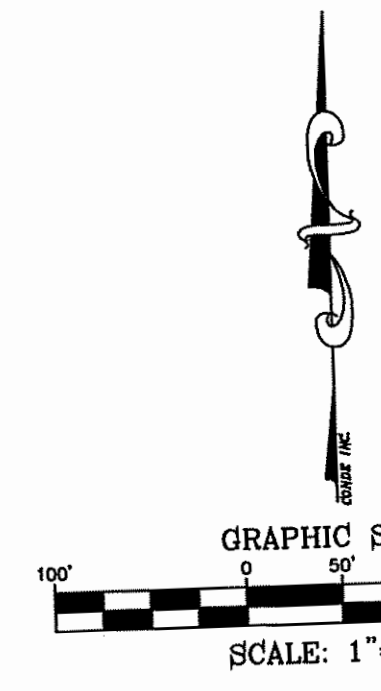


# LOS NOGALES ESTATES REPLAT "A"

BEING A REPLAT OF A PORTION OF LOS NOGALES ESTATES CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 45.934 ACRES

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	30.81'	19.40'	27.85'	S45°50'02"W	88°15'00"
C2	28.00'	12.51'	6.36'	12.41'	S14°35'43"W	25°36'22"
C3	28.00'	12.51'	6.36'	12.41'	S14°35'43"W	25°36'22"
C4	400.00'	150.48'	76.14'	149.59'	N12°34'10"E	21°33'16"
C5	400.00'	150.48'	76.14'	149.59'	S12°34'10"W	21°33'16"
C6	200.00'	10.37'	5.19'	10.37'	S01°18'23"W	2°58'19"
C7	200.00'	28.92'	14.48'	28.89'	N2°57'45"E	8°17'02"
C8	424.00'	99.62'	50.04'	99.39'	N13°50'07"E	13°27'42"
C9	424.00'	20.58'	10.29'	20.57'	N21°57'23"E	2°46'50"
C10	376.00'	141.45'	71.57'	140.62'	S12°34'10"W	21°33'16"
C11	20.00'	31.42'	20.00'	28.28'	S43°12'28"W	90°00'00"
C12	20.00'	31.42'	20.00'	28.28'	N46°47'32"E	90°00'00"
C13	10.00'	15.71'	10.00'	14.14'	N43°12'28"W	90°00'00"
C14	10.00'	15.71'	10.00'	14.14'	S46°47'32"E	90°00'00"
C15	40.00'	18.45'	9.39'	18.28'	S11°28'25"E	26°29'53"
C16	70.00'	23.83'	11.63'	23.51'	N14°58'13"W	19°20'18"
C17	70.00'	96.79'	57.53'	89.26'	N34°16'39"E	79°13'28"
C18	70.00'	51.56'	27.01'	18.29'	N77°05'31"W	26°29'53"
C19	40.00'	18.45'	9.39'	18.29'	N77°05'31"W	26°29'53"
C20	40.00'	17.92'	9.11'	17.77'	S76°14'39"W	25°39'47"
C21	70.00'	87.61'	50.59'	82.01'	S82°04'09"E	71°42'47"
C22	70.00'	87.61'	50.59'	82.01'	N14°37'28"E	25°39'47"
C23	40.00'	17.92'	9.11'	17.77'	N44°04'58"W	91°45'00"
C24	20.00'	32.03'	20.62'	28.71'	S45°50'02"W	88°15'00"
C25	20.00'	32.03'	20.62'	28.71'	N44°04'58"W	91°45'00"
C26	20.00'	32.03'	20.62'	28.71'	N11°16'26"E	19°01'48"
C27	376.00'	124.88'	63.02'	124.31'	N11°16'26"E	19°01'48"
C28	376.00'	16.57'	8.28'	16.56'	N22°05'04"E	2°31'27"
C29	424.00'	151.72'	76.68'	150.91'	S13°05'45"W	20°20'38"
C30	424.00'	7.79'	3.90'	7.79'	S21°19'07"W	10°31'07"
C31	20.00'	31.42'	20.00'	28.28'	N46°47'32"E	90°00'00"
C32	20.00'	31.42'	20.00'	28.28'	S43°12'28"W	90°00'00"
C33	20.00'	31.42'	20.00'	28.28'	S46°47'32"E	90°00'00"
C34	20.00'	31.42'	20.00'	28.28'	N43°12'28"W	90°00'00"
C35	20.00'	31.42'	20.00'	28.28'	S46°47'32"E	90°00'00"
C36	20.00'	31.42'	20.00'	28.28'	N43°12'28"W	90°00'00"
C37	20.00'	46.02'	28.92'	41.64'	N45°44'32"E	87°54'00"
C38	20.00'	32.15'	20.75'	28.80'	N44°15'28"E	92°06'00"
C39	20.00'	30.68'	19.28'	27.76'	N45°44'32"E	87°54'00"
C40	30.00'	48.22'	31.12'	43.20'	S44°15'28"E	92°06'00"

LINE	LENGTH	BEARING
L1	12.00'	S92°32'W
L2	7.98'	S14°32'W
L3	20.01'	N14°32'E
L4	12.01'	N14°32'E
L5	20.01'	N14°32'E
L6	12.01'	N14°32'E
L7	4.00'	S88°12'28"E
L8	29.00'	N14°32'E
L9	76.00'	S88°12'28"E
L10	29.00'	N14°32'E
L11	4.00'	S88°12'28"E
L12	15.62'	N89°41'32"E



NOTES:  
 WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (LOS NOGALES ESTATES REPLAT "A") FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF 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.

TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.  
 INSTRUMENT No. 2018DD34993-2018DD35041 DATE 5/3/18

VEHICULAR ACCESS TO LOTS 7 THRU 14, LOT 23, BLOCK 2, LOTS 1 AND 10, BLOCK 3, ABUTTING BORDERLAND RD. AND WESTSIDE RD. SHALL BE FROM OTHER PRIVATE STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
 INSTRUMENT No. 2018DD35043 DATE 5/3/18

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
 INSTRUMENT No. 2018DD35042 DATE 5/3/18

U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS. LOT CORNERS BEING 1/2" REBAR WITH CAP MARKED TX 5152 WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.

BEARING BASIS IS TRUE NORTH FOR A TRANSVERSE MERCATOR SURFACE PROJECTION AS DETERMINED BY GPS METHODS BASED AT A SET HUB WITH COORDINATES:  
 LONGITUDE: 106°37'55.101"W  
 HEIGHT: 3749.3881'  
 VERTICAL DATUM IS CITY AS PER NGS DISK "CHNO" IN ACCORDANCE WITH THE FOLLOWING:  
 NAD 83 ELEV=3759.57 FEET, (RECORDED)  
 NGVD 29 ELEV=3757.84 FEET, (CORRESPOND CALC.)  
 "CITY DATUM"=3749.38 FEET, (ADJUSTED)

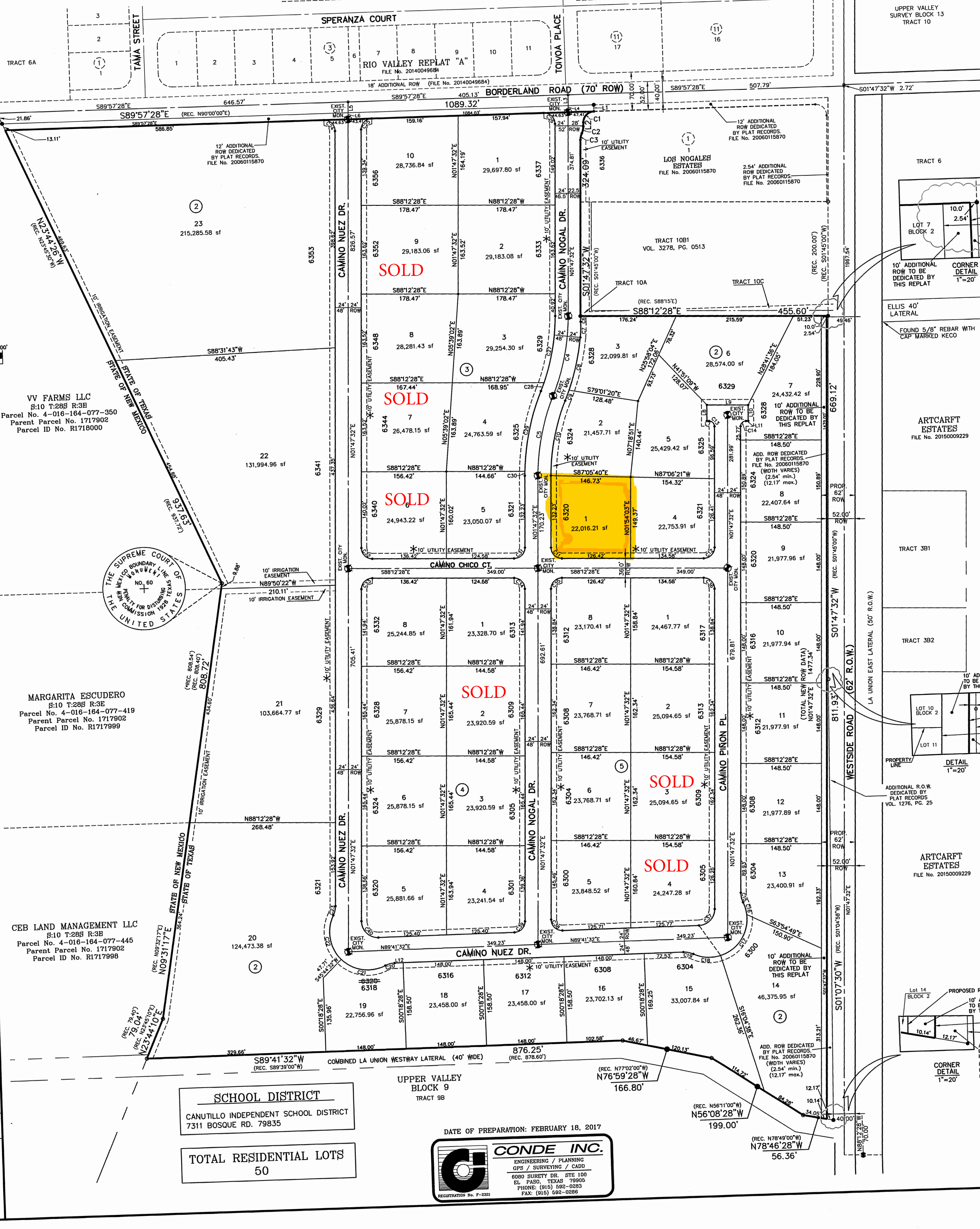
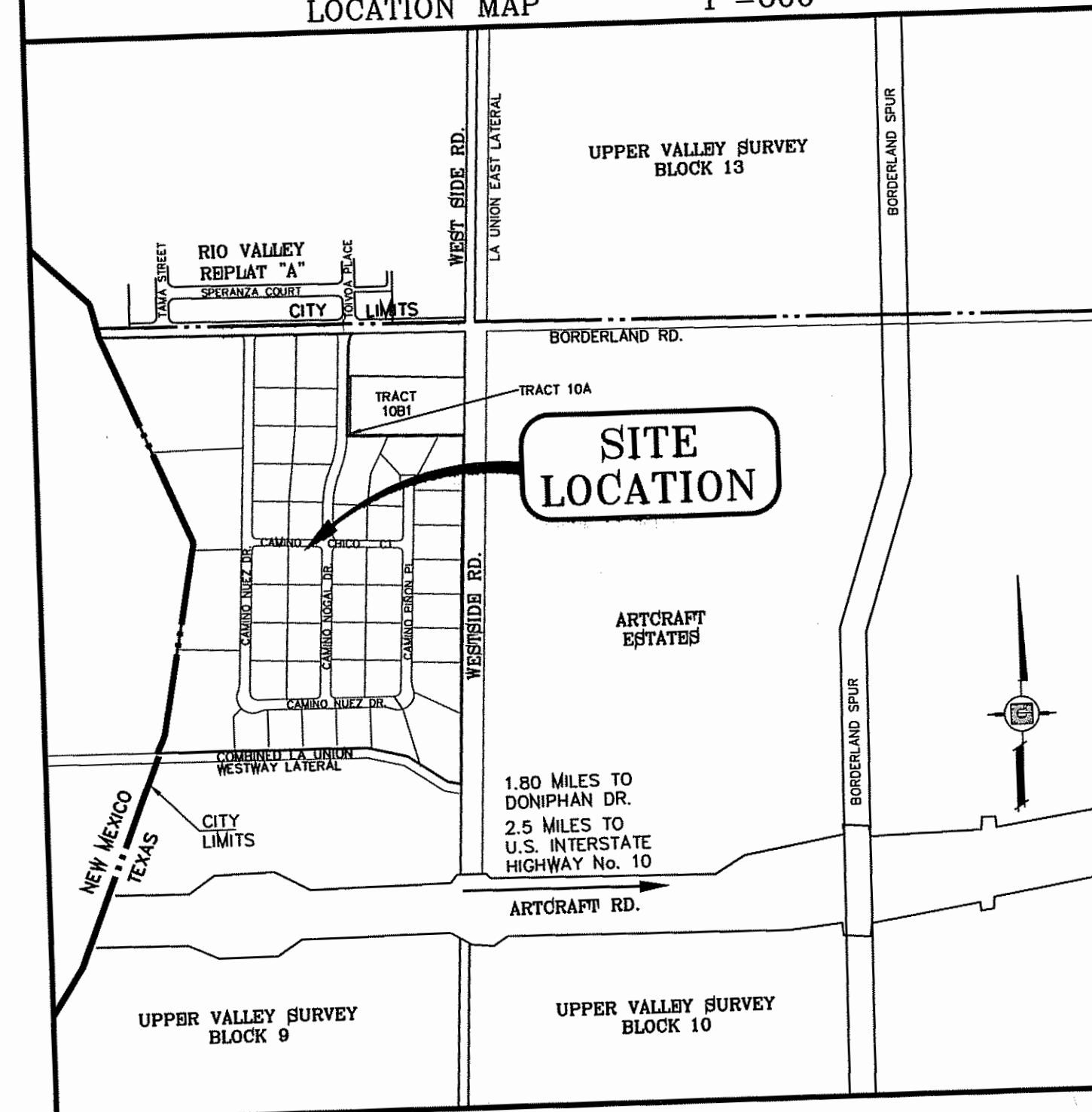
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4902120129B, DATED SEPTEMBER 4, 1991 THIS PROPERTY IS IN FLOOD HAZARD ZONE X OUTSIDE THE 500 YEAR FLOOD-PLAIN.

UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATED BY ON SITE EVIDENCE AND RECORD INFORMATION. PLEASE CALL LOCAL UTILITY COMPANIES BEFORE DIGGING.

ALL LOTS IN THE SUBDIVISION ARE SUBJECT TO ON-SITE PONDING.

\*=10' UTILITY AND IRRIGATION EASEMENT.

REASON OF REPLAT: IN ORDER TO DEVELOPED ORIGINAL APPROVED PLAT.



VV FARMS LLC  
 S10 T:288 R:3B  
 Parcel No. 4-016-164-077-350  
 Parent Parcel No. 1717902  
 Parcel ID No. R1718000

MARGARITA ESCUDERO  
 S10 T:288 R:3B  
 Parcel No. 4-016-164-077-419  
 Parent Parcel No. 1717902  
 Parcel ID No. R1717999

CEB LAND MANAGEMENT LLC  
 S10 T:288 R:3B  
 Parcel No. 4-016-164-077-445  
 Parent Parcel No. 1717902  
 Parcel ID No. R1717998

SCHOOL DISTRICT  
 CANUTILLO INDEPENDENT SCHOOL DISTRICT  
 7311 BOSQUE RD. 79835

TOTAL RESIDENTIAL LOTS  
 50

DATE OF PREPARATION: FEBRUARY 18, 2017

**CONDE INC.**  
 ENGINEERING / PLANNING  
 GPS / SURVEYING / CAD  
 6000 BURETT DR. STE 100  
 EL PASO, TEXAS 79906  
 PHONE: (915) 582-0208  
 FAX: (915) 582-0286

**DEDICATION**  
 E.P.V.L.L.C., a Texas Limited Liability Company, CEB Land Management LLC, a Texas Limited Liability Company, V.V. Farms LLC, a New Mexico Limited Liability Company, and Margarita Escudero, property owners of this land hereby present this plat and dedicate to the use of the public, the streets, drives, additional right-of-ways as shown, utility and irrigation easements as herein laid down and dedicated, including easements for overhead or underground utility lines, and 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 my signature this 2nd day of April, 2018.

E.P.V.L.L.C. By: James Volk, Managing Partner  
 CEB Land Management LLC By: Jimmy Owen Bowden, Manager  
 V.V. Farms LLC By: James Volk, as individual  
 Margarita Escudero By: Margarita Escudero, Owner

**ACKNOWLEDGEMENT**  
 STATE OF TEXAS  
 COUNTY OF EL PASO  
 Before me, the undersigned authority, on this day personally appeared F. James Volk, Managing Partner of E.P.V.L.L.C., a Texas Limited Liability Company, 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 consideration herein expressed.

Given under my hand and seal of office this 2nd day of April, 2018.  
F. James Volk My Commission Expires 3-18-2022

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 Jimmy Owen Bowden, Manager of CEB Land Management LLC, a Texas Limited Liability Company, 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 consideration herein expressed.

Given under my hand and seal of office this 2nd day of April, 2018.  
Jimmy Owen Bowden My Commission Expires 3-18-2022

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 F. James Volk, as individual for V.V. Farms LLC, a New Mexico Limited Liability Company, 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 consideration herein expressed.

Given under my hand and seal of office this 2nd day of April, 2018.  
F. James Volk My Commission Expires 3-18-2022

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 Margarita Escudero, individual Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same as the act and deed of said corporation for the purpose and consideration herein expressed.

Given under my hand and seal of office this 2nd day of April, 2018.  
Margarita Escudero My Commission Expires 3-18-2022

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 the State of Texas.

Approved and filed this 5th day of April, 2018.  
Isabel Chavez Planning and Inspections Director

**FILED**  
 Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 3rd day of May, 2018, A.D. in File No. 20180034992

Isabel Chavez County Clerk  
Isabel Chavez By Deputy

Prepared by and under the supervision of:  
**YVONNE CONDE CURRY, P.E.**  
 Registered Professional Engineer  
 Registration No. 61648

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 and Professional Standards.

Yvonne Conde Curry, P.E.  
 Yvonne Conde Curry, P.E.  
 Registered Professional Land Surveyor  
 Texas License No. 5152

**STATE OF TEXAS**  
 NOTARY PUBLIC  
 State of Texas  
 Commission Exp. 3-18-2022

<b>Los Nogales</b>	<b>Price</b>	<b>Lot Sq Ft.</b>	<b>Lot</b>	<b>Block</b>	<b>Front</b>	<b>Rear</b>	<b>Left</b>	<b>Right</b>
6320 Camino Nogal	\$85,000.00	22,016	1	2	149	149	146	146