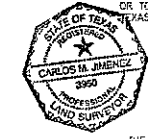


VALLE NUEVO COMMERCIAL CENTER #1

BEING A PORTION OF TRACTS 11, 12A, 13A2, 14 AND 14-A, BLOCK 5, SOCORRO GRANT CITY OF SOCORRO, EL PASO COUNTY TEXAS CONTAINING: 23.56 ACRES ±



CARLOS M. JIMENEZ, P.E. (PLS-NO. 3950)

DATE: 3/8/22

I HEREBY CERTIFY THAT THIS DRAWING AND THE IRRIGABLE AREA TABLES INCLUDED ON THIS DRAWING ARE A TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION PLAT AS FILED OR TO BE FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS.

BY: *[Signature]* DATE: 3-16-22
EL PASO COUNTY WATER IMPROVEMENT DISTRICT No. 1

TOTAL LOTS

COMMERCIAL	=18
POND	=1
TOTAL	=19

BENCHMARK:
BRASS DISK ON BRIDGE LOCATED AT JUAN DE HERRERA LATERAL AS SHOWN ON EASTLAKE VALLEY SUBDIVISION. ELEVATION: 3820.48' (U.S. BUREAU OF RECLAMATION)

FLOOD ZONE:
THIS SUBDIVISION LIES WITHIN UNSHADED ZONE "X" AS DESIGNATED IN PANEL NO. 280212 0236 B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. UNSHADED ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	35.00'	54.98'	35.00'	49.50'	S83°11'22"E	090°00'00"
C2	100.00'	155.25'	98.20'	140.13'	N83°42'37"W	088°57'30"
C3	1024.00'	49.98'	24.99'	49.98'	S51°45'16"W	002°47'44"
C4	22858.00'	232.03'	116.02'	232.03'	S39°52'53"E	000°34'54"
C5	3054.98'	100.94'	50.47'	100.93'	S92°30'48"W	001°53'35"
C6	30.00'	47.10'	29.98'	42.41'	S78°30'33"E	089°57'35"
C7	4945.41'	812.03'	306.41'	811.64'	N60°03'24"E	007°05'27"
C8	3054.98'	475.85'	238.41'	475.37'	S59°08'24"W	008°55'28"
C9	60.00'	84.96'	60.71'	85.35'	S84°34'11"E	090°40'38"
C10	994.00'	54.56'	27.28'	54.55'	S51°39'51"W	003°08'42"
C11	994.00'	72.96'	36.50'	72.94'	S95°20'22"W	004°12'19"
C12	300.00'	58.28'	29.74'	59.18'	S27°52'07"E	011°19'16"
C13	300.00'	30.84'	15.43'	30.83'	S19°15'47"E	005°53'24"
C14	30.00'	46.82'	29.90'	42.07'	N78°02'37"W	089°01'44"
C15	30.00'	47.14'	30.02'	42.44'	N11°29'28"E	090°02'25"
C16	4945.41'	92.76'	46.38'	92.76'	S57°02'55"W	001°04'29"
C17	4945.41'	111.31'	55.66'	111.31'	S58°13'51"W	001°17'23"
C18	30.00'	45.86'	28.77'	41.53'	S77°02'36"E	087°35'45"
C19	30.00'	47.63'	30.61'	42.78'	S11°57'23"W	090°58'16"
C20	30.00'	46.92'	29.90'	42.07'	N78°02'37"W	089°01'44"
C21	30.00'	49.12'	32.06'	43.81'	N13°22'25"E	093°48'20"
C22	4945.50'	119.58'	58.79'	119.57'	S60°58'09"W	001°23'07"
C23	4945.50'	129.39'	64.70'	129.39'	S62°24'41"W	001°29'57"
C24	4945.50'	38.08'	19.04'	38.08'	S63°25'53"W	000°28'28"

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C25	3054.98'	65.30'	32.65'	65.29'	S62°59'24"W	001°13'29"
C26	30.00'	44.03'	27.06'	40.16'	S75°34'33"E	084°05'35"
C27	30.00'	47.83'	30.51'	46.78'	S11°37'23"W	090°08'19"
C28	30.00'	46.82'	29.90'	42.07'	N78°02'37"W	089°01'44"
C29	30.00'	49.05'	31.99'	43.78'	N13°18'21"E	093°40'13"
C30	3054.98'	166.00'	83.00'	166.00'	S58°33'01"W	003°06'34"
C31	3054.98'	125.21'	62.61'	125.20'	S55°51'07"W	002°20'54"
C32	22858.00'	104.12'	52.06'	104.12'	S39°02'30"E	000°15'40"
C33	22858.00'	127.90'	63.95'	127.90'	S28°45'04"E	000°19'14"
C34	35.00'	54.98'	35.00'	49.50'	S66°48'38"W	089°57'35"
C35	30.00'	46.86'	29.45'	42.94'	N83°42'57"W	089°57'30"
C36	90.00'	89.56'	48.85'	89.91'	S67°44'20"E	057°00'56"
C37	90.00'	41.76'	21.26'	41.39'	N70°17'34"E	026°55'15"
C38	90.00'	11.11'	5.55'	11.10'	N83°37'42"E	007°04'20"
C39	964.00'	54.43'	27.22'	54.42'	N51°42'33"E	003°47'06"
C40	30.00'	47.48'	30.36'	42.88'	S84°34'11"E	090°40'38"
C41	1024.00'	4.73'	2.37'	4.72'	S50°13'27"W	000°15'53"
C42	1024.00'	78.67'	38.35'	76.65'	S55°17'49"W	004°17'29"
C43	3054.98'	78.65'	39.32'	76.64'	S50°49'48"W	001°28'30"
C44	964.00'	68.24'	34.64'	68.23'	S55°23'04"W	004°08'55"
C45	3054.98'	84.93'	32.47'	84.93'	S54°04'08"W	001°15'04"
C46	100.00'	128.70'	75.00'	128.30'	N88°40'48"E	073°44'23"
C47	100.00'	26.96'	13.56'	26.48'	N48°50'26"W	015°13'07"

LINE TABLE

LINE	BEARING	LENGTH
L1	S51°48'38"W	143.99'
L2	S38°44'19"E	182.01'
L3	S39°39'13"E	188.63'
L4	S60°23'13"E	113.37'
L5	N84°35'16"W	107.87'
L6	S38°11'20"E	199.55'
L7	S39°29'13"E	128.55'
L8	S39°39'13"E	269.29'
L9	S50°21'13"E	278.95'
L10	S63°36'09"W	143.57'
L11	N49°39'00"W	11.28'
L12	N49°39'00"W	254.77'
L13	S39°13'32"E	60.71'
L14	N50°05'30"E	60.71'
L15	S57°26'31"W	120.58'
L16	S57°26'31"W	104.97'
L17	S57°26'31"W	52.77'
L18	S33°31'45"E	55.01'
L19	N33°31'45"W	55.08'
L20	N33°31'45"W	100.60'

LINE TABLE

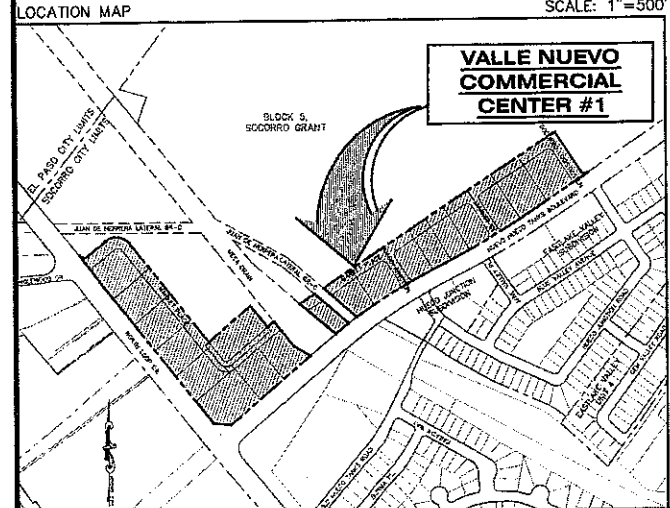
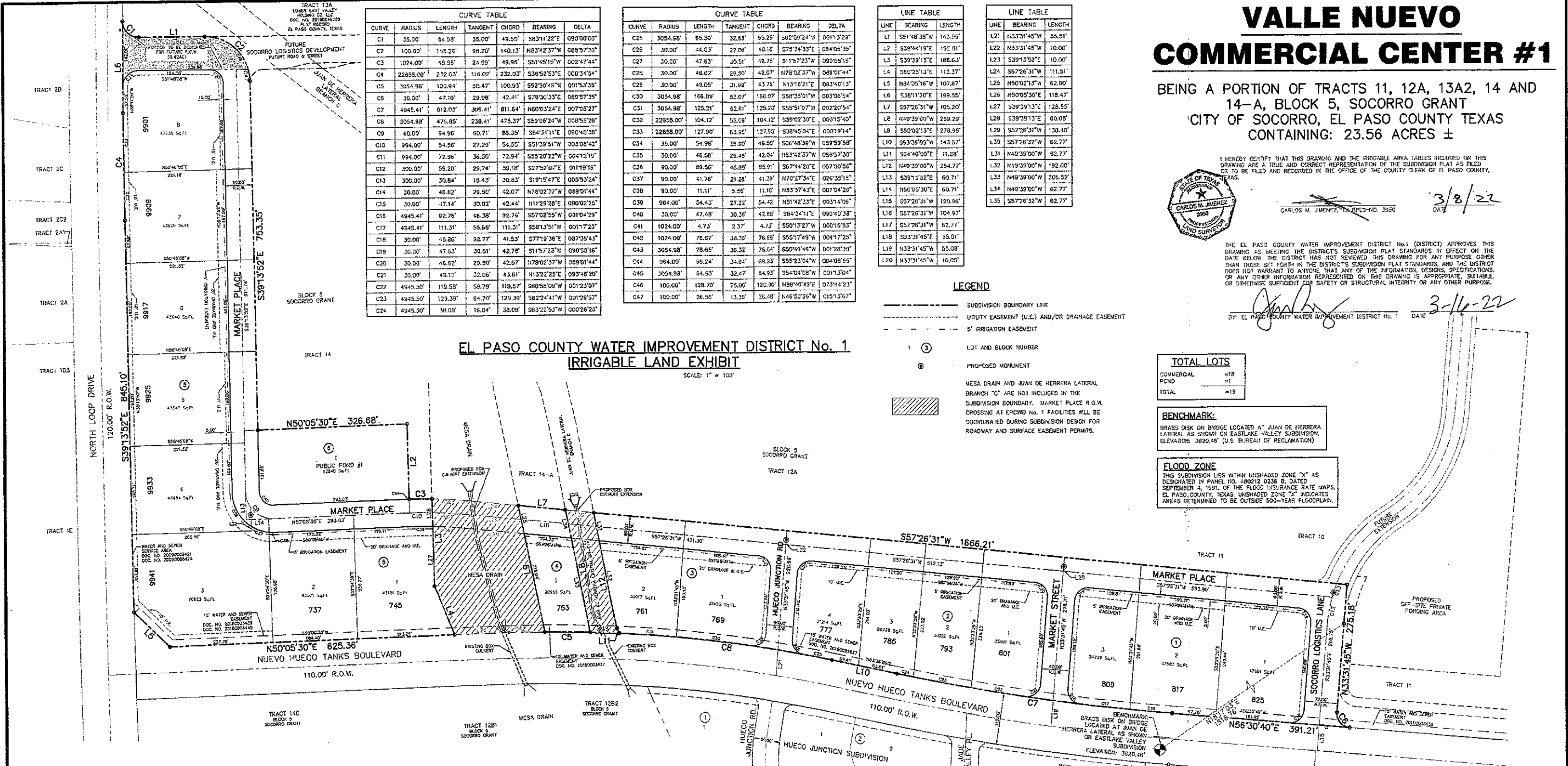
LINE	BEARING	LENGTH
L21	N33°31'45"W	55.91'
L22	N33°31'45"W	10.00'
L23	S39°13'32"E	10.00'
L24	S57°26'31"W	111.51'
L25	N50°02'13"W	62.80'
L26	N50°05'30"E	118.47'
L27	S39°29'13"E	128.55'
L28	S39°39'13"E	80.08'
L29	S57°26'31"W	130.40'
L30	S57°26'32"W	62.77'
L31	N49°39'00"W	62.77'
L32	N49°39'00"W	192.00'
L33	N49°39'00"W	206.52'
L34	N49°39'00"W	62.77'
L35	S57°26'32"W	62.77'

LEGEND

- SUBDIVISION BOUNDARY LINE
- UTILITY EASEMENT (U.E.) AND/OR DRAINAGE EASEMENT
- 5' IRRIGATION EASEMENT
- ① LOT AND BLOCK NUMBER
- ⊙ PROPOSED MONUMENT
- MESA DRAIN AND JUAN DE HERRERA LATERAL BRANCH "C" ARE NOT INCLUDED IN THE SUBDIVISION BOUNDARY. MARKET PLACE R.O.W. CROSSING AT EPCWD No. 1 FACILITIES WILL BE COORDINATED DURING SUBDIVISION DESIGN FOR ROADWAY AND SURFACE EASEMENT PERMITS.

**EL PASO COUNTY WATER IMPROVEMENT DISTRICT No. 1
IRRIGABLE LAND EXHIBIT**

SCALE: 1" = 100'



BLOCK 1

LOT #	LOT AREA	FRONT/SIDE STREET AREA	TOTAL AREA
LOT 1	47184.25 sq. ft.	34093.46 sq. ft.	81277.71 sq. ft. 1.87 acres
LOT 2	47683.31 sq. ft.	11413.83 sq. ft.	59097.14 sq. ft. 1.36 acres
LOT 3	34739.45 sq. ft.	18041.55 sq. ft.	52781.00 sq. ft. 1.21 acres

BLOCK 2

LOT #	LOT AREA	FRONT/SIDE STREET AREA	TOTAL AREA
LOT 1	35861.07 sq. ft.	18441.75 sq. ft.	54302.82 sq. ft. 1.25 acres
LOT 2	30021.83 sq. ft.	7734.00 sq. ft.	33805.83 sq. ft. 0.87 acres
LOT 3	26738.21 sq. ft.	7272.00 sq. ft.	34010.21 sq. ft. 0.78 acres
LOT 4	31213.95 sq. ft.	17415.93 sq. ft.	48629.88 sq. ft. 1.12 acres

BLOCK 3

LOT #	LOT AREA	FRONT/SIDE STREET AREA	TOTAL AREA
LOT 1	37492.17 sq. ft.	19956.57 sq. ft.	57448.74 sq. ft. 1.32 acres
LOT 2	30017.37 sq. ft.	11603.01 sq. ft.	41620.38 sq. ft. 0.96 acres

BLOCK 4

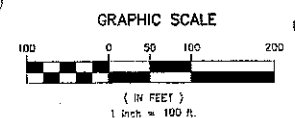
LOT #	LOT AREA	FRONT/SIDE STREET AREA	TOTAL AREA
LOT 1	20953.04 sq. ft.	8298.39 sq. ft.	27251.43 sq. ft. 0.62 acres

BLOCK 5

LOT #	LOT AREA	FRONT/SIDE STREET AREA	TOTAL AREA
LOT 1	43120.79 sq. ft.	6724.33 sq. ft.	49845.12 sq. ft. 1.14 acres
LOT 2	43570.65 sq. ft.	5533.27 sq. ft.	49103.92 sq. ft. 1.13 acres
LOT 3	70622.52 sq. ft.	1305.47 sq. ft.	71927.99 sq. ft. 1.63 acres
LOT 4	43483.62 sq. ft.	9066.28 sq. ft.	48549.90 sq. ft. 1.11 acres
LOT 5	43639.73 sq. ft.	11020.31 sq. ft.	54660.04 sq. ft. 1.25 acres
LOT 6	43639.73 sq. ft.	11820.00 sq. ft.	55459.73 sq. ft. 1.27 acres
LOT 7	43825.63 sq. ft.	11820.00 sq. ft.	55645.63 sq. ft. 1.27 acres
LOT 8	47635.26 sq. ft.	31611.68 sq. ft.	79246.94 sq. ft. 1.82 acres

BLOCK 6

LOT #	LOT AREA	FRONT/SIDE STREET AREA	TOTAL AREA
LOT 1	52840.08 sq. ft.	15012.29 sq. ft.	67852.37 sq. ft. 1.56 acres



ENGINEER
cea CONSULTING COMPANY
813 N. Kansas St. Suite 300 El Paso, TX 79902 915.544.5232
WWW.CEACONSULTING.COM
TEXAS REGISTERED ENGINEERING FIRM F-4564
CONTACT: JORGE GRAJEDA, P.E.

OWNER
LOWER EAST VALLEY HOLDING CO., LLC, LOWER EAST VALLEY, LLC
337 BORDERLAND APT. #7 EL PASO, TEXAS 79932 TEL: (915) 581-2939
CONTACT: ENRIQUE ESCOBAR

OWNER
EP JAMAS, LTD.
P.O. BOX 13122 EL PASO, TEXAS 79913
CONTACT: BILL HAGAN

SURVEYOR
CONSULTING COMPANY
1790 N. LEE TREVINO DR. SUITE 503 EL PASO, TEXAS 79936 TEL: (915) 633-6422
CONTACT: CARLOS M. JIMENEZ, R.P.L.S.
DATE OF PREPARATION: JANUARY 2022

