

# VILLA ESPANOLA UNIT II SUBDIVISION

BEING ALL OF TRACTS 12B, 12C AND 12D, BLOCK 9  
UPPER VALLEY SURVEYS  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING:  
321,590.49 SQ. FT.  
OR 7.3827 ACRES ±

**NOTES:**  
RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
INSTRUMENT NO. 2007 00 44 632 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.  
INSTRUMENT NO. 2007 00 44 632 BOOK PAGE DATE  
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 19.16.060, 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 1 SHALL BE FROM A DEDICATED PRIVATE ROAD.  
ACCESS TO ADA LANE SHALL BE PROHIBITED.  
MAINTENANCE OF PRIVATE ROAD SHALL BE THE JOINT RESPONSIBILITY OF ALL ADJUTING PROPERTY OWNERS  
VIA A Homeowners Association.

**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 PONDING WATER SHALL HAVE THE ABILITY TO PERCOLATE WITHIN A SEVENTY-TWO (72) HOUR TIME PERIOD FOLLOWING A 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.  
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 TO 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.

**DEDICATION**

SAL B. MASOUD AND ENRIQUE ESCOBAR, PROPERTY OWNERS OF THIS LAND, HEREBY PRESENT THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC, 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.

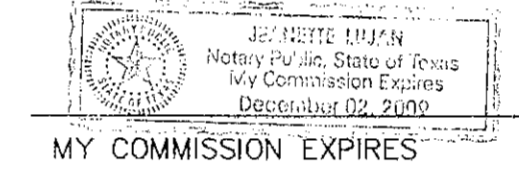
WITNESS OUR SIGNATURE THIS 21 DAY OF March 2007  
SAL B. MASOUD ENRIQUE ESCOBAR

ATTEST: NOT REQUIRED

**ACKNOWLEDGEMENT**

STATE OF TEXAS  
COUNTY OF EL PASO  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAL B. MASOUD, 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.

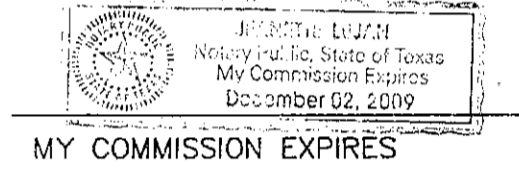
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF March 2007  
NOTARY PUBLIC IN AND FOR EL PASO COUNTY



**ACKNOWLEDGEMENT**

STATE OF TEXAS  
COUNTY OF EL PASO  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED 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 21 DAY OF March 2007  
NOTARY PUBLIC IN AND FOR EL PASO COUNTY



**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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007, A.D.

APPROVED FOR FILING THIS 30 DAY OF April 2007  
DEVELOPMENT SERVICES DIRECTOR

**FILING**

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, THIS 4 DAY OF April 2007, A.D. IN VOLUME \_\_\_\_\_ OF THE PLAT RECORD, PAGE \_\_\_\_\_ FILE NO. 20070044632  
COUNTY CLERK BY DEPUTY

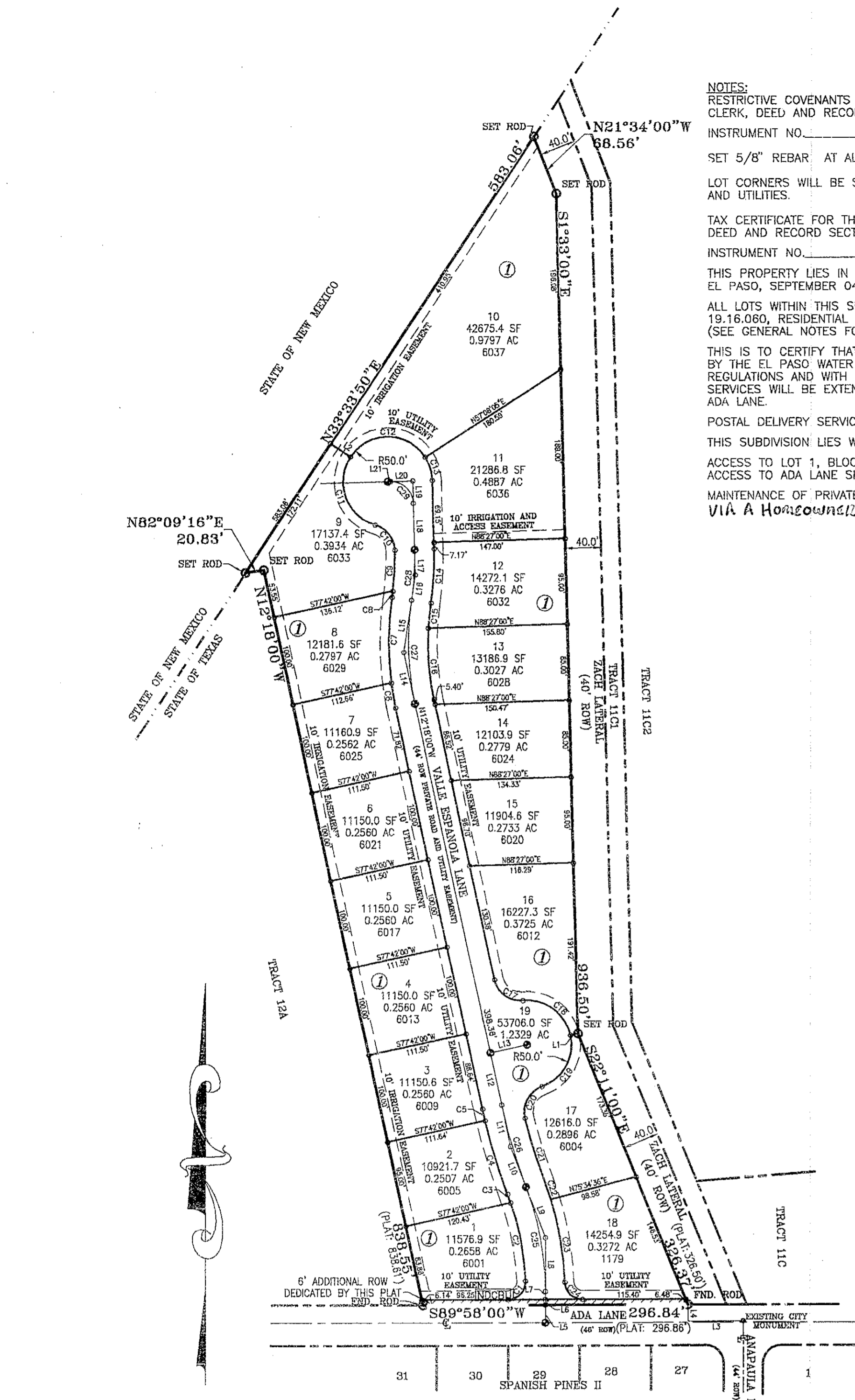
THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEY PROFESSIONAL AND TECHNICAL STANDARDS.

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

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

**CONSULTING COMPANY**  
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EL PASO, TEXAS 79936  
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**DRE Del Rio Engineering, Inc.**  
P.O. Box 220251 El Paso, Texas 79913 915/833-2400



**LINE TABLE**

LINE #	LENGTH	DIRECTION
L2	26.83'	N56°26'10"W
L1	6.77'	S77°41'58"W

**CURVE TABLE**

CURVE #	RADIUS	CURVE LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	32.193'	20.79'	28.83'	N43°11'14"E	92°13'31"
C2	300.00'	88.612'	44.63'	88.29'	N10°43'14"W	16°55'25"
C3	300.00'	10.004'	5.00'	10.00'	N20°08'16"W	1°54'39"
C4	644.00'	85.476'	42.80'	85.41'	S17°17'27"E	7°36'17"
C5	644.00'	13.358'	6.68'	13.36'	S12°53'39"E	1°11'18"
C6	344.00'	28.213'	14.11'	28.21'	S9°57'02"E	4°41'57"
C7	344.00'	96.230'	48.43'	95.92'	S0°24'47"W	16°01'40"
C8	300.00'	6.852'	3.43'	6.85'	N7°46'21"E	1°18'31"
C9	300.00'	45.387'	22.74'	45.34'	N2°47'03"E	8°40'06"
C10	30.00'	37.983'	22.01'	35.50'	N37°49'16"W	72°32'33"
C11	50.00'	93.948'	68.39'	80.73'	S20°15'51"E	107°39'23"
C12	50.00'	99.109'	76.37'	83.66'	N89°39'02"W	113°34'15"
C13	50.00'	27.328'	14.01'	26.99'	N17°12'27"W	31°18'55"
C14	344.00'	59.901'	30.03'	59.82'	N3°26'18"E	9°58'37"
C15	300.00'	28.474'	14.25'	28.46'	S5°42'28"W	5°26'17"
C16	300.00'	80.052'	40.27'	79.81'	S4°39'20"E	15°17'20"
C17	30.00'	43.364'	26.46'	39.69'	S53°42'35"E	82°49'09"
C18	50.00'	72.273'	44.10'	66.14'	N53°42'35"W	82°49'09"
C19	50.00'	72.069'	43.91'	65.99'	N28°59'33"E	82°35'06"
C20	30.00'	44.254'	27.26'	40.35'	S28°01'33"W	84°31'06"

**LINE TABLE**

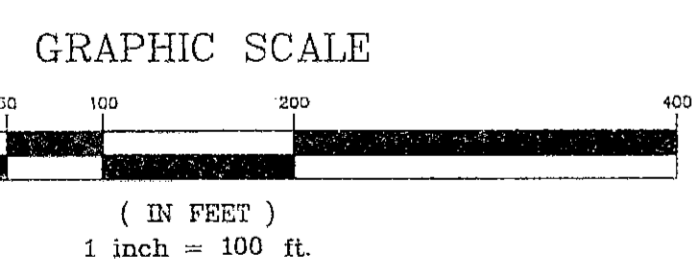
LINE #	LENGTH	DIRECTION
L3	62.10'	S89°58'00"W
L4	18.51'	N0°02'00"W
L5	20.06'	N0°02'00"W
L6	6.00'	N0°02'00"W
L7	8.94'	N0°02'00"W
L8	59.94'	N0°02'00"W
L9	59.94'	N21°03'35"W
L10	47.82'	N21°05'35"W
L11	47.82'	N12°18'00"W
L12	60.10'	N12°18'00"W
L13	42.00'	N77°42'00"E
L14	58.89'	N12°18'00"W
L15	58.89'	N8°25'37"E
L16	28.11'	N8°25'37"E
L17	28.11'	N1°33'00"W
L18	51.32'	N1°33'00"W
L19	25.00'	N1°33'00"W
L20	25.00'	S88°27'00"W
L21	3.00'	S88°27'00"W

**CURVE TABLE**

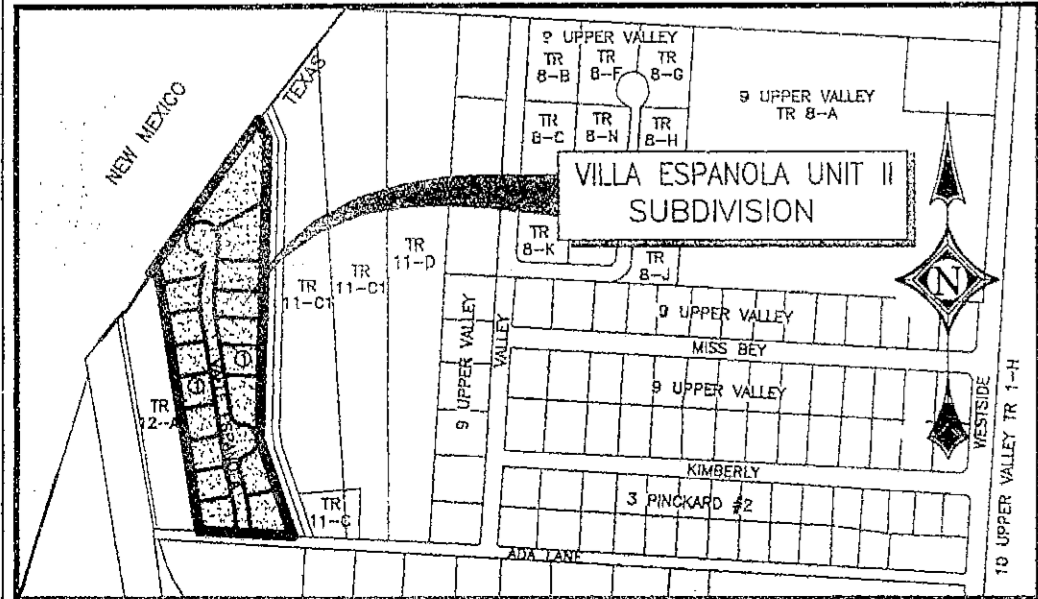
CURVE #	RADIUS	CURVE LENGTH	TANGENT	CHORD	BEARING	DELTA
C21	600.00'	71.834'	35.96'	71.79'	S17°39'48"E	6°51'35"
C22	344.00'	22.790'	11.40'	22.79'	N19°11'43"W	3°47'45"
C23	344.00'	93.375'	46.98'	93.09'	N9°31'16"W	15°33'09"
C24	20.00'	30.818'	19.41'	27.86'	S45°53'21"E	88°17'18"

**CURVE TABLE**

CURVE #	RADIUS	CURVE LENGTH	TANGENT	CHORD	BEARING	DELTA
C25	322.00'	118.54'	59.95'	117.87'	N10°32'48"W	21°05'35"
C26	622.00'	95.46'	47.82'	95.36'	N16°41'48"W	8°47'35"
C27	322.00'	116.48'	58.89'	115.85'	N1°56'12"W	20°43'37"
C28	322.00'	56.07'	28.11'	56.00'	N3°26'18"E	9°58'37"
C29	25.00'	39.27'	25.00'	35.36'	N46°33'00"W	90°00'00"



**LOCATION MAP**  
SCALE 1" = 600'



**LEGEND**

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

DATE OF PREPARATION: JULY 25, 2006  
REV. AUGUST 22, 2006 (5 DAY)

**AS-BUILTS**  
THESE RECORDS DRAWINGS HAVE BEEN PREPARED BY DEL RIO ENGINEERING INC. BASED ON PERIODIC CONSTRUCTION OBSERVATIONS AND INFORMATION PROVIDED BY OTHERS AND SUBJECTS CHANGES MADE DURING CONSTRUCTION. THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION HAVE NOT BEEN VERIFIED AT THE SITE BY CAD CONSULTING COMPANY. THOSE RELYING ON THIS RECORD DRAWING ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE APPLYING IT FOR ANY PURPOSE.  
DATE: 8-15-08

600816



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

206-026

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LAYOUT: FINAL PLAT

Z:\106-WORK DIRECTORY\106-026 Villa Espanola - I\Drawings\PLA - S\106-026 PLAT.dwg