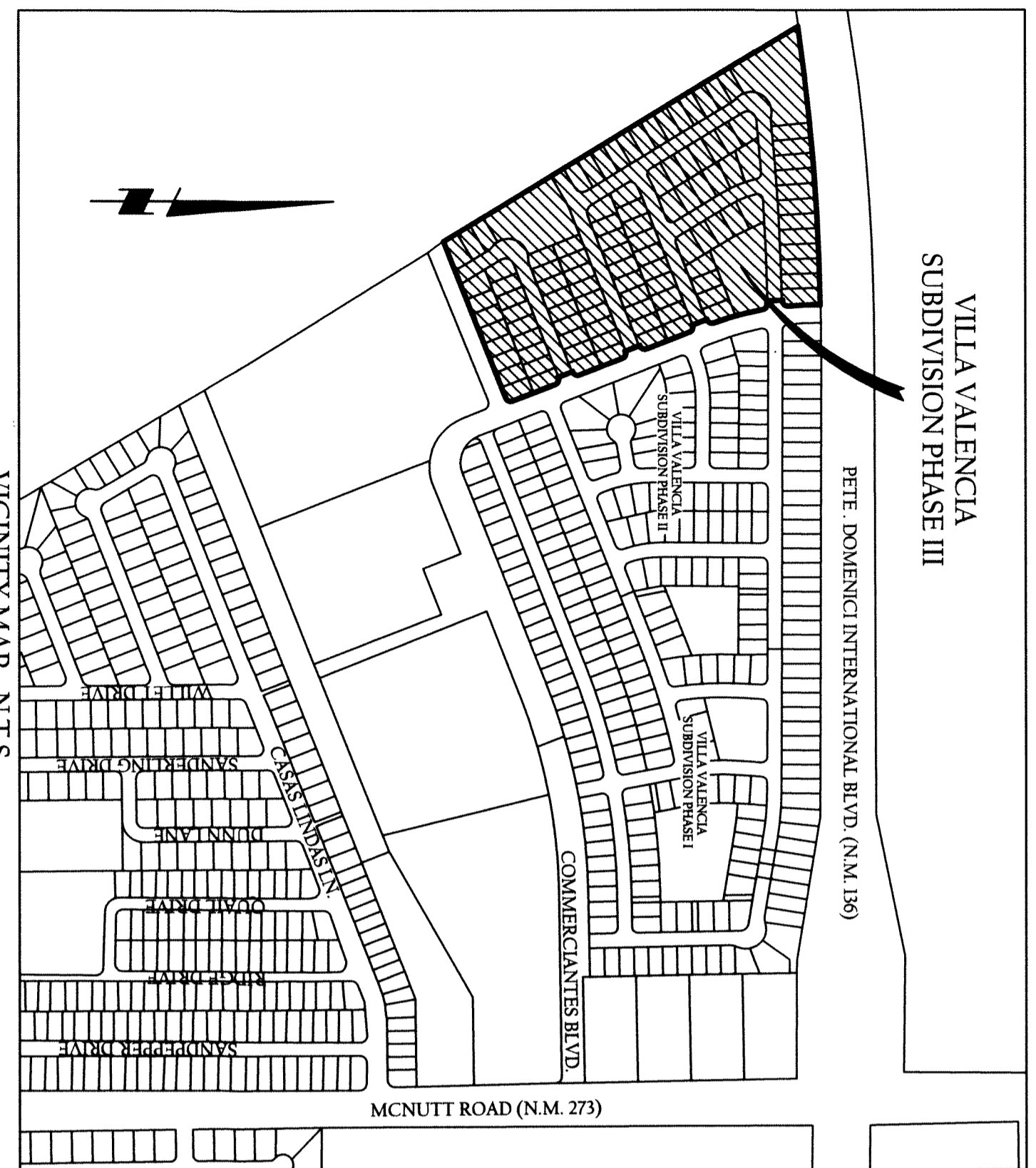


**VILLA VALENCIA SUBDIVISION PHASE III**  
**BEING A PORTION OF LOT 5, BLOCK 2, SANTA TERESA TERRACE UNIT 2 - PHASE I REPLAT A**  
**AS RECORDED NOVEMBER 26, 2003 IN PLAT RECORD 20, PAGES 483-484 OF THE DOÑA ANA COUNTY RECORDS**  
**LOCATED IN SECTION 17, T.28S., R.3E., N.M.P.M. OF THE U.S.G.L.O. SURVEYS**  
**CITY OF SUNLAND PARK, DOÑA ANA COUNTY, NEW MEXICO**  
**SCALE: 1" = 60'**  
**DECEMBER 22, 2014**



CITY OF SUNLAND PARK CITY COUNCIL APPROVAL

THIS PLAT HAS BEEN APPROVED BY THE CITY OF SUNLAND PARK AND ALL THE REQUIREMENTS FOR ESTABLISHING GRADED DRAINAGE AND UTILITIES IN THE ATTACHED SUBDIVISION HAVE BEEN COMPLETED WITH TO THE SATISFACTION OF THE CITY OF SUNLAND PARK APPROVED FOR FILING WITH THE COUNTY CLERK OF DOÑA ANA COUNTY, NEW MEXICO.

BY: *Shirley Luna* DATE: 2/17/15  
 MAYOR  
 BY: *Forraine Sieg* DATE: 2/17/15  
 CITY CLERK

UTILITY APPROVALS

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE UTILITY SERVICE BY THE UNDERSIGNED COMPANIES TO THE SUBDIVISION.

EL PASO ELECTRIC COMPANY

EASEMENTS SHOWN HERON, COPIES OF WHICH HAVE BEEN PRESENTED TO THE EL PASO ELECTRIC COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF (UNDERGROUND ONLY), (OVERHEAD ONLY), (UNDERGROUND AND/OR OVERHEAD), (UNDER GROUND AND DESIGNATED OVERHEAD FEEDER) ELECTRICAL UTILITIES.

BY: *William C. Gylfe* DATE: 1-14-15

TIME WARNER CABLE

EASEMENTS SHOWN HERON, COPIES OF WHICH HAVE BEEN PRESENTED TO TIME WARNER CABLE, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF (UNDERGROUND ONLY), (OVERHEAD ONLY), (UNDERGROUND AND/OR OVERHEAD), (UNDERGROUND AND DESIGNATED OVERHEAD FEEDER) CABLE UTILITIES.

BY: *Debra M. Gylfe* DATE: 1-14-15

QWEST CORPORATION (D.B.A. CENTURY LINK QC)

EASEMENTS SHOWN HERON, COPIES OF WHICH HAVE BEEN PRESENTED TO QWEST CORPORATION (D.B.A. CENTURY LINK QC), ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF (UNDERGROUND ONLY), (OVERHEAD ONLY), (UNDERGROUND AND/OR OVERHEAD), (UNDERGROUND AND DESIGNATED OVERHEAD FEEDER), TELEPHONE UTILITIES.

BY: *John Conner* DATE: 1-14-15

NEW MEXICO GAS COMPANY

EASEMENTS SHOWN HERON, ARE SATISFACTORY TO MEET THE NEED FOR INSTALLATION OF UNDERGROUND GAS UTILITIES.

BY: *R. P. Galt* DATE: 1-15-2015

CAMINO REAL REGIONAL UTILITY AUTHORITY

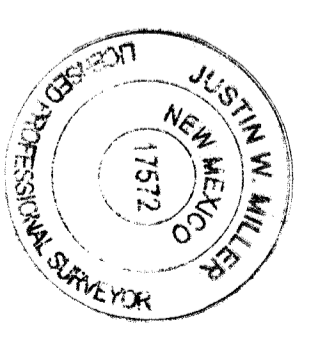
EASEMENTS SHOWN HERON ARE SATISFACTORY TO MEET THE NEED FOR INSTALLATION OF UNDERGROUND WATER AND SEWER UTILITIES.

BY: *Albert A. Mear* DATE: 2-9-2015  
 Executive Director

SURVEYOR'S CERTIFICATION

I, JUSTIN W. MILLER, A NEW MEXICO PROFESSIONAL SURVEYOR CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

BY: *Justin W. Miller* DATE: 11-22-14  
 JUSTIN W. MILLER, PLS17572



Coronado Land Surveying  
 6106 Blue Mountain Drive  
 Las Cruces, NM 88012  
 (575) 644-0239  
 File No. 18020DWG

THE TRACT OF LAND SHOWN HERON, CONTAINING 21.716 ACRES OF LAND, MORE OR LESS, IS TO BE KNOWN AS VILLA VALENCIA SUBDIVISION PHASE III.

DEDICATION

ALL RIGHTS OF WAY SHOWN HERON ARE DEDICATED TO THE CITY OF SUNLAND PARK. UTILITY EASEMENTS ARE GRANTED FOR THE USE OF THE UTILITY COMPANIES THAT ARE SIGNATORY TO THIS PLAT AND TO THE CAMINO REAL REGIONAL UTILITY AUTHORITY. ALL RULES AND REGULATIONS OF THE CAMINO REAL REGIONAL UTILITY AUTHORITY AND SAID UTILITY COMPANIES WILL APPLY TO THESE EASEMENTS. ALL OTHER EASEMENTS SHOWN HERON ARE GRANTED FOR THE USE INDICATED. NO ENCROACHMENT THAT WILL INTERFERE WITH THE USE OF EASEMENTS AS SHOWN ON THIS PLAT WILL BE ALLOWED.

THIS SUBDIVISION HAS BEEN DEDICATED IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNERS OF THE LAND SHOWN HERON.

I, THE UNDERSIGNED OWNER, DO HEREBY SET MY HAND THIS 14 DAY OF Jan, 2015

PATRICK WOODS, AUTHORIZED REPRESENTATIVE  
 NM VALENCIA, LLC  
 7910 GATEWAY EAST, SUITE 102  
 EL PASO, TX, 79915

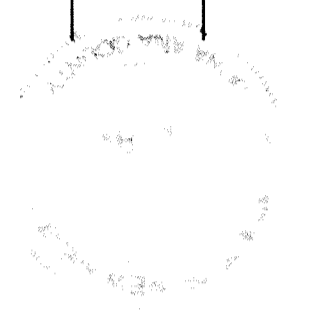


INSTRUMENTS OF TITLE REC# 1224159 (9/28/2012)  
 STATE OF )  
 COUNTY OF ) SS  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF Jan, 2015 BY PATRICK WOODS, AUTHORIZED REPRESENTATIVE OF NM VALENCIA, LLC.  
 (NOTARY PUBLIC) *Michelle A. Hanks*  
 MY COMMISSION EXPIRES 3-28-17

PLAT NO. 5384 RECEPTION NO. 04375

STATE OF NEW MEXICO )  
 COUNTY OF DOÑA ANA ) SS  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 17 DAY OF April, 2015 AT 3:46 CLOCK AND DULY RECORDED IN PLAT RECORD 20, PAGE(S) 483-484 FILED IN THE RECORDS OF SAID COUNTY.

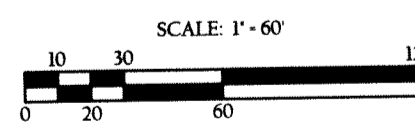
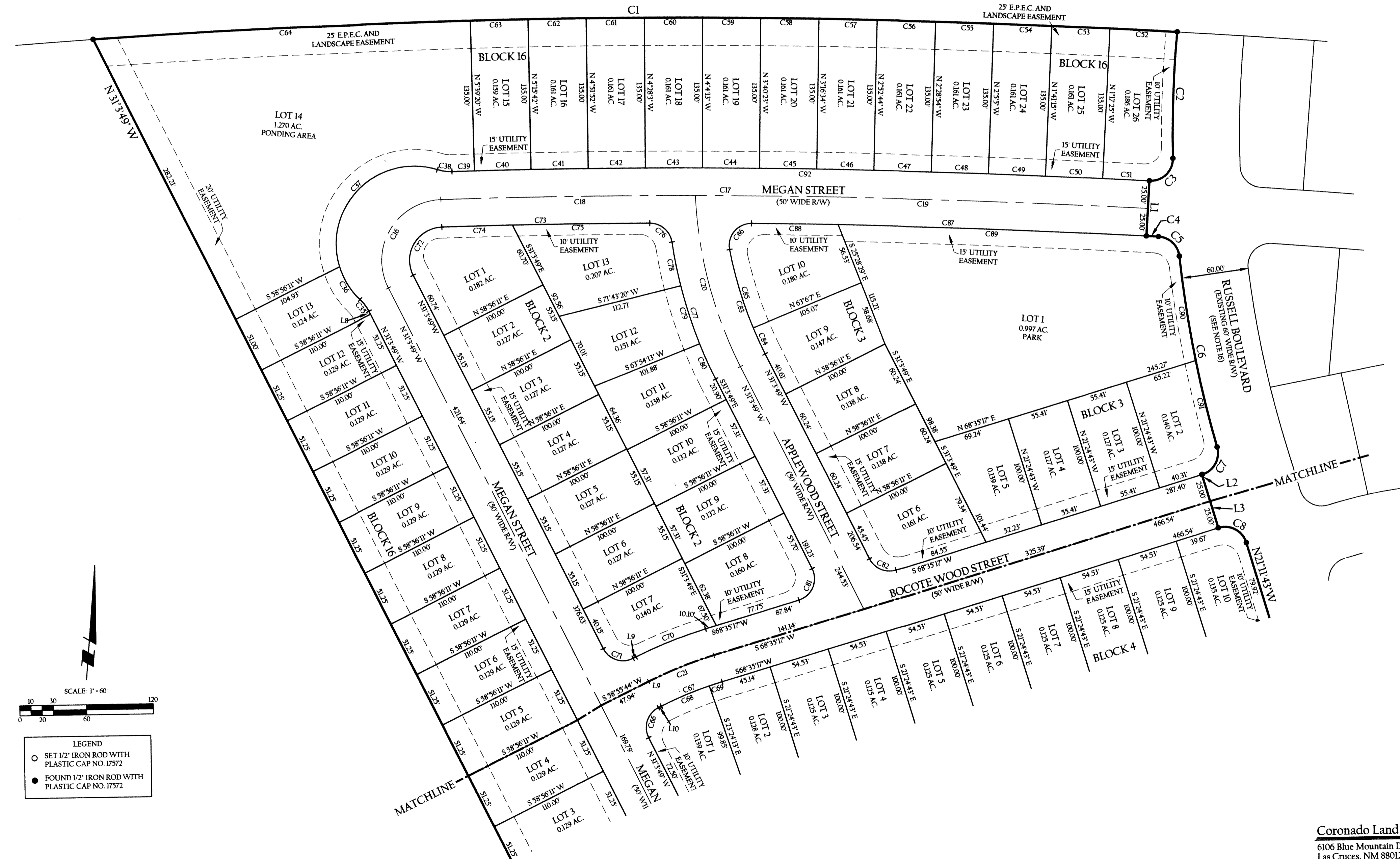
COUNTY CLERK *Shirley Luna*  
 DEPUTY CLERK *Shirley Luna*



# VILLA VALENCIA SUBDIVISION PHASE III

BEING A PORTION OF LOT 5, BLOCK 2, SANTA TERESA TERRACE UNIT 2 - PHASE I REPLAT A  
 AS RECORDED NOVEMBER 26, 2003 IN PLAT RECORD 20, PAGES 483-484 OF THE DOÑA ANA COUNTY RECORDS  
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 CITY OF SUNLAND PARK, DOÑA ANA COUNTY, NEW MEXICO  
 SCALE: 1" = 60'

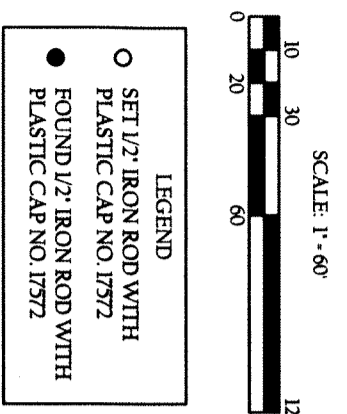
PETE V. DOMENICI INTERNATIONAL BOULEVARD  
 (60' WIDE R/W)



LEGEND  
 ○ SET 1/2" IRON ROD WITH PLASTIC CAP NO. 17572  
 ● FOUND 1/2" IRON ROD WITH PLASTIC CAP NO. 17572

700

**VILLA VALENCIA SUBDIVISION PHASE III**  
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 CITY OF SUNLAND PARK, DOÑA ANA COUNTY, NEW MEXICO  
 SCALE: 1" = 60'



SHEET 3 OF 5

Coronado Land Surveying  
 6106 Blue Mountain Drive  
 San Antonio, TX 78242  
 (512) 642-6239  
 FAX NO. 1-800-223-6102

BOARD OF EDUCATION GARDEN INDEPENDANT  
 SCHOOL DISTRICT 2 PHASE REPLAT A  
 SANTA TERESA TERRACE CO29H4  
 RECON/2002

## VILLA VALENCIA SUBDIVISION PHASE III

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CITY OF SUNLAND PARK, DOÑA ANA COUNTY, NEW MEXICO  
SCALE: 1" = 60'  
DECEMBER 22, 2014

CURVE	RADIUS	ARC	DELTA	CHORD	LENGTH
C1	7539.44	971.20	7.23.45"	N89.2815"E	972.33
C2	10200.00	113.34	6.22.40"	S07.0821"E	113.48
C3	20.00	12.94	94.21.46"	N41.9121"E	29.34
C4	7354.44	10.86	0.05.05"	S89.04.88"W	10.86
C5	20.00	28.12	80.33.23"	N50.56.08"W	25.86
C6	10200.00	175.43	9.91.16"	S17.5.05"E	175.22
C7	20.00	30.99	88.46.00"	N24.12.77"E	27.98
C8	20.00	31.49	90.07.00"	N66.18.13"W	28.33
C9	20.00	31.49	89.47.00"	N23.41.47"E	28.33
C10	20.00	31.49	90.07.00"	N66.18.13"W	28.34
C11	20.00	31.49	89.47.00"	N23.41.47"E	28.33
C12	20.00	31.49	90.07.00"	N66.18.13"W	28.34
C13	20.00	31.34	89.47.00"	N23.41.47"E	28.23
C14	510.00	95.68	99.40.37"	S.18.44.59"W	84.07
C15	375.00	43.16	6.33.38"	N.27.46.00"W	43.15
C16	510.00	110.55	11.57.08"	S.26.31.15"W	92.86
C17	375.00	64.42	4.59.47"	S.86.34.12"W	64.42
C18	7379.44	228.99	1.46.29"	S.84.90.33"W	228.98
C19	7379.44	406.33	3.91.81"	S.87.27.27"W	406.28
C20	375.00	160.28	2.4.29.22"	S.18.44.59"E	159.07
C21	375.00	63.22	9.39.33"	S.63.45.30"W	63.14
C22	20.00	28.14	80.09.23"	S.71.15.11"E	23.80
C23	30.00	32.19	99.40.37"	S.18.44.59"W	45.85
C24	20.00	34.79	99.40.37"	N.18.44.59"E	30.57
C25	40.00	16.61	21.4.12"	N.44.59.6"W	16.49
C26	70.00	27.99	22.54.41"	S.44.29.31"E	27.81
C27	70.00	14.63	110.71.26"	S.23.12.33"W	14.93
C28	70.00	17.00	139.33"	S.88.23.2"W	17.05
C29	40.00	16.61	21.4.12"	N.80.29.3"E	16.49
C30	35.00	98.86	9.39.06"	S.63.45.44"W	98.89
C31	375.00	63.17	9.39.06"	S.63.45.44"W	63.10
C32	375.00	20.01	0.10.28"	S.67.03.33"W	20.01
C33	375.00	43.16	06.35.38"	S.62.14.20"W	43.13
C34	20.00	31.42	90.00.00"	S.13.96.11"W	28.28
C35	40.00	13.36	19.8.29"	N.40.38.4"W	13.30
C36	70.00	35.33	28.5.2"	S.33.44.8"E	34.96
C37	70.00	12.16	124.32.49"	S.40.59.8"W	123.92
C38	40.00	13.31	19.4.15"	S.80.16.35"E	13.25
C39	7464.44	20.22	0.9.23"	S.84.15.99"W	20.22
C40	7464.44	50.89	0.23.38"	S.84.15.99"W	50.89
C41	7464.44	91.33	0.23.90"	S.84.56.13"W	91.33
C42	7464.44	91.32	0.23.90"	S.85.20.31"W	91.33
C43	7464.44	91.32	0.23.90"	S.85.43.52"W	91.32
C44	7464.44	91.32	0.23.90"	S.86.31.52"W	91.32
C45	7464.44	91.32	0.23.90"	S.86.55.12"W	91.32
C46	7464.44	91.32	0.23.90"	S.87.09.11"W	91.32
C47	7464.44	91.32	0.23.90"	S.87.09.11"W	91.32
C48	7464.44	91.32	0.23.90"	S.87.14.11"W	91.32
C49	7464.44	91.32	0.23.90"	S.88.0.40"W	91.32
C50	7464.44	42.03	0.19.31"	S.88.52.20"W	42.03
C51	7359.44	64.42	0.27.33"	S.88.56.21"W	64.42
C52	7359.44	52.26	0.23.90"	S.88.0.40"W	52.26
C53	7359.44	52.26	0.23.90"	S.88.55.21"W	52.26
C54	7359.44	52.26	0.23.90"	S.89.41.11"W	52.26
C55	7359.44	52.26	0.23.90"	S.89.55.21"W	52.26
C56	7359.44	52.26	0.23.90"	S.90.41.11"W	52.26
C57	7359.44	52.26	0.23.90"	S.90.55.21"W	52.26
C58	7359.44	52.26	0.23.90"	S.91.41.11"W	52.26
C59	7359.44	52.26	0.23.90"	S.91.41.11"W	52.26
C60	7359.44	52.26	0.23.90"	S.91.41.11"W	52.26
C61	7359.44	52.26	0.23.90"	S.91.41.11"W	52.26
C62	7359.44	52.26	0.23.90"	S.91.41.11"W	52.26
C63	7359.44	52.26	0.23.90"	S.91.41.11"W	52.26
C64	7359.44	52.26	0.23.90"	S.91.41.11"W	52.26
C65	30.00	42.07	80.20.54"	S.71.14.01"E	38.31
C66	20.00	31.61	89.29.33"	S.13.52.20"E	28.28
C67	350.00	39.00	9.29.33"	S.63.44.97"W	38.84
C68	350.00	46.94	1.09.30"	S.62.14.20"W	46.89
C69	400.00	62.41	0.29.31"	S.61.44.20"W	62.41
C70	30.00	31.43	90.03.27"	S.18.44.59"E	28.29
C71	30.00	60.36	1.15.08"	S.26.31.15"W	50.65
C72	7354.44	186.83	1.27.30"	N.84.48.95"E	186.83
C73	7354.44	133.46	0.37.43"	N.83.4.8"E	133.46
C74	7354.44	63.18	0.29.27"	N.84.21.8"E	63.17
C75	30.00	28.60	81.56.40"	S.14.29.13"W	28.57
C76	30.00	139.64	18.34.8"	S.21.66.43"E	139.07
C77	400.00	40.37	5.46.59"	S.18.23.11"E	40.36
C78	400.00	54.58	7.46.27"	S.20.11.4"E	54.54
C79	400.00	14.69	4.98.2"	S.28.14.8"E	14.67
C80	20.00	34.29	99.3396"	N.18.44.48"E	30.96
C81	20.00	28.05	80.20.94"	S.71.14.01"E	28.04
C82	350.00	99.27	1.63.32"	S.23.96.18"E	98.84
C83	350.00	25.45	4.9.36"	S.28.98.51"E	25.44
C84	350.00	71.82	1.23.16"	S.20.51.20"E	71.69
C85	350.00	33.29	10.31.21"	S.15.43.49"W	33.40
C86	20.00	35.43	2.44.41"	S.87.19.15"W	35.40
C87	7354.44	77.21	0.36.20"	S.86.34.35"W	77.21
C88	7354.44	276.21	2.29.21"	S.87.57.25"W	276.69
C89	10200.00	94.83	3.19.37"	S.17.54.51"E	94.80
C90	10200.00	80.60	4.31.39"	S.17.54.51"E	80.58
C92	7464.44	626.36	4.50.49"	S.86.36.41"W	626.18

LINE	BEARING	LENGTH
L1	S.07.57.41"E	80.00
L2	S.68.32.11"W	80.00
L3	S.84.32.16"E	80.00
L4	S.44.58.17"W	0.34
L5	S.07.34.43"E	80.00
L6	N.68.35.07"E	0.34
L7	S.07.34.43"E	80.00
L8	S.31.14.07"E	3.00
L9	S.89.54.44"W	3.94
L10	S.89.54.44"W	3.94
L11	S.24.28.11"E	26.96

**NOTES:**

1. BASIS OF BEARINGS IS BETWEEN MONUMENTS FOUND ALONG THE SOUTH LINE OF PETE V. DOMINIC INTERNATIONAL BOULEVARD AS SHOWN (889.24.19 E).
2. ALL BOUNDARY INFORMATION SHOWN MATCHES RECORD INFORMATION.
3. THIS PARCEL OF LAND IS IN FLOOD ZONE  $\frac{X}{2}$  OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS DATED SEPTEMBER 3, 1992 (MAP #5013C10305F).
4. ZONING OF THE SUBDIVISION IS R-2 SINGLE FAMILY RESIDENTIAL DISTRICT.
5. EXCESS STORM WATER TO BE RETAINED/DETAINED IN DESIGNATED PONDING AREAS, WHICH WILL BE OWNED AND MAINTAINED BY THE CITY OF SUNLAND PARK.
6. BUILDINGS SHALL BE SET BACK AS FOLLOWS: SETBACKS FROM ROADS AND RIGHTS-OF-WAY SHALL BE A MINIMUM OF 20 FEET ALONG THE LOT FRONTAGE AND 10' ALONG THE SIDE ADJACENT TO A STREET. FROM SIDE PROPERTY LINES SHALL BE A MINIMUM OF 5 FEET AND FROM BACK PROPERTY LINES SHALL BE 15 FEET. THESE SETBACKS DISTANCES SHALL NOT CONFLICT WITH SEPARATION OR SETBACK DISTANCES REQUIRED BY RULES GOVERNING PUBLIC UTILITIES, ON-SITE SEWAGE FACILITIES OR DRINKING WATER SUPPLIES. SEE SHEET 5 (ADDRESS PLAT) FOR BUILDING SETBACK DETAIL AND SETBACK LOCATIONS FOR EACH LOT.
7. SUBDIVIDER IS RESPONSIBLE FOR UTILITY STUB-OUTS AND FOR PROVIDING ANY AND ALL EASEMENTS NECESSARY TO PROVIDE UTILITY SERVICE TO LOTS CONTAINED HEREIN.
8. WATER SERVICE SHALL BE PROVIDED BY THE CAMINO REAL REGIONAL UTILITY AUTHORITY.
9. SEWER SERVICE SHALL BE PROVIDED BY THE CAMINO REAL REGIONAL UTILITY AUTHORITY.
10. GAS SERVICE SHALL BE PROVIDED BY NEW MEXICO GAS COMPANY.
11. UPON ISSUANCE OF BUILDING PERMITS, WATER UTILITY EXTENSIONS, CONNECTION FEES, AND WATER RIGHTS MAY BE REQUIRED.
12. PRIOR TO THE FILING OF THIS PLAT, THE FOLLOWING CONDITIONS SHALL BE MET:
  - a. PAYMENT OF THE 4% FOR THE REVIEW AND APPROVAL FEES FOR THE SUBDIVISION BASED ON TITLE II-3.3 OF THE SUBDIVISION REGULATIONS OF THE CITY OF SUNLAND PARK
  - b. PAYMENT OF WATER RIGHTS
  - c. COMPLIANCE WITH SECTION II-6-2E OF THE CITY OF SUNLAND PARK SUBDIVISION REGULATIONS
13. AS PER THE ANNEXATION AGREEMENT, THE DEVELOPMENT IS NOT REQUIRED TO PERFORM A WATER RIGHTS STUDY SINCE THE CAMINO REAL REGIONAL UTILITY AUTHORITY IS PROVIDING THE WATER TO THE DEVELOPMENT.
14. THE DEVELOPER HAS RE-PURCHASED WASTEWATER CONNECTIONS FROM THE CAMINO REAL REGIONAL UTILITY AUTHORITY.
15. INSTALLATION OF 1 TREE (5 GALLON) AND HARDSCAPE LANDSCAPE ON EVERY FRONT YARD.
16. NO VEHICULAR ACCESS FROM RESIDENTIAL LOTS SIDE OR BACK YARDS ALLOWED ALONG RUSSELL BOULEVARD. THERE WILL BE NO RESIDENTIAL PARKING ALLOWED ALONG RUSSELL BOULEVARD.
17. PRIOR TO ISSUANCE OF OCCUPANCY CERTIFICATE, RESIDENTIAL ADDRESSES WILL BE PAINTED ON THE CURBFACE.

**VILLA VALENCIA SUBDIVISION PHASE III \*\* ADDRESS PLAT\*\***

BEING A PORTION OF LOT 5, BLOCK 2, SANTA TERESA TERRACE UNIT 2 - PHASE I REPLAT A  
AS RECORDED NOVEMBER 26, 2003 IN PLAT RECORD 20, PAGES 483-484 OF THE DOÑA ANA COUNTY RECORDS  
LOCATED IN SECTION 17, T.28S., R.3E., N.M.P.M. OF THE U.S.G.L.O. SURVEYS  
CITY OF SUNLAND PARK, DOÑA ANA COUNTY, NEW MEXICO  
SCALE: 1" = 60'  
DECEMBER 22, 2014

PETE V. DOMENICI INTERNATIONAL BOULEVARD  
(ON WIDE EAVS)

