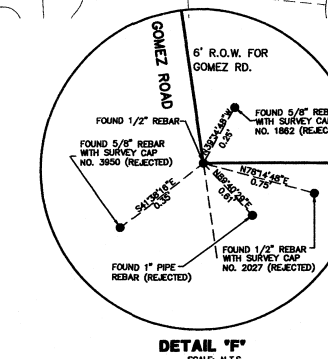
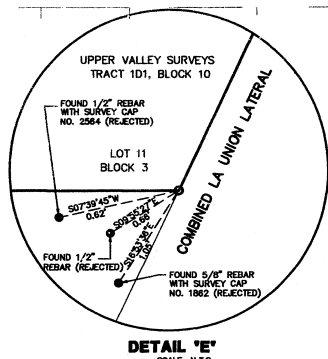
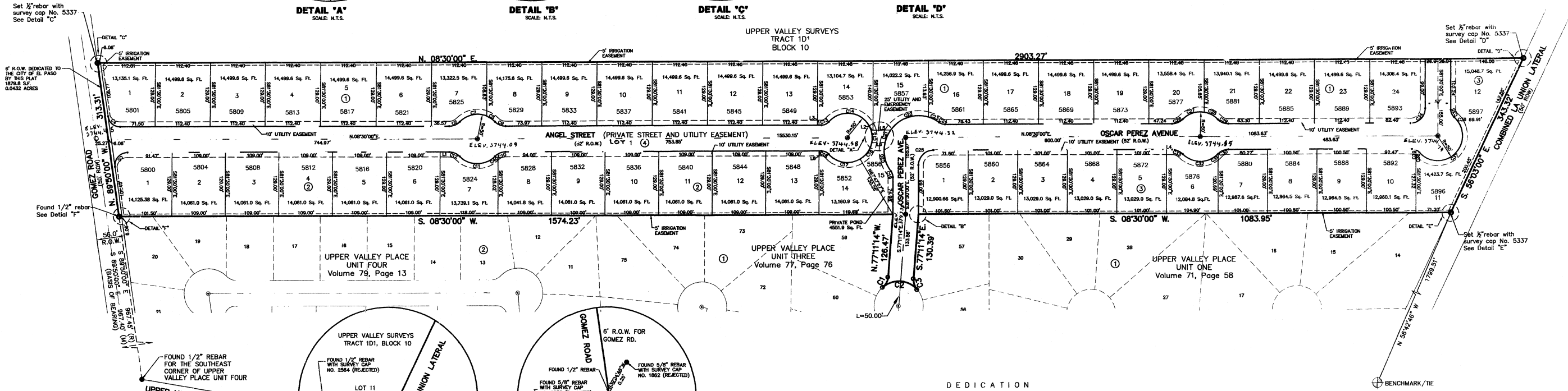
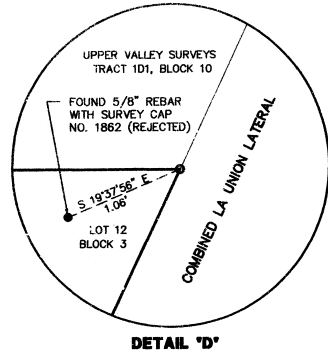
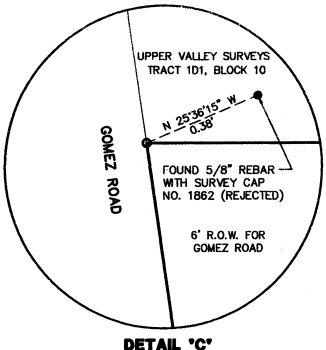
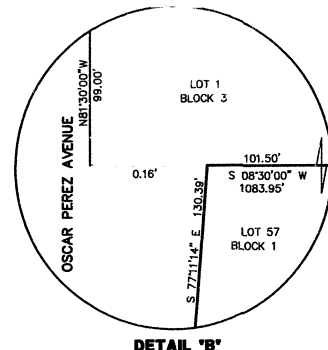
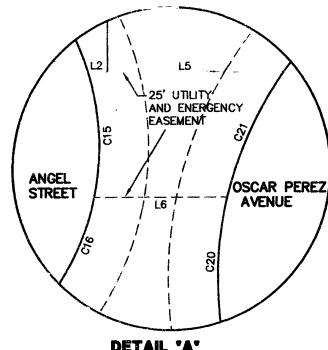
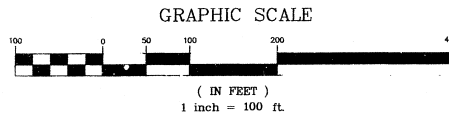


# ORTIZ FARMS UNIT ONE

BEING A REPLAT OF LOT 58, BLOCK 1, UPPER VALLEY PLACE UNIT 3 AND TRACT 1C1 AND PORTION OF TRACT 1D1, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS  
Containing: 20.1408 Acres



ACCESS LOT 1, BLOCK 2 AND LOT 1, BLOCK 1 SHALL BE FROM ANGEL STREET ONLY. ACCESS TO THESE LOTS FROM GOMEZ ROAD IS HEREBY PROHIBITED. DOCUMENT TO RELINQUISH THIS ACCESS IS FILED AND RECORDED AT THE COUNTY CLERK'S OFFICE UNDER INSTRUMENT NO. 2005063577

TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. 2005063577 BOOK PAGE NO. DATE

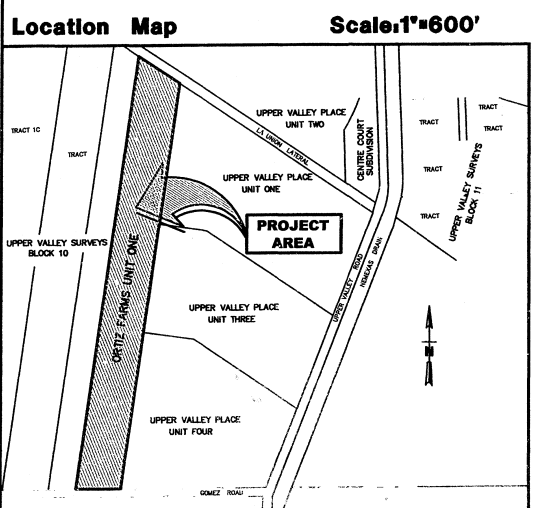
RESTRICTIVE COVENANTS FOR THIS SUBDIVISION TO INSURE PRIVATE MAINTENANCE OF ANGEL STREET, PRIVATE POND AND ON SITE PONDING ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RESTRICTIONS DEPARTMENT, INSTRUMENT NO. 2005063577 PAGE NO. DATE

THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO ORTIZ FARMS UNIT ONE 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 GOMEZ ROAD AND OSCAR PEREZ AVENUE.

THIS SUBDIVISION LIES WITHIN THE CANTULLO INDEPENDENT SCHOOL DISTRICT THIS SUBDIVISION LIES WITHIN ZONE "X" AS DESIGNATED ON PANEL NO. 480212-0125 B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "X" DESIGNATES AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.

ALL LOTS IN THIS SUBDIVISION REQUIRE ON SITE PONDING OF STORM WATER. AS PER SECTION 19.16.060 OF THE E.P.M.C.

LOTS 11 AND 12, BLOCK 3 WILL REQUIRE FIRE SPRINKLER PROTECTION SYSTEM



CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD DIST.	CHORD DIR.
C1	30.00	12.60	23.86	45°34'23"	23.24	S54°24'03"E
C2	53.00	48.01	77.54	88°51'14"	70.00	N12°48'46"E
C3	30.00	12.60	23.86	45°34'23"	23.24	S80°01'34"W
C4	25.00	21.60	35.63	81°40'00"	32.69	N49°20'00"E
C5	25.00	28.93	42.91	98°20'00"	37.83	S40°40'00"E
C6	30.00	12.60	23.86	45°34'23"	23.24	N141°71'11"W
C7	50.00	33.43	58.94	67°32'11"	55.58	S03°18'17"E
C8	50.00	10.45	20.60	23°36'35"	20.46	S42°16'05"W
C9	30.00	12.60	23.86	45°34'23"	23.24	N31°71'11"E
C10	30.00	7.93	15.62	29°50'23"	15.45	S06°24'11"E
C11	50.00	51.01	79.54	91°08'46"	71.41	N08°30'00"E
C12	30.00	12.60	23.86	45°34'23"	23.24	S31°71'11"W
C13	20.00	9.10	17.08	48°55'04"	16.56	N153°32'47"W
C14	50.00	88.21	105.99	121°27'36"	87.23	S201°18'45"W
C15	50.00	12.93	25.30	28°59'40"	25.03	N84°27'37"W
C16	50.00	22.14	41.68	47°45'44"	40.48	N40°04'55"W
C17	50.00	41.67	69.48	79°31'00"	64.02	N17°56'31"E
C18	20.00	9.10	17.08	48°55'04"	16.56	S32°57'32"W
C19	20.00	6.87	12.88	38°31'11"	12.65	S80°32'47"W
C20	70.00	32.72	61.21	50°05'58"	59.28	N86°39'48"E
C21	70.00	14.01	27.66	22°38'26"	27.48	S56°58'00"E
C22	70.00	49.72	86.47	70°46'34"	81.08	S101°53'00"E
C23	70.00	12.49	24.73	20°14'25"	24.60	S35°14'59"W
C24	20.00	6.87	12.87	38°52'12"	12.65	N26°56'06"E
C25	30.00	12.60	23.86	45°34'23"	23.24	S36°30'00"E
C26	30.00	12.60	23.86	45°34'23"	23.24	N141°71'11"W
C27	50.00	25.93	47.84	54°49'05"	46.03	S09°39'50"E
C28	50.00	16.40	31.70	36°19'41"	31.17	S35°54'32"W
C29	30.00	12.60	23.86	45°34'23"	23.24	N31°71'11"E
C30	30.00	12.03	22.88	43°42'25"	22.33	S13°21'12"E
C31	30.00	0.49	0.98	1°51'58"	0.98	S36°08'24"E
C32	50.00	51.01	79.54	91°08'46"	71.41	N08°30'00"E
C33	30.00	12.60	23.86	45°34'23"	23.24	S31°71'11"W
C34	30.00	30.00	47.12	90°00'00"	42.43	N36°30'00"W
C35	20.00	9.10	17.08	48°55'04"	16.56	N74°02'28"E
C36	50.00	7.73	15.35	17°38'07"	15.29	S58°22'30"W
C37	50.00	586.23	148.57	170°15'00"	99.64	N27°42'28"W
C38	20.00	4.48	8.91	25°14'09"	8.74	S44°47'59"W
C39	20.00	4.19	8.27	23°40'56"	8.21	S20°30'27"W
C40	30.00	4.15	8.24	15°44'00"	8.21	S29°12'23"E

LINE	LENGTH	BEARING
L1	18.66'	S08°30'00"W
L2	3.96'	S08°30'00"W
L3	7.98'	S08°30'00"W
L4	15.97'	S08°30'00"W
L5	31.93'	S08°30'00"W
L6	26.88'	S08°30'00"W
L8	4.88'	N08°30'00"E

LEGEND  
 ● PROPOSED CITY MONUMENT  
 ○ EXISTING CITY MONUMENT

**BROCK & BUSTILLOS INC.**  
 CONSULTING ENGINEERS  
 LAND SURVEYORS

417 EXECUTIVE CENTER  
 EL PASO, TEXAS 79902  
 WWW.BROCKBUSTILLOS.COM

PH (915) 542-4900  
 FAX (915) 542-2867

JOB NO. E6379-16

STATE OF TEXAS  
 COUNTY OF EL PASO  
 VIEW POINT ACRES L.L.C., PROPERTY OWNER OF THIS LAND, HEREBY PRESENT THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC THE OSCAR PEREZ AVENUE, 8.0' WIDE ADDITIONAL R.O.W. FOR GOMEZ ROAD EXPANSION AND THE EASEMENTS AS HEREBY SHOWN AND DESIGNATED, ALSO DEDICATED AS UTILITY EASEMENT ONLY IS ANGEL STREET (PRIVATE). THESE EASEMENTS ARE FOR OVERHANG, POLE AND BURIED SERVICE WIRE AND CONDUITS AND THE RIGHT TO INGRESS AND EGRESS FOR SERVICE, CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS.

JACK WINTON  
 COUNTY CLERK

ACKNOWLEDGEMENT  
 STATE OF TEXAS  
 COUNTY OF EL PASO  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF October 2004 BY Jack Winton

Isabel A. Hernandez  
 NOTARY PUBLIC, STATE OF TEXAS  
 MY COMMISSION EXPIRES: 11/30/06

CITY PLAN COMMISSION  
 THIS SUBDIVISION IS HEREBY APPROVED AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS 12<sup>th</sup> DAY OF APRIL 2004 A.D.

EXECUTIVE SECRETARY  
 APPROVED FOR FILING 3/12  
 CITY ENGINEER

CHAIRPERSON  
 DAY OF January 20 05 A.D.

FILING  
 FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS  
 THIS 19<sup>th</sup> DAY OF July 20 05 A.D., IN VOLUME 80 OF THE PLAT RECORDS, PAGE 77 FILE NO. 20050063574

Walter Alvarado  
 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.

Isaac Camacho  
 ISAAC CAMACHO, R.P.L.S. NO. 5337  
 10/26/04

SUBDIVISION IMPROVEMENT PLANS PREPARED BY AND UNDER THE SUPERVISION OF ALICIA RODRIGUEZ LICENSED PROFESSIONAL ENGINEER NO. 91971

Alicia Rodriguez  
 ALICIA RODRIGUEZ, P.E. No. 91971  
 10/26/04