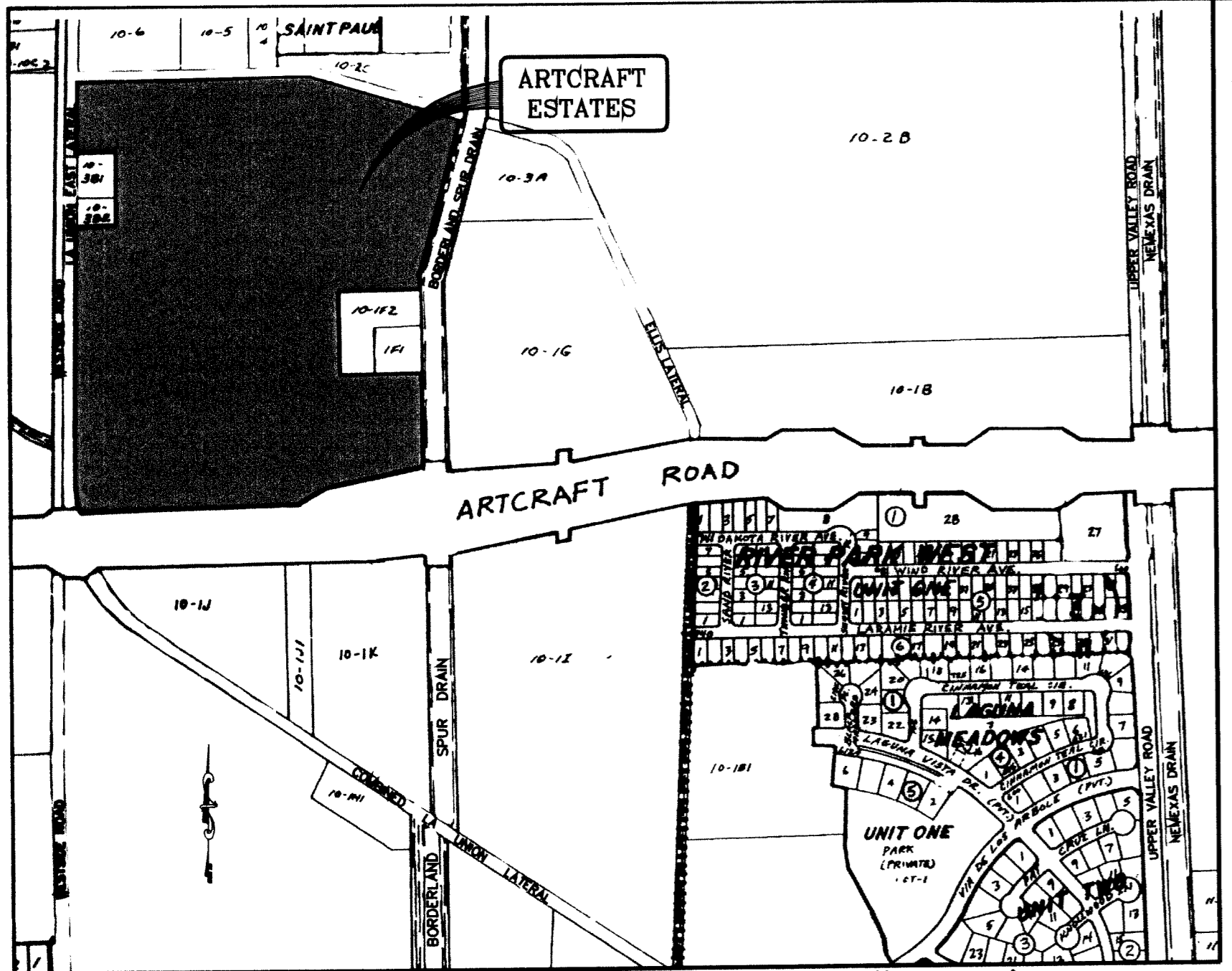


ARTCRAFT ESTATES

BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C, AND PORTION OF TRACTS 1J, 1J1, AND 1K, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 61.46 ACRES



LOCATION MAP 1"=600'

ON-SITE PONDING NOTES:
 On-site Ponding Requirements from Section 19.16.060 of Subdivision Code effective March 11, 1997 - June 1, 2008

- All lots in the subdivision are subject to on-site ponding. Lot owners are responsible for maintaining adequate provisions for on-site ponding. The ponding shall be located on the lot to be ponded, shall be constructed in accordance with the specifications herein and shall be completed prior to the start of construction of the lot. The ponding shall be completed prior to the start of construction of the lot. The ponding shall be completed prior to the start of construction of the lot.
- On-site ponding shall have a maximum depth of three (3) feet and a minimum of one (1) foot. The ponding shall be completed prior to the start of construction of the lot.
- Permanent elevation markers shall be installed to define the levels to be maintained to ensure the effectiveness of on-site ponding. Permanent elevation markers shall not be moved, covered or altered without written permission from the City Engineer.
- The City and/or its representative is granted permanent right of access to inspect the ponding areas and permanent elevation markers.
- Filling or changing the pond, or allowing the pond to be filled or changed to an elevation greater than established by the permanent elevation markers, shall be prohibited.
- On-site ponding areas and permanent elevation markers shall be constructed and inspected prior to building occupancy. Permanent Certificate of Compliance, required to obtain utility services, will be issued only after the City of El Paso has performed the inspection.
- No person shall be permitted to impair the functionality of an on-site pond. No more than fifty percent (50%) of the area of any residential lot conveyed by deed shall be covered by improvements, either temporary or permanent, which shall not be covered by the ponding. Improvements shall include, but not be limited to, buildings, driveways, patios, decks or landscaping undetected by plastic sheeting or other impermeable materials.
- In the event that the functionality of an on-site pond becomes impaired whether by act of man or nature, the owner of the lot on which the impaired pond is located shall perform all corrective actions required to restore that functionality.

DEDICATION
 RANCHO REAL VIL, LTD., property owner of this land hereby present this plat and dedicate to the use of the public, the streets, drives, parks, pedestrian R.O.W., access R.O.W., utility easements and irrigation easements, as herein laid out and designated, including easements for overhead or underground irrigation and utility, and buried service wires, conduits and pipes for underground irrigation and utility, beneath the street and the right to ingress and egress for service and construction, and the right to trim interfering trees and shrubs. Rancho Real Vil, LTD hereby reserves for itself and its successors and assigns, all surface water rights and all groundwater available to, or that may be produced from any of the foregoing dedicated areas.

Witness my signature this 27th day of September, 2012.

RANCHO REAL VIL, LTD.
 BY: RANCHO REAL DEVELOPERS, INC.,
 ITS GENERAL PARTNER

By: Douglas A. Schwartz, VICE-PRESIDENT

ACKNOWLEDGEMENT
 STATE OF TEXAS
 COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Douglas A. Schwartz, Vice-President of RANCHO REAL DEVELOPERS, INC., GENERAL PARTNER OF RANCHO REAL VIL, A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP, 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 considerations herein expressed.

Given under my hand and seal of office this 27th day of September, 2012.

Susan McMillan
 Notary Public in and for El Paso County
 My Commission Expires 3-16-13

CITY PLANNING COMMISSION
 This subdivision is hereby approved as to the platting on to the condition of the decision in accordance with Chapter 212 of the Local Government Code of the State of Texas.

Approved for filing this 16th day of October, 2012.

City Development Director

FILING
 Filed and recorded in the office of the County Clerk of El Paso County, Texas, on this 12 day of February, 2012 A.D.

File No. 2010009229

Debra Baines, County Clerk
 Christian Lopez, By Deputy

Prepared by and under the supervision of:
 YVONNE CONDE CURRY, P.E.
 Registered Professional Engineer
 Registration No. 36468

This plat represents a survey made on the ground by me or under my supervision in compliance with the current Texas Board of Professional Land Survey Professional and Technical Standards.

Ron R. Conde,
 Registered Professional Land Surveyor
 Texas License No. 5152

Yvonne Conde Curry, P.E.
 Ron R. Conde

NOTES:
 WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (ARTCRAFT ESTATES) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SEWER FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF 2012.

THE INSTRUMENT ASSUMING THE CERTIFICATION THAT WATER AND SEWER 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.

INSTRUMENT NO. _____ DATE _____

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

INSTRUMENT NO. 2010009230-33 DATE 2/12/15

VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING ARTCRAFT ROAD AND WESTSIDE ROAD SHALL BE FROM OTHER DESIGNATED STREETS ONLY. THE INSTRUMENT ASSUMING RECORDS IS FILED IN THE COUNTY CLERK, DEED AND RECORD SECTION.

INSTRUMENT NO. 2010009234 DATE 2/12/15

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

INSTRUMENT NO. _____ DATE _____

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

*U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	400.00	124.85	62.94	124.34	N81°48'18"W	173°30'00"
C2	600.00	102.94	51.60	102.81	S06°30'42"E	9°49'48"
C3	600.00	28.62	14.82	29.61	S75°04'23"W	4°50'56"
C4	350.00	66.99	33.60	66.89	S67°39'56"W	10°57'59"
C5	400.00	188.39	95.98	186.66	N75°10'30"E	26°59'07"
C6	350.00	57.16	28.64	57.10	N26°30'42"E	13°17'00"
C7	1000.00	28.22	14.11	28.22	S00°20'42"W	1°37'00"
C8	975.00	27.51	13.76	27.51	S00°20'42"W	1°37'00"
C9	1025.00	28.92	14.46	28.92	S00°20'42"W	1°37'00"
C10	20.00	27.5	13.8	27.5	S00°20'42"W	1°37'00"
C11	40.00	5.8	2.9	5.8	N03°32'02"E	7°59'39"
C12	40.00	12.46	6.28	12.41	N16°27'17"E	17°50'52"
C13	70.00	51.92	27.22	50.74	S04°07'43"W	42°30'00"
C14	20.00	47.38	23.66	47.38	S45°33'23"E	90°56'09"
C15	70.00	52.29	27.43	51.09	S76°55'52"E	42°48'08"
C16	70.00	20.58	10.36	20.50	N71°14'48"E	16°50'32"
C17	40.00	18.04	9.18	17.89	S75°44'47"W	25°30'31"
C18	20.00	37.42	20.26	37.42	S45°33'23"E	90°56'09"
C19	20.00	15.00	7.50	15.00	N23°32'25"W	44°24'55"
C20	50.00	15.01	7.56	14.96	S37°08'45"E	17°12'13"
C21	50.00	110.92	55.46	110.92	S37°08'45"E	17°12'13"
C22	50.00	110.92	55.46	110.92	S37°08'45"E	17°12'13"
C23	50.00	110.92	55.46	110.92	S37°08'45"E	17°12'13"
C24	50.00	62.04	35.73	58.14	N34°21'03"W	71°05'32"
C25	50.00	45.92	24.72	44.32	N27°30'23"E	52°37'20"
C26	20.00	19.25	10.44	18.52	S00°20'42"W	1°37'00"
C27	20.00	19.25	10.44	18.52	S00°20'42"W	1°37'00"
C28	20.00	31.85	20.44	28.59	N43°02'40"E	91°14'46"
C29	325.00	46.01	23.04	45.97	N06°38'03"E	8°36'39"
C30	20.00	17.45	9.33	16.90	N35°41'11"E	42°59'41"
C31	50.00	10.07	5.08	10.05	N75°39'55"W	11°32'25"
C32	50.00	80.00	40.00	80.00	S47°27'25"W	52°22'31"
C33	50.00	10.17	5.10	10.16	N80°28'05"W	11°32'25"
C34	50.00	99.44	76.91	83.84	N17°40'01"W	11°32'25"
C35	40.00	27.51	13.8	27.5	S00°20'42"W	1°37'00"
C36	375.00	3.35	1.67	3.35	N10°26'01"W	0°30'42"
C37	375.00	51.59	25.84	51.55	N06°14'11"W	7°52'59"
C38	20.00	31.08	19.67	28.05	S45°48'49"E	89°26'12"
C39	375.00	10.07	5.08	10.05	N75°39'55"W	11°32'25"
C40	375.00	68.73	34.46	68.63	N66°55'58"E	10°30'04"
C41	375.00	33.46	16.74	33.43	S64°14'18"W	5°06'43"
C42	20.00	27.05	16.05	25.03	N28°03'09"E	72°29'01"
C43	425.00	66.38	33.26	66.31	N76°28'12"E	8°56'54"
C44	425.00	66.38	33.26	66.31	N76°28'12"E	8°56'54"
C45	425.00	66.38	33.26	66.31	N76°28'12"E	8°56'54"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C46	425.00	10.14	5.07	10.14	N62°21'58"E	12°27'44"
C47	325.00	12.62	6.31	12.62	S76°43'07"W	21°32'29"
C48	40.00	1.29	0.64	1.29	S78°25'06"W	1°50'28"
C49	40.00	11.99	6.04	11.84	S75°25'25"W	17°10'11"
C50	70.00	47.88	24.92	46.95	N26°45'51"E	8°11'12"
C51	70.00	49.37	25.76	48.35	N37°07'04"E	40°24'31"
C52	70.00	62.72	33.64	60.64	N08°45'17"W	51°20'10"
C53	70.00	6.81	3.41	6.81	S75°25'25"W	17°10'11"
C54	40.00	27.51	13.8	27.51	S00°20'42"W	1°37'00"
C55	40.00	27.51	13.8	27.51	S00°20'42"W	1°37'00"
C56	20.00	17.45	9.33	16.90	S24°24'03"W	49°59'41"
C57	50.00	4.81	2.41	4.81	N46°38'26"E	5°30'55"
C58	50.00	62.13	31.07	62.13	N08°17'12"E	71°11'31"
C59	50.00	46.00	24.77	44.39	N38°39'57"W	52°42'44"
C60	50.00	15.23	7.68	15.18	N88°45'02"W	17°27'27"
C61	50.00	41.41	21.97	40.23	S58°47'44"W	47°27'00"
C62	50.00	53.14	29.03	50.68	S08°17'48"E	60°46'46"
C63	40.00	27.51	13.8	27.51	S00°20'42"W	1°37'00"
C64	20.00	17.45	9.33	16.90	N25°35'39"W	49°59'41"
C65	30.00	40.89	24.33	37.80	N39°27'12"E	78°09'39"
C66	20.00	32.05	20.66	29.31	S58°35'45"E	91°48'47"
C67	475.00	17.16	8.61	17.11	S00°17'48"E	71°12'24"
C68	575.00	20.01	10.01	20.01	S02°30'09"E	1°59'39"
C69	575.00	9.12	4.56	9.12	S01°30'45"E	0°34'31"
C70	20.00	31.44	20.02	28.30	N44°26'12"E	90°04'00"
C71	20.00	31.44	20.02	28.30	N44°26'12"E	90°04'00"
C72	20.00	31.44	20.02	28.30	N44°26'12"E	90°04'00"
C73	20.00	31.44	20.02	28.30	N44°26'12"E	90°04'00"
C74	625.00	58.22	29.16	58.22	N04°18'01"E	42°02'11"
C75	20.00	31.44	20.02	28.30	N44°26'12"E	90°04'00"
C76	20.00	27.87	16.73	25.67	N50°36'35"W	73°50'26"
C77	313.50	21.98	11.00	21.98	S88°31'18"E	4°30'33"
C78	313.50	48.56	24.35	48.51	S88°31'18"E	4°30'33"
C79	20.00	31.44	20.02	28.30	N44°26'12"E	90°04'00"
C80	286.50	78.82	39.66	78.57	S82°38'56"E	15°46'45"
C81	20.00	26.50	15.60	24.60	S36°48'26"E	7°52'51"
C82	20.00	27.31	16.27	25.24	N37°58'18"E	7°52'51"
C83	286.50	67.17	33.74	67.00	N83°48'48"E	12°13'00"
C84	6.00	18.86	9.43	18.86	S01°09'12"W	18°03'00"
C85	313.50	68.97	34.63	68.84	N84°13'37"W	12°36'21"
C86	12.50	22.02	15.14	19.28	N51°36'53"E	10°09'52"
C87	20.00	22.63	15.83	20.67	N50°19'12"W	10°34'50"
C88	313.50	66.03	33.14	65.90	N83°26'11"E	12°04'01"
C89	286.50	67.71	34.02	67.56	N82°41'56"E	11°32'31"
C90	20.00	26.10	15.28	24.29	N38°32'28"E	7°44'29"
C91	20.00	25.18	14.57	23.55	S37°13'05"W	72°07'47"
C92	286.50	80.64	40.74	80.67	S81°22'35"W	16°11'13"
C93	313.50	12.66	6.33	12.66	S88°18'46"E	2°48'53"
C94	313.50	55.79	27.97	55.72	S88°18'46"E	2°48'53"
C95	20.00	36.37	22.89	35.56	S88°18'46"E	2°48'53"
C96	20.00	36.37	22.89	35.56	S88°18'46"E	2°48'53"
C97	20.00	32.00	20.60	28.70	S44°41'18"E	81°14'00"
C98	30.00	46.24	29.13	41.80	S44°41'18"E	81°14'00"
C99	40.00	31.39	19.88	28.27	N45°33'48"W	89°26'00"
C100	70.00	57.68	30.59	56.07	S01°04'52"E	47°12'55"
C101	70.00	37.04	18.96	36.61	S37°41'03"W	30°18'54"
C102	70.00	32.20	16.39	31.93	S66°01'12"W	30°18'54"
C103	70.00	44.12	22.82	43.39	N44°42'12"W	30°18'54"
C104	40.00	18.04	9.18	17.89	S77°36'33"E	25°50'31"
C105	20.00	32.00	20.60	28.70	N45°18'42"E	88°19'00"
C106	20.00	32.00	20.60	28.70	N45°18'42"E	88°19'00"
C107	20.00	31.39	19.88	28.27	N45°33'48"W	89°26'00"
C108	20.00	31.44	20.02	28.30	S44°26'12"W	80°34'00"
C109	40.00	10.00	5.03	9.96	N83°22'02"E	14°19'32"
C110	40.00	12.53	6.32	12.48	N67°13'39"W	17°19'15"

SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

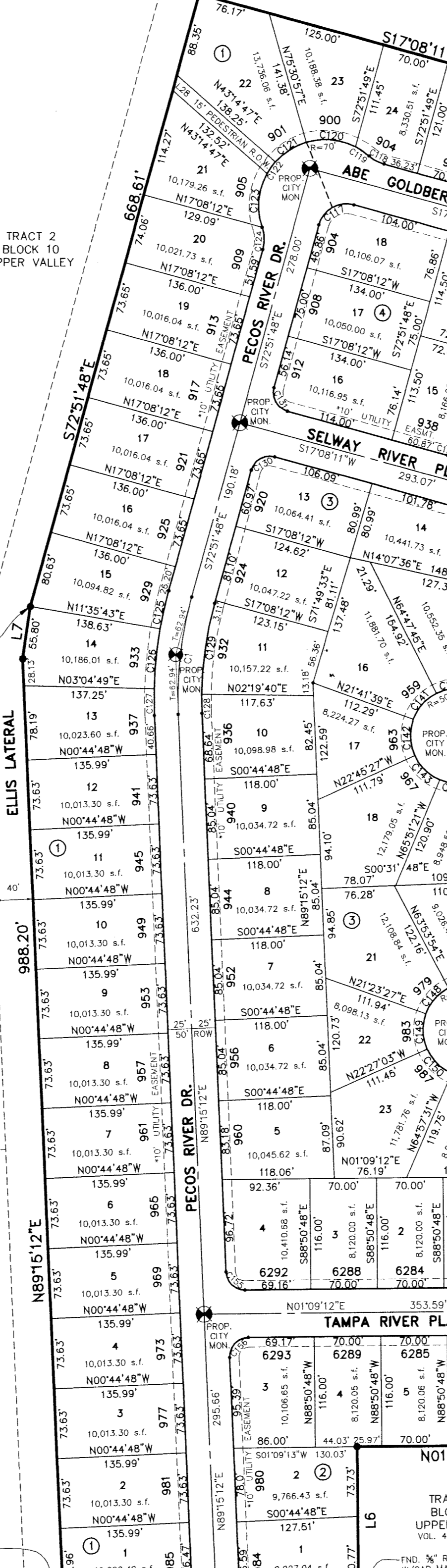
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480212-002 B, DATED SEPTEMBER 07, 1991, AND PANEL NO. 480214-0016 C, DATED FEBRUARY 05, 1995, THIS PROPERTY IS IN FLOOD HAZARD ZONE X "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN".

REMOVE ALL EXISTING TREES AT STREET INTERSECTIONS WITH THIS PROPOSED SUBDIVISION.

*ALL PROPOSED UTILITY EASEMENTS WITHIN THIS SUBDIVISION SHALL BE IRRIGATION EASEMENTS AS WELL.

IMPROVEMENTS TO WESTSIDE DR. AS PER DEVELOPERS AGREEMENT.

RANCHO REAL VIL, LTD., PROPERTY OWNERS OF THIS LAND, HEREBY RESERVES FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, ALL SURFACE WATER RIGHTS AND ALL GROUNDWATER AVAILABLE TO, OR THAT MAY BE PRODUCED FROM ANY OF THE FOREGOING DEDICATED AREA.



UPPER VALLEY BLOCK 9 TRACT 10B
 VOL. 378, PG. 0513

UPPER VALLEY BLOCK 9 TRACT 10A
 VOL. 4815, PG. 29

UPPER VALLEY BLOCK 9 TRACT 9
 WESTSIDE LATERAL

DATE OF PREPARATION: FEBRUARY 18, 2010

CONDE INC.
 ENGINEERING / PLANNING
 GPS / SURVEYING / CAD
 6800 SURETY DR. STE 100
 EL PASO, TEXAS 79905
 PHONE: (915) 592-0283
 FAX: (915) 592-0282

GRAPHIC SCALE
 SCALE: 1"=100'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C111	70.00	53.18	27.95	51.91	S80°00'53"E	43°31'43"
C112	70.00	43.76	22.62	43.05	N60°18'49"E	58°48'54"
C113	70.00	52.16	27.36	50.96	N11°03'32"E	42°41'40"
C114	70.00	13.76	6.90	13.73	N05°50'06"W	11°13'37"
C115	40.00	20.03	10.23	19.82	S04°47'36"W	28°41'06"
C116	30.00	37.87	21.93	35.41	N53°18'11"E	