

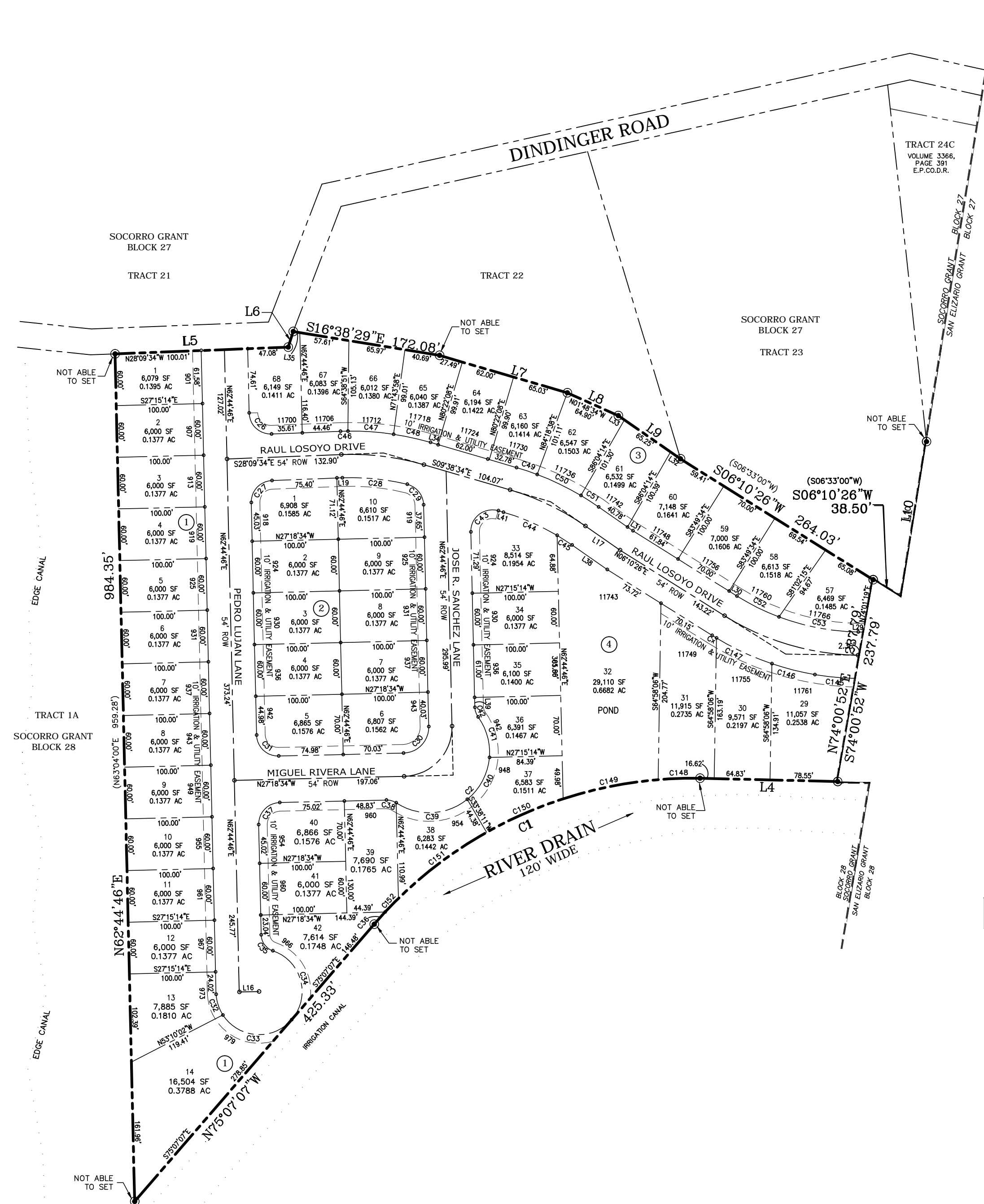
VILLA VALENCIA ESTATES UNIT ONE

TRACT 1B, BLOCK 28, SOCORRO GRANT,
CITY OF SOCORRO, EL PASO COUNTY, TEXAS.

CONTAINING: 486,267 SQ. FT.
OR 11.1631 ACRES

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	427.87	489.46	50°05'11"	N50°04'31"W	414.38
C2	194.66	70.00	159°19'44"	S72°16'54"E	137.73
C26	39.66	25.00	90°54'20"	S17°17'36"W	35.63
C27	38.87	25.00	89°09'40"	N72°42'24"W	35.07
C28	76.01	273.00	15°57'06"	N20°11'01"W	75.76
C29	32.70	25.00	74°57'14"	N28°16'09"E	30.42
C30	47.09	30.00	89°56'40"	S72°16'54"E	42.41
C31	39.29	25.00	90°03'20"	S17°43'06"W	35.37
C32	27.56	50.00	31°35'04"	S46°57'14"W	27.21
C33	92.75	50.00	106°16'49"	S21°58'43"E	80.01
C34	97.81	50.00	112°05'04"	N48°50'21"E	82.94
C35	24.42	20.00	69°56'56"	S27°46'17"W	22.93
C36	19.03	489.46	21°34'40"	N74°30'16"W	19.03
C37	39.25	25.00	89°56'40"	N72°16'54"W	35.34
C38	12.11	20.00	34°41'32"	N09°57'48"E	11.93
C39	88.22	70.00	72°12'37"	S28°43'21"E	82.50
C40	56.65	70.00	46°21'53"	S88°00'38"E	55.11
C41	49.79	70.00	40°45'14"	N48°29'51"E	48.75
C42	12.11	20.00	34°41'32"	S45°24'00"W	11.93
C43	46.95	25.00	107°36'40"	N63°26'54"W	40.35
C44	67.99	273.00	14°18'10"	N02°30'29"W	67.81
C45	20.66	273.00	4°20'10"	N08°47'41"E	20.66
C46	8.69	327.00	1°51'19"	N27°23'55"W	8.69
C47	53.15	327.00	9°18'43"	N21°58'53"W	53.09
C48	43.85	327.00	7°40'58"	N17°29'03"W	43.81
C49	25.32	327.00	4°26'13"	N07°52'28"W	25.32
C50	56.45	327.00	9°53'29"	N00°15'37"W	56.38
C51	24.41	327.00	4°16'38"	N06°49'26"E	24.41
C52	54.58	273.00	11°27'17"	S00°26'47"W	54.49
C53	94.11	273.00	19°45'03"	S15°09'23"E	93.64
C145	49.79	327.00	8°43'25"	N00°15'37"W	49.74
C146	61.97	327.00	10°51'30"	S10°52'44"E	61.88
C147	66.34	327.00	11°37'25"	S00°21'43"W	66.23
C148	48.46	489.46	9°40'21"	N27°52'05"W	48.44
C149	112.83	489.46	13°12'29"	N37°18'30"W	112.58
C150	97.17	489.46	11°22'29"	N49°35'59"W	97.01
C151	128.25	489.46	15°00'46"	N62°47'36"W	127.88
C152	22.13	489.46	2°35'27"	N71°35'43"W	22.13

LINE	LENGTH	BEARING
L4	160.00	N24°34'31"W
L5	201.10	S28°09'34"E
L6	19.10	N81°49'28"E
L7	154.52	S09°37'32"E
L8	64.90	S01°48'34"E
L9	87.88	S09°37'45"W
L16	23.00	S27°15'14"E
L17	49.11	S05°57'45"W
L19	6.31	S28°09'34"E
L30	10.72	N06°10'26"E
L31	7.67	S09°37'45"W
L34	9.29	S09°38'34"E
L35	7.82	N16°38'29"W
L38	49.77	N05°57'45"E
L39	11.38	N52°44'46"E
L41	6.14	S09°38'34"E



ROAD	LENGTH
PEDRO LU'AN LANE	110.00
RAUL LOSOYO DRIVE	80.00
MIGUEL RIVERA LANE	100.00
JOSE R. SANCHEZ LANE	100.00

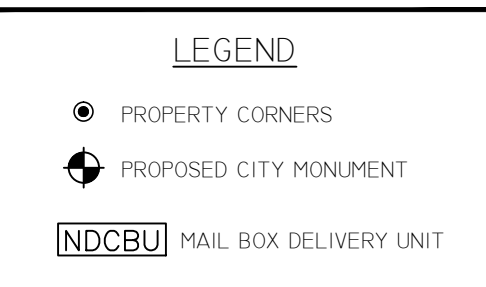
TOTAL NUMBER OF LOTS
RESIDENTIAL = 50 LOTS
PONDING = 1

SCHOOL DISTRICT
SAN ELIZARIO INDEPENDENT SCHOOL DISTRICT
P.O. BOX 920 SAN ELIZARIO, TEXAS 79849

WATER
THIS SUBDIVISION WILL BE SERVED BY THE LOWER VALLEY WATER DISTRICT FROM EXISTING LINES.

SEWER
THIS SUBDIVISION WILL BE SERVED BY THE LOWER VALLEY WATER DISTRICT FROM EXISTING LINES.

STORMWATER
PUBLIC STORMWATER INFRASTRUCTURE WILL BE MAINTAINED BY THE EL PASO COUNTY.



SPECIAL BOUNDARY NOTE:

- MULTIPLE ERRORS WERE DISCOVERED IN THE MAP OF BLOCK 27, SAN ELIZARIO GRANT, BY J.W. CARTER, CAUSING A MIS-MATCH BETWEEN THE OTHER ADJOINING 3 BLOCKS. ORIGINAL "SURVEY LINES" EXISTING PRIOR TO THE CARTER SURVEY WERE HELD FOR THIS SURVEY.
- THE BOUNDARY FOR THE RIVER DRAIN IS BASED ON A 40' OFFSET FROM THE CENTERLINE OF THE EXISTING DRAIN. THIS OFFSET WAS DETERMINED BY THE FOUND ORIGINAL PIPE AT THE EASTERLY CORNER OF TRACT 15B, SAN ELIZARIO GRANT. THE LOCATION MAY CHANGE IF NEW EVIDENCE IS RECEIVED FROM A SOURCE NOT YET FOUND.

THIS PROPERTY LIES IN ZONE X, AS DESIGNATED BY F.E.M.A.; CITY OF EL PASO, COMMUNITY PANEL NO. 480212-0300 B, DATED SEPTEMBER 4, 1991.

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.

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.

John A. Eby, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 5372

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

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

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

WE, PASO DEL NORTE LAND INVESTMENTS, LP., AS OWNERS OF THE 11.1631 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VILLA VALENCIA ESTATES, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PONDS AND EASEMENTS SHOWN HEREIN. SPECIFIC IMPROVEMENTS TO BE DEDICATED TO THE CITY OF SOCORRO ARE: OVIEDO DRIVE, B. SALAZAR LANE, BADALONA LANE, SABADEL LANE, AND PONDING AREAS, LOT 33, BLOCK 4.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTION PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

PASO DEL NORTE LAND INVESTMENTS, LP. _____ DATE _____

STATE OF TEXAS
COUNTY OF EL PASO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED PASO DEL NORTE LAND INVESTMENTS, LP., PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENT THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME OF THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2014.

SIGNATURE MY COMMISSION EXPIRES _____

CITY OF SOCORRO CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009 (C) AND § 212.0115 (B):

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VILLA VALENCIA ESTATES WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SOCORRO ON _____, 2014.

ATTEST: _____ DATE _____
MAYOR OF THE CITY OF SOCORRO SECRETARY OF THE CITY OF SOCORRO

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____, COUNTY CLERK OF EL PASO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND RECORDED UNDER INSTRUMENT NUMBER _____ IN THE PLAT RECORDS OF THE EL PASO COUNTY.

EL PASO COUNTY CLERK

OWNER/DEVELOPER:
PASO DEL NORTE LAND INVESTMENTS, LP.
11930 MSTA DEL SOL DRIVE
SUITE C
EL PASO, TEXAS 79936
PHONE: (915) 855-0622
FAX: (915) 855-0988

ENGINEERING AND PLANNING
CONSULTATION BY:
SAL MASOUD, P.E. # 70774
DEL RIO ENGINEERING
P.O. BOX 220251
EL PASO, TX 79913
(915) 833-2400
FAX: (915) 845-1412

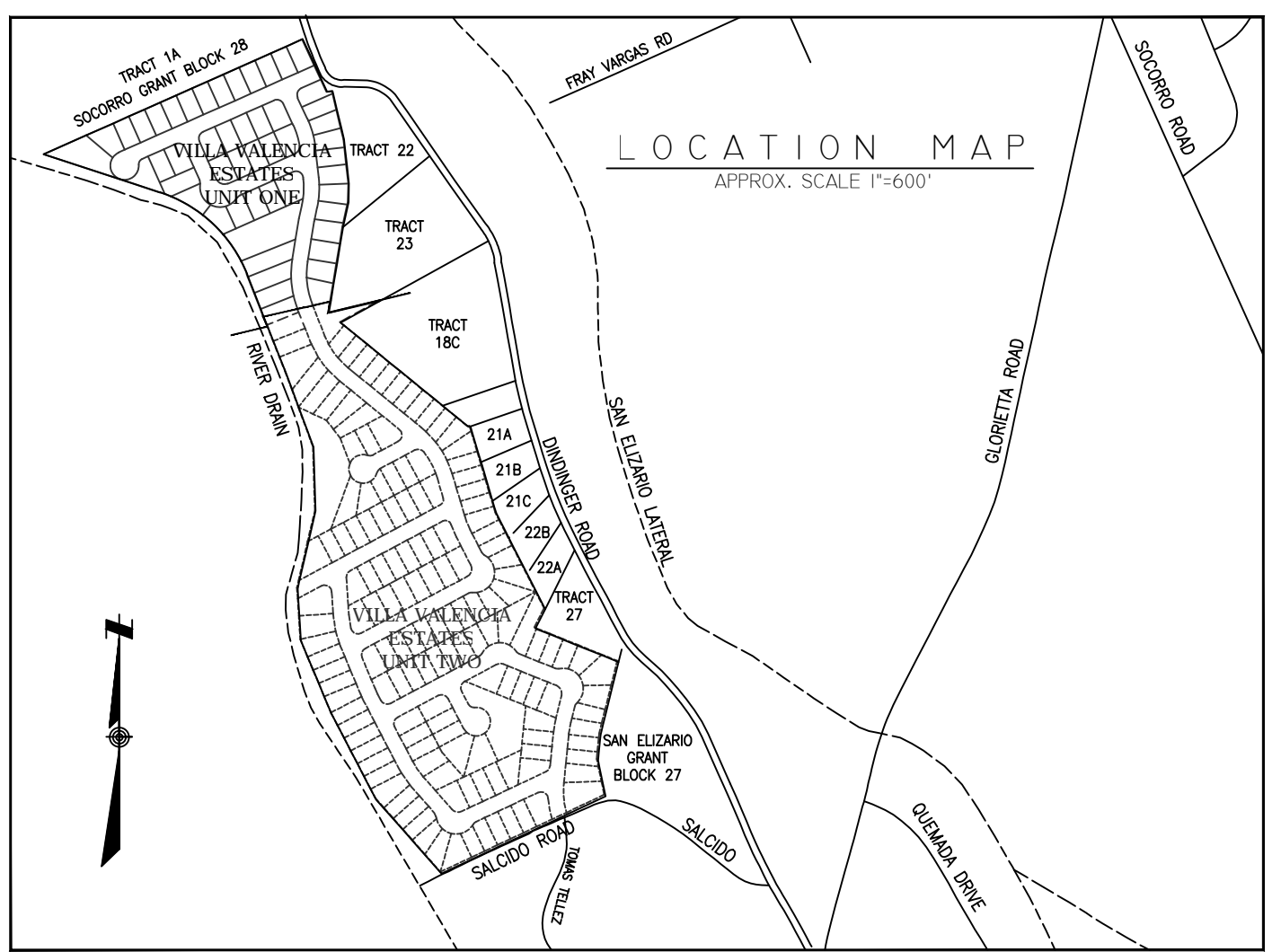
PLAT PREPARED BY:
JOHN A. EBY RPLS #5372
PASO DEL NORTE SURVEYING, INC.
13998 BRADLEY ROAD
EL PASO, TEXAS 79938
PHONE: (915) 241-1841

DATE OF REVISION: AUGUST 27, 2014
DATE OF REVISION: MAY 7, 2014
DATE OF PREPARATION: APRIL 30, 2014



PASO DEL NORTE SURVEYING INC.
13998 BRADLEY ROAD, EL PASO, TEXAS 79938
TBPFS FIRM #10001200
PH. 915-241-1841
FAX 915-855-6925
OCOPYRIGHT

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
VILLA VALENCIA ESTATES UNIT ONE is located within the extraterritorial jurisdiction of the City of Socorro, on the easterly side of Interstate Highway No.10, approximately 3,500 feet northeast from the intersection San Elizario Road and Socorro Road.



NOTES:

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.

INSTRUMENT No. _____ DATE _____

UNLESS OTHERWISE STATED, SET 5/8" REBAR WITH CAP AT ALL EXTERIOR BOUNDARY CORNERS.

TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.

INSTRUMENT No. _____ DATE _____

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

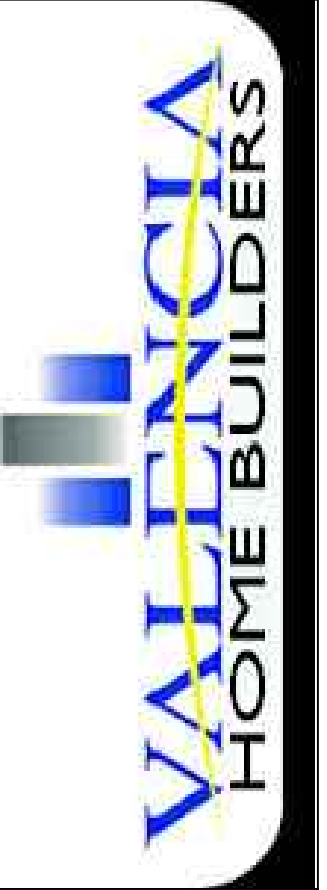
THIS SUBDIVISION LIES WITHIN THE SAN ELIZARIO INDEPENDENT SCHOOL DISTRICT.

THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO VILLA VALENCIA ESTATES BY THE LOWER VALLEY WATER DISTRICT IN ACCORDANCE WITH THEIR REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING UTILITIES LOCATED ON SALCIDO ROAD, AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON SALCIDO ROAD.

POSTAL DELIVERY SERVICE WILL BE PROVIDED BY NDCBUS.



NEW HOMES TO BE BUILT BY:



A NEW RESIDENTIAL SUBDIVISION

VILLA VALENCIA ESTATES

TEXAS

EL PASO,

LEGAL DESCRIPTION

SUBDIVISION:
VILLA VALENCIA ESTATES
EL PASO COUNTY,
TEXAS

SQUARE FOOTAGE

1st LEVEL:	1465
2nd LEVEL:	N/A
LIVING AREA:	1465
COURTYARD:	116
PORCH:	16
GARAGE:	440
TOTAL AREA:	2,037

PROJECT No.
1485B

CLIENTS APPROVAL

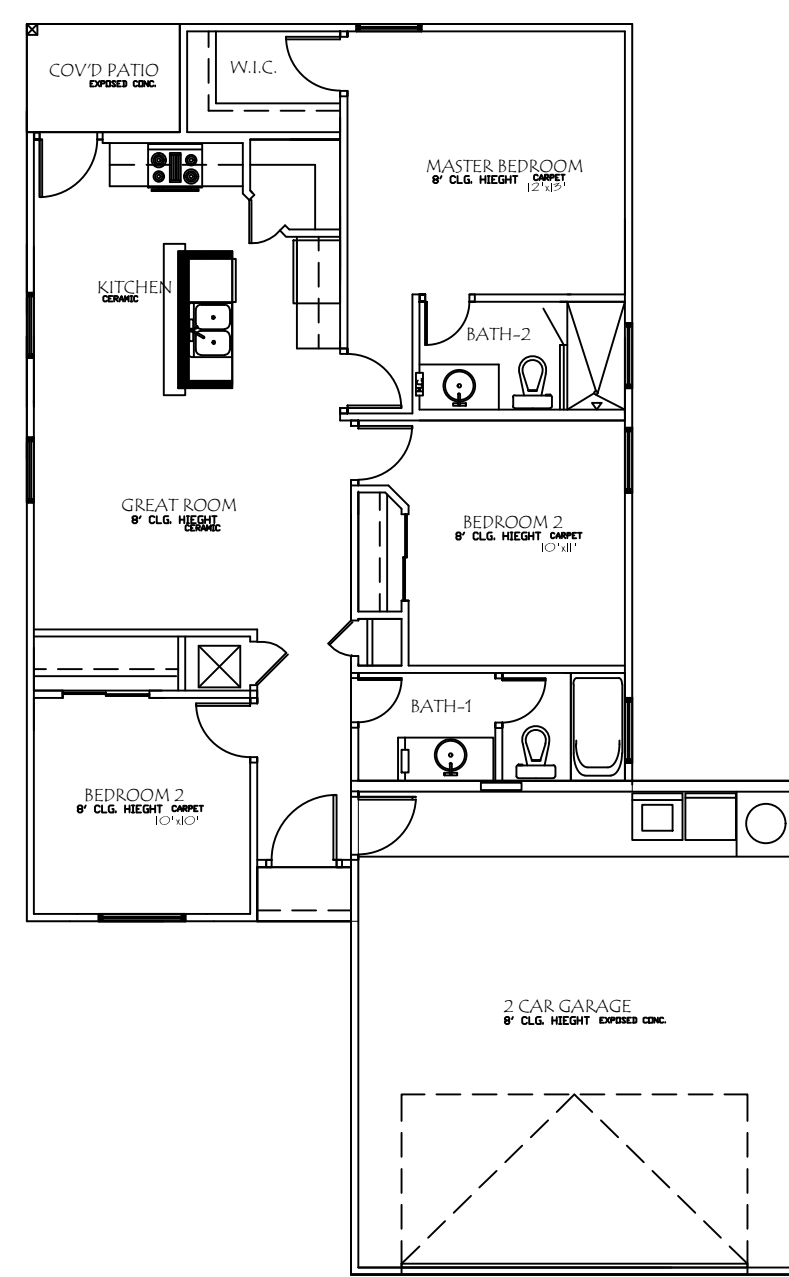
X _____
X _____

DATE
OCTOBER 2, 2015

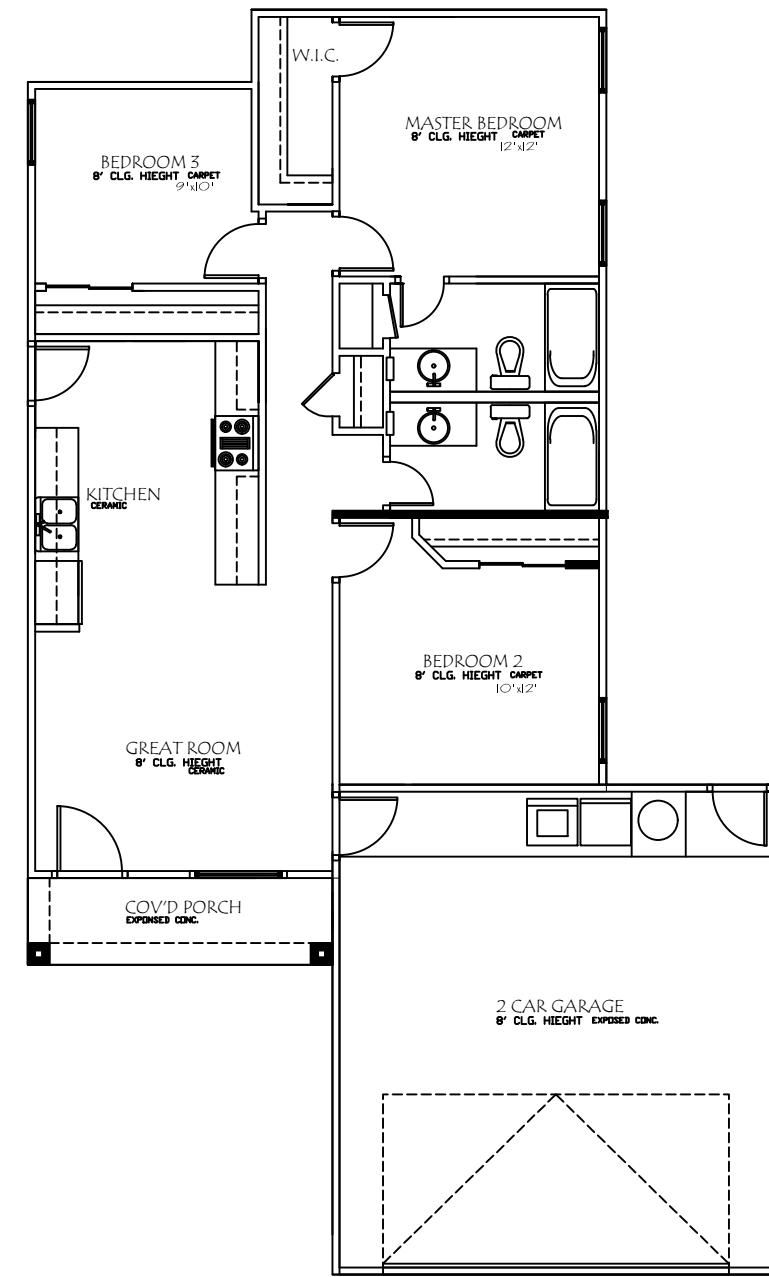
SHEET TITLE
PRELIMINARY
SITE PLAN
FLOOR PLAN



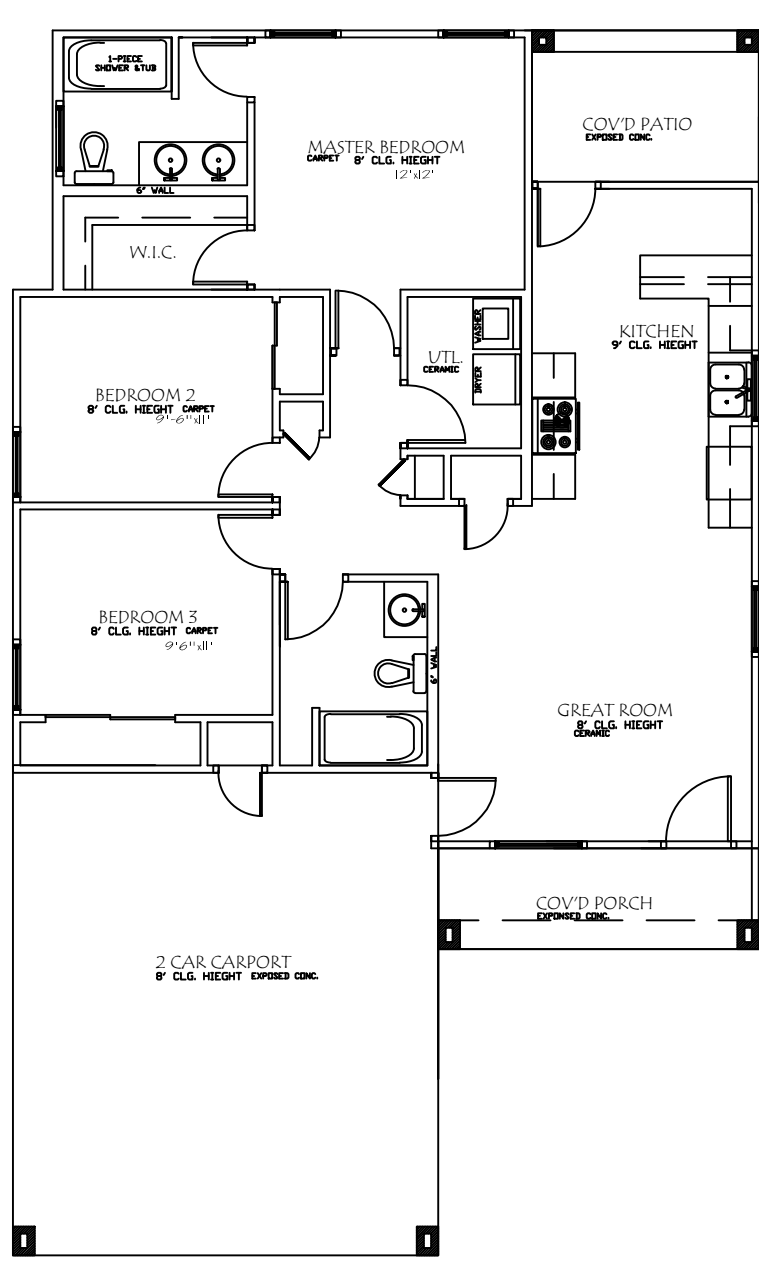
SHEET No.
A1
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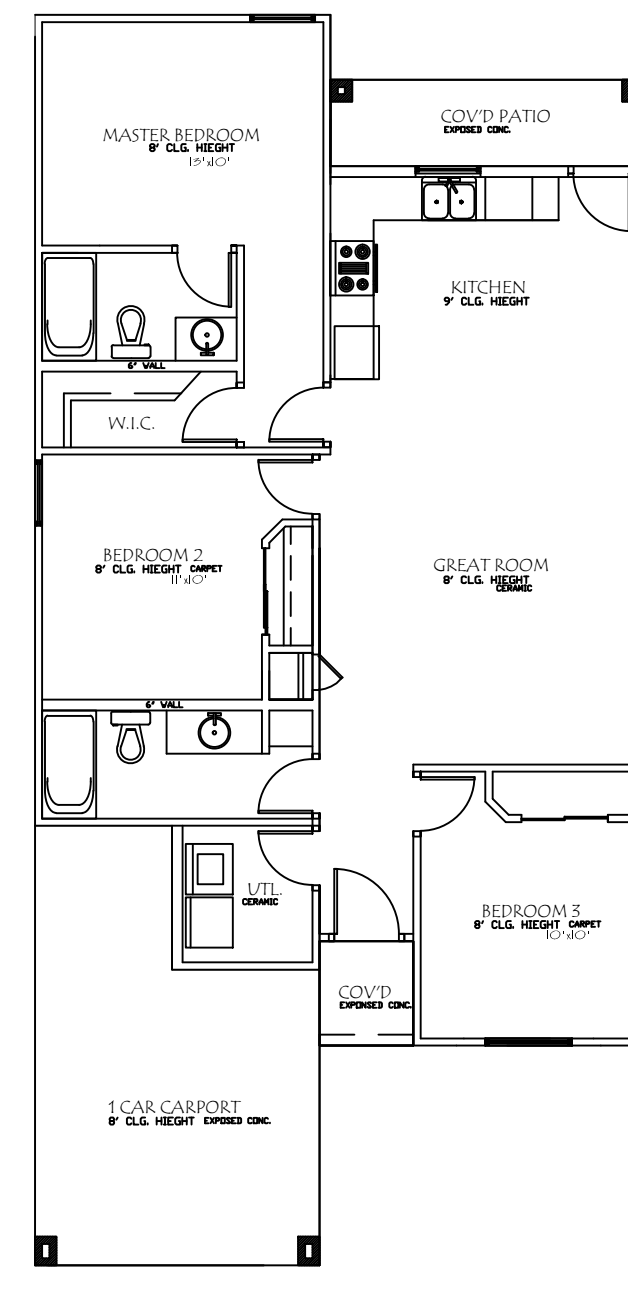
FLOOR PLAN



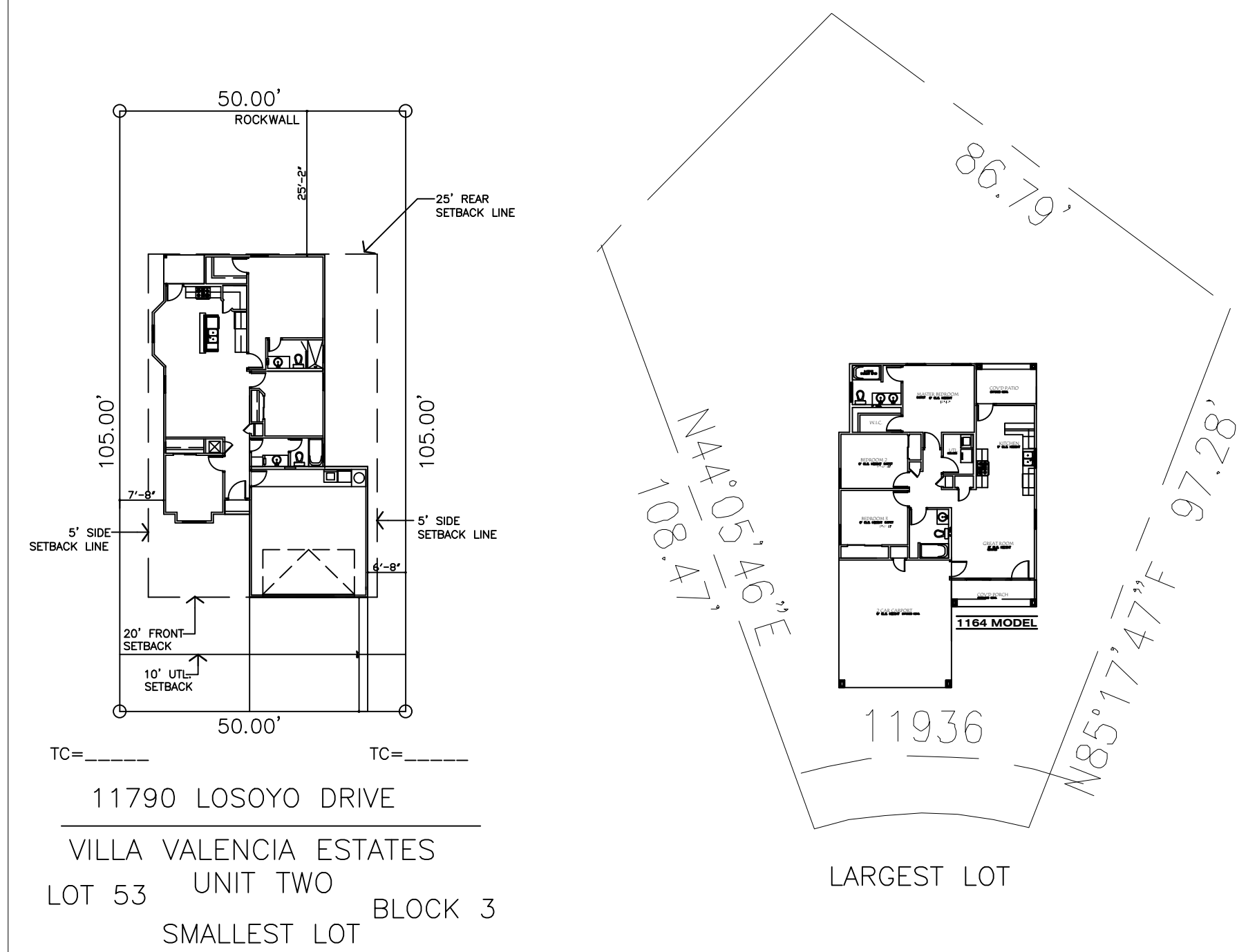
FLOOR PLAN



FLOOR PLAN



FLOOR PLAN



11790 LOSOYO DRIVE
VILLA VALENCIA ESTATES
LOT 53 UNIT TWO BLOCK 3
SMALLEST LOT

LARGEST LOT

**ALL HOMES ON LARGER LOTS
WILL HAVE AN OPTION TO INCREASE
SQUARE FOOTAGE AS LOT ALLOWS**

VILLA VALENCIA ESTATES
THIS IS A PROPOSED SINGLE FAMILY
RESIDENTIAL SUBDIVISION.
AFFORDABLE HOUSING
NOT TO EXCEED 1,000 SQ. FT. LIVING
STARTING AT \$80,000

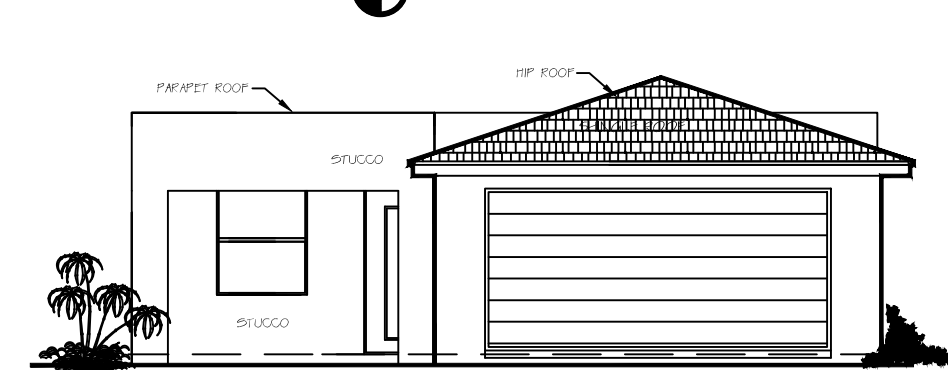


FRONT ELEVATION

1040 MODEL

SQUARE FOOTAGE	
LIVING AREA:	1040
PATIO:	55
PORCH:	10
GARAGE:	471
TOTAL AREA:	1596

55'-8" W X 57'-10" L

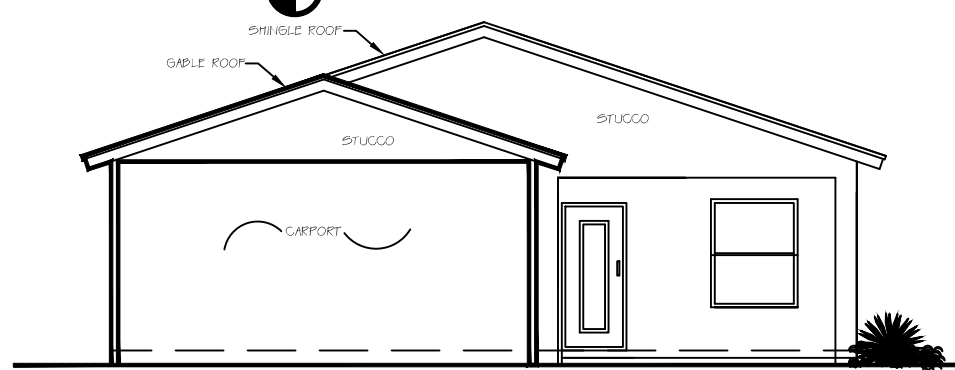


FRONT ELEVATION

990 MODEL

SQUARE FOOTAGE	
LIVING AREA:	990
PATIO:	0
PORCH:	55
GARAGE:	471
TOTAL AREA:	1496

54'-9" W X 58'-6" L

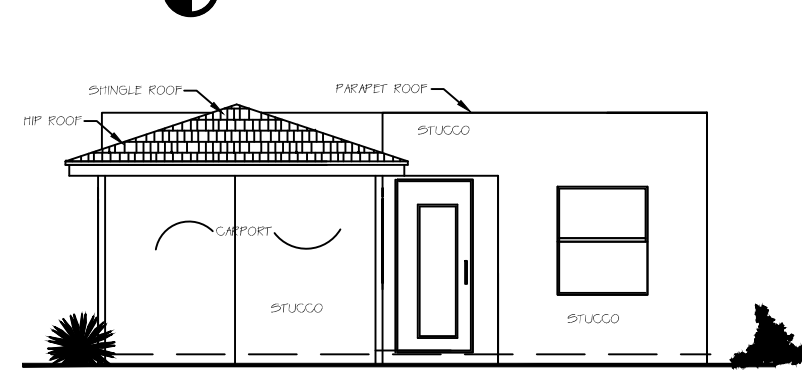


FRONT ELEVATION

1164 MODEL

SQUARE FOOTAGE	
LIVING AREA:	1164
PATIO:	75
PORCH:	70
CAR PORCH:	445
TOTAL AREA:	1752

54'-6" W X 66'-7" L



FRONT ELEVATION

1000 MODEL

SQUARE FOOTAGE	
LIVING AREA:	1000
PATIO:	55
PORCH:	20
CAR PORCH:	222
TOTAL AREA:	1300

28'-6" W X 57'-8" L



SERIES OF AFFORDABLE LIVING