.00	115.46	57.81	115.38	S88°34'46"W	7°17'08"
C61	376.00	10.11	5.06	10.11	N00°43'11"W	1°32'28"
C62	20.00	31.42	20.00	28.28	S45°00'57"E	90°00'00"
C63	20.00	31.42	20.00	28.28	S44°59'03"W	90°00'00"
C64	20.00	21.92	12.21	20.84	S31°24'51"E	62°47'50"
C65	50.00	24.57	12.54	24.33	N48°44'02"W	28°09'29"
C66	50.00	48.18	26.15	46.34	N07°02'52"W	55°12'49"
C67	50.00	38.41	20.21	37.48	N42°34'09"E	44°01'13"
C68	50.00	38.41	20.21	37.48	N86°35'22"E	44°01'13"
C69	50.00	38.41	20.21	37.48	S49°23'26"E	44°01'13"
C70	50.00	45.38	24.39	43.84	S01°22'47"E	52°00'03"
C71	50.00	5.56	2.78	5.55	S27°48'14"W	6°21'59"
C72	20.00	10.82	5.55	10.69	N15°29'08"E	31°00'10"
C73	20.00	36.41	25.74	31.59	N52°10'06"W	104°18'18"
C74	723.00	50.66	25.34	50.65	S73°40'19"W	4°00'53"
C75	2676.00	100.01	50.01	100.00	N72°44'07"E	2°08'29"
C76	20.00	25.77	15.02	24.02	S36°53'42"W	73°49'18"
C77	20.00	27.01	16.02	25.00	N38°40'27"E	77°22'46"
C78	775.00	38.66	19.34	38.66	S75°56'05"W	2°51'30"
C79	775.00	38.43	19.22	38.42	S73°05'06"W	2°50'27"
C80	2624.00	16.82	8.41	16.82	N71°50'53"E	0°22'02"
C81	2624.00	57.08	28.54	57.08	N72°39'18"E	1°14'47"
C82	2624.00	57.08	28.54	57.08	N73°54'05"E	1°14'47"
C83	2624.00	57.08	28.54	57.08	N76°08'52"E	1°14'47"
C84	2624.00	57.08	28.54	57.08	N76°23'39"E	1°14'47"
C85	2624.00	57.08	28.54	57.08	N77°38'26"E	1°14'47"
C86	2624.00	57.08	28.54	57.08	N78°53'13"E	1°14'47"
C87	2624.00	57.08	28.54	57.08	N80°08'00"E	1°14'47"
C88	2624.00	57.08	28.54	57.08	N81°22'47"E	1°14'47"
C89	2624.00	57.08	28.54	57.08	N82°37'34"E	1°14'47"
C90	2624.00	57.08	28.54	57.08	N83°52'21"E	1°14'47"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C91	2624.00	57.08	28.54	57.08	N85°07'08"E	1°14'47"
C92	2624.00	46.83	23.41	46.83	N86°15'12"E	1°01'21"
C93	20.00	33.73	22.46	29.87	S44°55'15"E	96°37'44"
C94	20.00	29.18	17.88	26.66	S45°11'34"W	83°35'53"
C95	2676.00	103.12	51.57	103.11	N85°53'16"E	2°12'28"
C96	2676.00	109.01	54.51	109.00	N83°37'01"E	2°20'02"
C97	20.00	31.95	20.54	28.66	N51°47'02"W	91°31'58"
C98	524.00	45.41	22.72	45.39	N03°32'06"W	4°57'54"
C99	524.00	40.66	20.34	40.65	N01°10'14"E	4°26'46"
C100	20.00	17.08	9.10	16.56	N27°51'09"E	48°55'04"
C101	50.00	8.61	4.31	8.60	S47°22'48"W	9°51'46"
C102	50.00	49.66	27.09	47.64	S13°59'45"W	56°54'19"
C103	50.00	36.66	19.20	35.84	S35°27'41"E	42°00'33"
C104	50.00	36.66	19.20	35.84	S77°28'14"E	42°00'33"
C105	50.00	36.66	19.20	35.84	N60°31'13"E	42°00'33"
C106	50.00	39.16	20.64	38.16	N17°04'53"E	44°52'08"
C107	50.00	35.06	18.28	34.34	N25°26'19"W	40°10'16"
C108	20.00	17.08	9.10	16.56	S21°03'55"E	48°55'04"
C109	576.00	10.58	5.29	10.58	N02°52'03"E	1°03'07"
C110	576.00	51.22	25.63	51.20	N00°12'21"W	5°05'42"
C111	576.00	36.71	18.36	36.71	N04°34'46"W	3°39'06"
C112	20.00	30.33	18.95	27.51	S37°02'38"W	86°53'54"
C113	2676.00	125.16	62.59	125.15	N79°09'11"E	2°40'47"
C114	2676.00	92.55	46.28	92.54	N76°49'21"E	1°58'53"
C115	20.00	36.36	25.67	31.55	N52°05'31"W	104°09'09"
C116	30.00	46.26	29.15	41.81	N44°09'49"E	88°21'32"
C117	30.00	14.76	7.53	14.61	S14°06'43"E	28°11'34"
C118	30.00	6.92	3.48	6.91	S34°49'01"E	13°13'01"
C119	70.00	51.62	27.05	50.46	N20°17'57"W	42°15'08"
C120	70.00	38.78	19.90	38.29	N16°41'54"E	31°44'36"
C121	70.00	39.05	20.05	38.55	N48°33'09"E	31°57'54"
C122	70.00	42.69	22.03	42.03	N82°00'26"E	34°56'39"
C123	70.00	6.77	3.39	6.77	S77°44'57"E	5°32'35"
C124	30.00	8.73	4.40	8.70	N83°19'02"W	16°40'45"
C125	30.00	49.77	32.77	44.25	S44°07'54"E	95°03'02"
C126	30.00	6.08	3.05	6.07	S82°32'09"W	11°36'51"
C127	30.00	8.36	4.21	8.33	S68°44'55"W	15°57'38"
C128	70.00	43.60	22.54	42.90	N78°38'49"E	35°41'28"
C129	70.00	38.89	19.96	38.39	S67°37'26"E	31°50'02"
C130	70.00	38.89	19.96	38.39	S35°47'24"E	31°50'02"
C131	70.00	42.73	22.05	42.07	S02°23'08"E	34°58'29"
C132	70.00	17.27	8.68	17.22	S22°10'07"W	14°08'02"
C133	30.00	13.53	6.88	13.42	N16°18'52"E	25°50'31"

DEDICATION

SIERRA HILLS JOINT VENTURE, property owner of this land, hereby present this plat and dedicate to the use of the public the streets, drives, P.S.B. and drainage R.O.W., 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 14th day of December, 2004

SIERRA HILLS JOINT VENTURE
BY: NORTHWEST RESLER LAND, LTD., MANAGER
BY: RESLER LAND, INC., ITS GENERAL PARTNER

By: Timothy C. Foster
Timothy C. Foster, PRESIDENT

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Timothy C. Foster, President of RESLER LAND, INC., 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 14th day of December, 2004

Susan McMillan
Notary Public in and for El Paso County
3-16-05
My Commission Expires

SUSAN McMILLAN NOTARY PUBLIC My commission expires MARCH 16, 2005

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 8 day of APRIL, 2004.

Secretary
Chairperson

Approved for filing this 21st day of December, 2004.

City Engineer

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 28 day of December, 2004 A.D. in Volume 79 of the Plat Record, Page 115 File No. 20040118747

Waldo Alarcon
County Clerk
Juana M Avila
By Deputy

DATE OF PREPARATION: FEBRUARY 18, 2004

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CADD
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936
PH. # 592-0283 FAX # 592-0286

WH23-RA-FN.DWG

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

STATE OF TEXAS YVONNE CONDE CURRY 64648 LICENSED PROFESSIONAL ENGINEER

Yvonne Conde Curry, P.E.

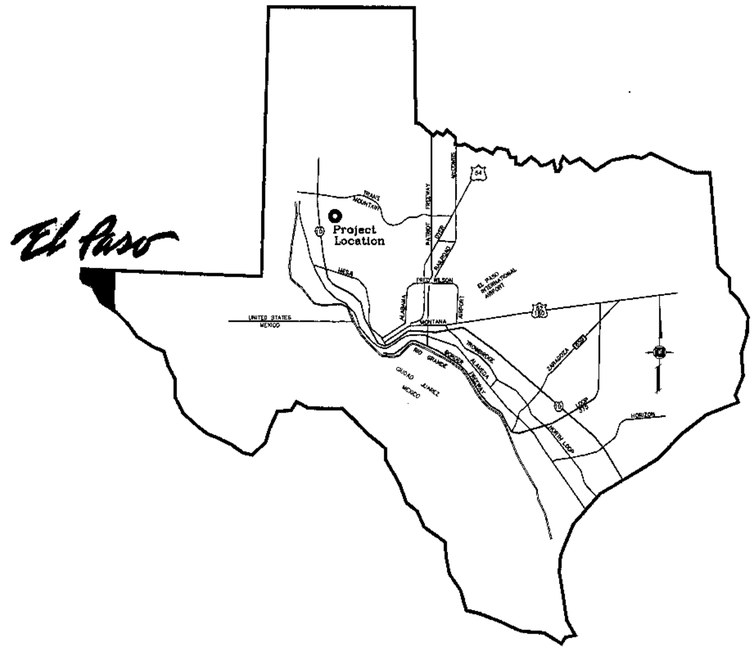
This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Surveying Professional and Technical Standards.

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

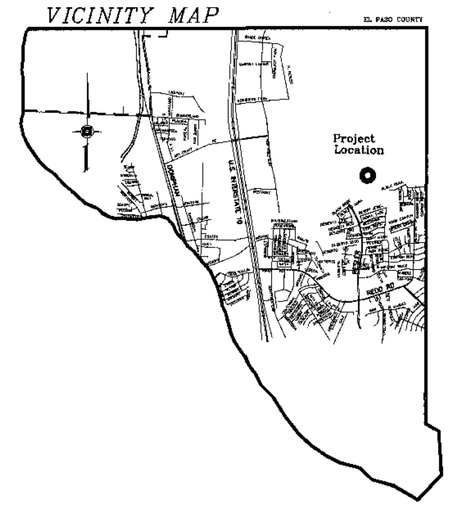
STATE OF TEXAS REGISTERED RONALD ROBERT CONDE 5152 PROFESSIONAL LAND SURVEYOR

W113

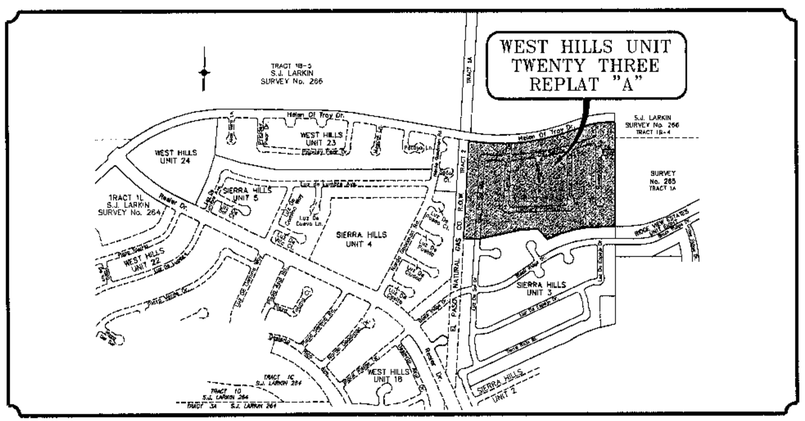
D:\DATA\ei\WH23-RA-FN.dwg, 12/10/2004 2:52:08 PM, C.CORTEZ



VICINITY MAP



LOCATION MAP 1" = 600'



ENGINEERING DEPARTMENT
APPROVED
for conditions related to:
____ Grading and drainage
____ Sidewalks
____ Driveways
____ Wheelchair ramps
____ On-site ponding of storm waters
____ Retaining rock wall
____ On-site parking layout
The contractor shall call City Engineering at 541-4970 at least 24 hours prior to construction for inspections. Plans must comply with City of El Paso Municipal Code requirements.
By ____ Date 7-19-04

INDEX

TITLE	SHEET No.
COVER SHEET	1 OF 22
PLAT	2 OF 22
GRADING PLAN	3 OF 22
GRADING PLAN SECTIONS	4 OF 22
DRAINAGE PLAN	5 OF 22
STORM WATER POLLUTION PREVENTION PLAN	6 OF 22
PLAN & PROFILE	7-15 OF 22
DRAINAGE DETAILS	16-19 OF 22
STANDARD DETAILS	20, 21 OF 22
ILLUMINATION PLAN AND DETAILS	22 OF 22

PROJECT NAME

WEST HILLS
UNIT TWENTY THREE REPLAT "A"

BEING A REPLAT OF BLOCKS 86, 87, 88, 89, AND 90, AND ALL OF LOTS 106 SOUTH, DRIVE, CENTRAL PARK, WOODLAND PARK, ELK RIDGE DRIVE, AND RESERVE LANE, WEST HILLS UNIT TWENTY THREE. CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 32.03 Acres

TERRENCE CONDE COMPANY
56648
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / CONSULTING
CITY
STATE
ZIP
409
8222
NORTH MESA, SUITE 1
EL PASO, TEXAS 79912
CONDE INC.

SHT 1 OF 22

WEST HILLS UNIT TWENTY THREE REPLAT A