

VALENCIA PARK UNIT TWO

BEING A PORTION OF TRACTS 2A, 3A, AND 3B, VILLA VALENCIA PARCEL #3, AS RECORDED JUNE 18, 2012 IN PLAT BOOK 23, PAGES 324-325, LOCATED IN PROJECTED SECTIONS 8 AND 17, TOWNSHIP 28 SOUTH, RANGE 3 EAST, N.M.P.M., OF THE U.S.G.L.O. SURVEYS WITHIN THE SANTA TERESA LAND GRANT, CITY OF SUNLAND PARK, DONA ANA COUNTY, NEW MEXICO
13.382 ACRES

DEDICATION

THE TRACT OF LAND SHOWN HEREON CONTAINING 13.382 ACRES OF LAND, MORE OR LESS, IS TO BE KNOWN AS VALENCIA PARK UNIT TWO.

ALL RIGHTS OF WAY SHOWN HEREON ARE DEDICATED TO THE CITY OF SUNLAND PARK. UTILITY EASEMENTS ARE GRANTED FOR THE USE OF THE UTILITY COMPANIES THAT ARE SIGNATORY TO THIS PLAT AND TO THE CITY OF SUNLAND PARK. ALL RULES AND REGULATIONS OF THE CITY OF SUNLAND PARK AND SAID UTILITY COMPANIES WILL APPLY TO THE EASEMENTS. ALL OTHER EASEMENTS SHOWN HEREON ARE GRANTED FOR THE USE INDICATED. NO ENCROACHMENT THAT WILL INTERFERE WITH THE USE OF EASEMENTS AS SHOWN ON THIS PLAT WILL BE ALLOWED.

THIS SUBDIVISION HAS BEEN DEDICATED IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNERS OF THE LAND SHOWN HEREON.

I, THE UNDERSIGNED OWNER DO HEREBY SET MY HAND THIS 28th DAY OF March, 2016.

OWNER: [Signature]
CHECKPOINT CONGER, LLC
RUSSELL HANSON, MANAGER

OWNER: [Signature]
MASTER LAND
SANTA TERESA CHECKPOINT
RUSSELL HANSON, MANAGER

INSTRUMENTS OF TITLE: INSTRUMENT NO. 1224115 (09/28/2012)
INSTRUMENT NO. 1224118 (09/28/2012)

STATE OF TEXAS)
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF March, 2016.

[Signature]
(NOTARY PUBLIC)

DATE: 03/28/2016



MY COMMISSION EXPIRES: April 2, 2016

PLAT NO. 5474 RECEPTION: 08785

STATE OF NEW MEXICO)
COUNTY OF DONA ANA)

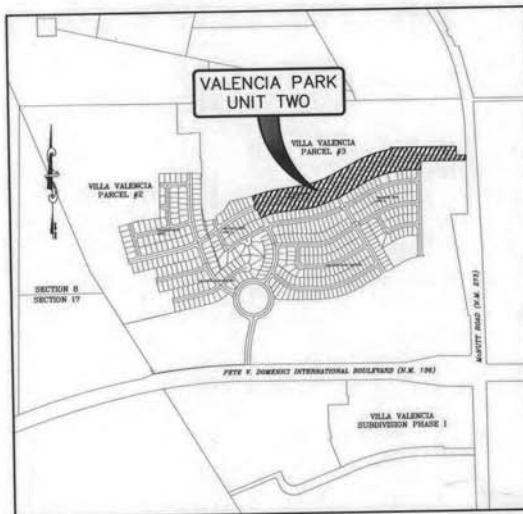
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 28th DAY OF April, 2016 AT 3:05PM O'CLOCK AND DULY RECORDED IN PLAT RECORD 24 PAGE(S) 83-85 FILED IN THE RECORDS OF SAID COUNTY.

COUNTY CLERK: [Signature]
DEPUTY CLERK: [Signature]



NOTES:

1. BASIS OF BEARING IS PLAT OF VILLA VALENCIA PARCEL #2, FILED IN BOOK 23, PAGES 228-229, AND VILLA VALENCIA PARCEL #3, FILED IN BOOK 23, PAGES 324-325, DONA ANA COUNTY, NEW MEXICO COUNTY RECORDS.
2. ALL BOUNDARY INFORMATION SHOWN MATCHES RECORD INFORMATION.
3. THIS PARCEL OF LAND IS IN NOT WITHIN A FLOOD ZONE AREA ACCORDING TO NATIONAL FLOOD ZONE AREA RATE MAPS. (FEMA) MAP NO. 35013C 1050F EFFECTIVE DATE SEPTEMBER 3, 1992.
4. THE NUMBER OF LOTS IS 66.
5. ALL CULVERTS INSTALLED UNDER THE ROADWAYS WILL BE MAINTAINED BY THE CITY OF SUNLAND PARK OR THEIR ASSIGNS.
6. ALL PROPERTY CORNERS ARE TO BE SET.



VICINITY MAP

Scale: 1" = 1000'

SHEET INDEX:

- SHEET 1 OF 3- DEDICATION SHEET
- SHEET 2 OF 3- PLAT SHEET
- SHEET 3 OF 3- LINE AND CURVE TABLES

ENGINEER'S CERTIFICATION

I, ADRIAN H. ROSAS, A LICENSED ENGINEER IN THE STATE OF NEW MEXICO, HEREBY ATTEST TO THE ADEQUACY AND COMPLIANCE OF THE ENGINEERING PROVISIONS AND REQUIREMENTS OF THIS SUBDIVISION.

[Signature]
ADRIAN H. ROSAS, P.E. 16184



(SHEET 1 OF 3)

CITY PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT HAS BEEN APPROVED BY THE CITY OF SUNLAND PARK AND ALL THE REQUIREMENTS FOR ESTABLISHING GRADES, DRAINAGE AND UTILITIES IN THE ATTACHED SUBDIVISION HAVE BEEN COMPLIED WITH TO THE SATISFACTION OF THE CITY OF SUNLAND PARK APPROVED FOR FILING WITH THE COUNTY CLERK OF DONA ANA COUNTY, NEW MEXICO.

BY: [Signature] DATE: 4/7/16
MAYOR
BY: [Signature] DATE: 3-22-16
CIRRLA UTILITIES DIRECTOR
BY: [Signature] DATE: 4/7/16
CITY CLERK

UTILITY APPROVALS

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE UTILITY SERVICE BY THE UNDERSIGNED COMPANIES TO THE SUBDIVISION.

EL PASO ELECTRIC COMPANY

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO THE EL PASO ELECTRIC COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF ELECTRICAL UTILITIES.

BY: [Signature] DATE: 3/28/16

TIME WARNER CABLE

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO TIME WARNER CABLE, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF CABLE UTILITIES.

BY: [Signature] DATE: 3-24-16

QWEST CORPORATION d/b/o CENTURY LINK QC

EASEMENTS SHOWN HEREON COPIES OF WHICH HAVE BEEN PRESENTED TO QWEST CORPORATION d/b/o CENTURY LINK QC, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF TELEPHONE UTILITIES.

BY: [Signature] DATE: 3/22/16

NEW MEXICO GAS COMPANY

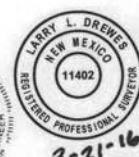
EASEMENTS SHOWN HEREON ARE SATISFACTORY TO MEET THE NEED FOR INSTALLATION OF UNDERGROUND GAS UTILITIES.

BY: [Signature] DATE: 3-23-2016

SURVEYOR'S CERTIFICATION

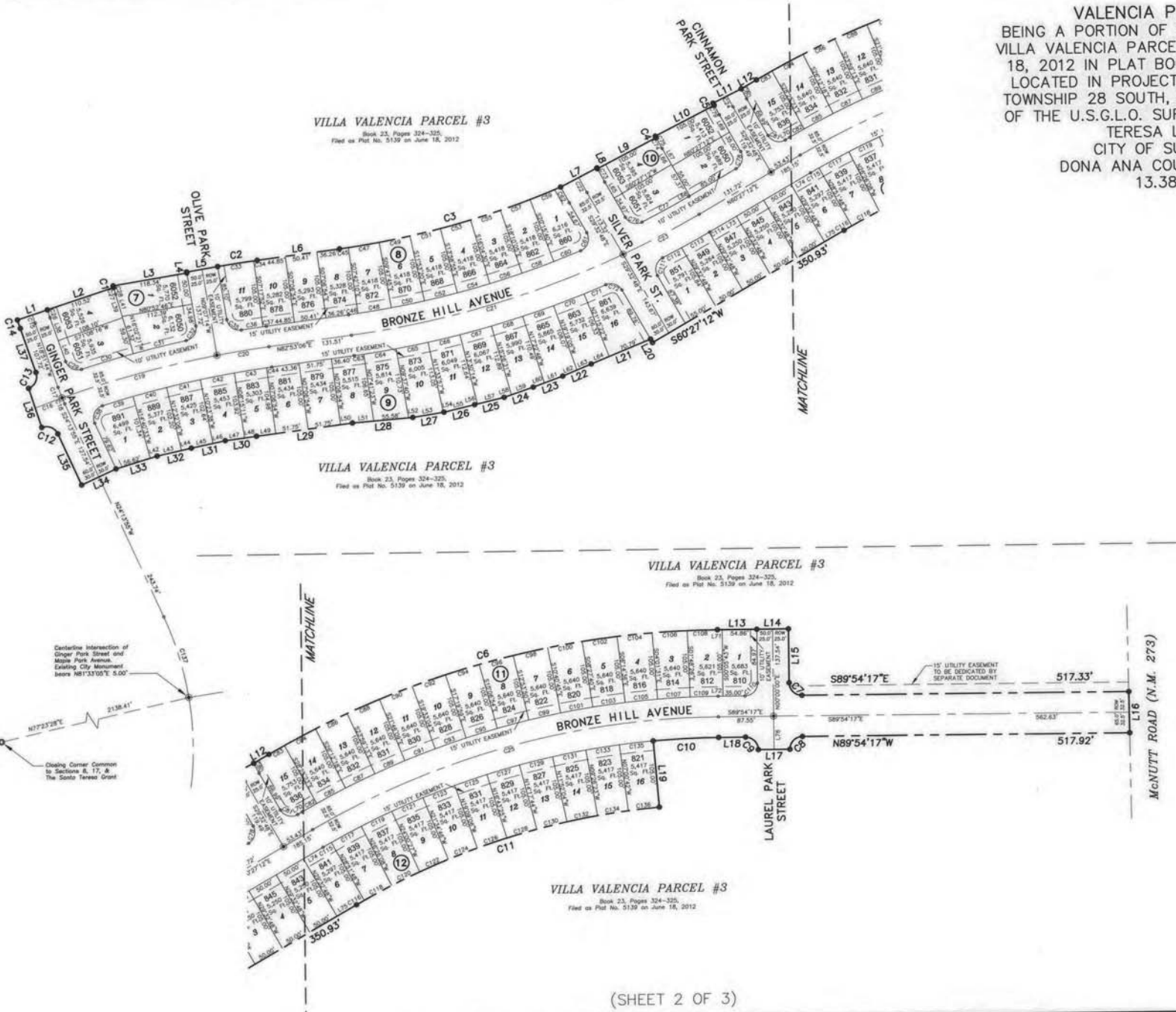
I, LARRY L. DREWES, A NEW MEXICO PROFESSIONAL SURVEYOR, CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF NEW MEXICO.

[Signature]
LARRY L. DREWES, PLS 11402



Land-Mark Professional Surveying, Inc.
1400 Beamer Drive, Suite 14
El Paso, Texas 79936
(915) 598-1300
email: Larry@Land-marksurvey.com
"Serving Texas, New Mexico and Arizona"

VALENCIA PARK UNIT TWO
 BEING A PORTION OF TRACTS 2A, 3A, AND 3B,
 VILLA VALENCIA PARCEL #3, AS RECORDED JUNE
 18, 2012 IN PLAT BOOK 23, PAGES 324-325,
 LOCATED IN PROJECTED SECTIONS 8 AND 17,
 TOWNSHIP 28 SOUTH, RANGE 3 EAST, N.M.P.M.,
 OF THE U.S.G.L.O. SURVEYS WITHIN THE SANTA
 TERESA LAND GRANT,
 CITY OF SUNLAND PARK,
 DONA ANA COUNTY, NEW MEXICO
 13.382 ACRES



SCALE: 1" = 100'

0' 50' 100' 200'

LEGEND

- Set 5/8" Rebar w/ Cop with Cop stamped Land-Mark TX4869 NM11402
- Proposed City Monument

Land-Mark Professional
 Surveying, Inc.
 1420 Bessemer Drive, Suite "A"
 El Paso, Texas 79938
 (915) 598-1300
 email: Larry@Land-marksurvey.com
 "Serving Texas, New Mexico
 and Arizona"
 Job No. 14-10-29502

VALENCIA PARK UNIT TWO
 BEING A PORTION OF TRACTS 2A, 3A, AND 3B,
 VILLA VALENCIA PARCEL #3, AS RECORDED JUNE
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 CITY OF SUNLAND PARK,
 DONA ANA COUNTY, NEW MEXICO
 13.382 ACRES

LINE	BEARING	LENGTH
L1	N72°10'05"E	50.00'
L2	N72°10'05"E	110.52'
L3	N80°52'46"E	118.34'
L4	N09°07'14"W	1.55'
L5	N80°52'46"E	50.00'
L6	N82°53'06"E	131.51'
L7	N63°01'32"E	65.00'
L8	S27°03'00"E	1.50'
L9	N62°52'27"E	105.00'
L10	N63°11'17"E	105.00'
L11	N63°48'42"E	50.00'
L12	N60°27'12"E	27.90'
L13	S89°54'17"E	62.32'
L14	N90°00'00"E	50.00'
L15	S00°00'00"E	85.12'
L16	S00°34'40"E	65.00'
L17	N89°49'42"W	50.00'
L18	N89°54'17"W	42.63'
L19	S04°35'02"E	105.00'
L20	N29°32'48"W	6.42'
L21	S68°02'44"W	101.69'
L22	S67°45'14"W	49.03'
L23	S70°15'39"W	49.85'
L24	S71°33'20"W	48.79'
L25	S76°32'04"W	48.08'
L26	S76°58'13"W	50.04'
L27	S81°17'50"W	50.02'
L28	S85°32'53"W	95.85'
L29	S82°53'06"W	153.33'
L30	S82°47'40"W	50.00'
L31	S78°27'55"W	54.95'
L32	S77°36'56"W	55.71'
L33	S73°32'32"W	68.05'
L34	S65°46'05"W	60.00'
L35	N24°13'55"W	89.02'
L36	N17°53'42"W	65.07'
L37	N18°51'44"W	73.78'
L38	N18°51'44"W	38.49'
L39	N16°02'21"W	38.54'
L40	N18°51'44"W	34.99'
L41	N16°02'21"W	38.53'
L42	S73°32'32"W	11.44'
L43	S77°36'56"W	39.61'
L44	S77°36'56"W	16.10'
L45	S78°27'55"W	34.92'
L46	S78°27'55"W	20.03'
L47	S82°47'40"W	31.03'
L48	S82°47'40"W	18.97'
L49	S82°53'06"W	30.70'
L50	S82°53'06"W	19.13'
L51	S85°32'53"W	33.73'
L52	S85°32'53"W	6.55'
L53	S81°17'50"W	49.05'
L54	S81°17'50"W	0.97'
L55	S76°58'13"W	50.04'
L56	S76°57'04"W	4.56'
L57	S76°57'04"W	43.53'
L58	S71°33'20"W	12.08'
L59	S71°33'20"W	36.71'
L60	S70°15'39"W	18.87'
L61	S70°15'39"W	30.98'
L62	S67°45'14"W	24.53'
L63	S67°45'14"W	24.50'
L64	S68°02'44"W	30.90'
L65	S29°32'48"W	29.62'
L66	S29°32'48"W	29.62'
L67	N29°32'48"W	31.99'
L68	S60°27'12"W	1.72'
L69	N29°32'48"W	31.99'
L70	S60°27'12"W	8.43'
L71	S89°54'17"E	7.46'
L72	N89°54'17"E	7.46'
L73	N60°27'12"E	49.22'
L74	N60°27'12"E	35.93'
L75	S60°27'12"E	35.93'
L76	S00°00'00"E	52.50'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	873.84'	2.76'	2.76'	N15°13'23"W	0°10'52"
C2	1762.50'	63.33'	63.33'	N81°51'20"E	2°03'32"
C3	1360.00'	364.38'	363.29'	N75°12'34"E	15°21'04"
C4	462.50'	2.53'	2.53'	N26°58'08"W	0°18'50"
C5	357.50'	3.89'	3.89'	N26°30'00"W	0°37'25"
C6	1440.00'	744.98'	736.70'	N75°16'28"E	29°38'31"
C7	20.00'	31.38'	28.26'	S44°57'08"E	89°54'17"
C8	20.00'	31.45'	28.31'	S45°02'52"W	90°05'43"
C9	20.00'	31.38'	28.26'	N44°57'08"W	89°54'17"
C10	1270.00'	103.71'	103.69'	S87°45'21"W	4°40'45"
C11	1165.00'	507.57'	503.57'	S72°56'05"W	24°57'46"
C12	20.00'	30.18'	27.40'	N67°27'43"W	86°27'37"
C13	20.00'	30.82'	27.86'	N25°16'40"E	88°16'47"
C14	775.00'	13.93'	13.93'	N18°20'50"W	1°01'48"
C15	750.00'	13.48'	13.48'	S18°20'50"E	1°01'48"
C16	1625.00'	45.49'	45.48'	S70°09'56"W	1°36'13"
C17	300.00'	17.82'	17.82'	S20°33'50"E	3°24'13"
C18	300.00'	10.29'	10.29'	S23°14'55"E	1°57'58"
C19	1625.00'	254.48'	254.22'	S75°27'14"W	8°58'22"
C20	1625.00'	83.52'	83.51'	S81°24'45"W	2°56'41"
C21	1497.50'	450.31'	448.62'	N74°16'13"E	17°13'46"
C22	600.00'	26.94'	26.93'	S28°15'38"E	2°34'20"
C23	1497.50'	135.97'	135.92'	N63°03'16"E	5°12'08"
C24	332.50'	19.49'	19.49'	S27°52'03"E	3°21'30"
C25	1302.50'	673.85'	666.36'	S75°16'28"W	29°38'31"
C26	725.00'	13.04'	13.03'	S18°20'50"E	1°01'49"
C27	873.84'	11.06'	11.06'	S15°40'35"E	0°43'32"
C28	873.84'	13.82'	13.82'	S15°35'09"E	0°54'23"
C29	20.00'	30.94'	27.95'	S63°11'06"E	88°38'45"
C30	1657.50'	85.77'	85.76'	S73°58'28"W	2°57'53"
C31	1657.50'	86.07'	86.06'	S76°56'39"W	2°58'30"
C32	20.00'	30.56'	27.67'	N34°39'20"E	87°33'08"
C33	1762.50'	57.71'	57.70'	S81°45'51"W	1°52'33"
C34	1762.50'	5.62'	5.62'	S82°47'37"W	0°10'58"
C35	20.00'	31.20'	28.13'	S53°48'25"E	89°22'23"
C36	1657.50'	34.58'	34.58'	S82°06'16"W	1°11'44"
C37	1657.50'	5.29'	5.29'	S82°47'37"W	0°10'58"
C38	20.00'	33.93'	30.00'	S24°22'05"W	9°12'01"
C39	1592.50'	50.93'	50.92'	S73°53'03"W	1°49'56"
C40	1592.50'	54.83'	54.83'	S79°47'12"W	1°58'21"
C41	1592.50'	54.85'	54.85'	S77°45'35"W	1°58'25"
C42	1592.50'	54.89'	54.88'	S79°44'02"W	1°58'29"
C43	1592.50'	51.75'	51.74'	S81°39'08"W	1°51'42"
C44	1592.50'	8.39'	8.39'	S82°44'02"W	0°18'07"
C45	1360.00'	13.95'	13.95'	N82°35'28"E	0°35'16"
C46	1465.00'	15.03'	15.03'	N82°35'28"E	0°35'16"
C47	1360.00'	49.68'	49.68'	N81°15'03"E	2°05'35"
C48	1465.00'	53.52'	53.51'	N81°15'03"E	2°05'35"
C49	1360.00'	49.68'	49.68'	N79°09'28"E	2°05'35"
C50	1465.00'	53.52'	53.51'	N79°09'28"E	2°05'35"
C51	1360.00'	49.68'	49.68'	N77°03'53"E	2°05'35"
C52	1465.00'	53.52'	53.51'	N77°03'53"E	2°05'35"
C53	1360.00'	49.68'	49.68'	N74°58'18"E	2°05'35"
C54	1465.00'	53.52'	53.51'	N74°58'18"E	2°05'35"
C55	1360.00'	49.68'	49.68'	N72°52'42"E	2°05'35"
C56	1465.00'	53.52'	53.51'	N72°52'42"E	2°05'35"
C57	1360.00'	49.68'	49.68'	N70°47'07"E	2°05'35"
C58	1465.00'	53.52'	53.51'	N70°47'07"E	2°05'35"
C59	1360.00'	52.34'	52.33'	N68°38'11"E	2°12'18"
C60	1465.00'	45.99'	45.99'	N68°50'22"E	1°47'56"
C61	20.00'	34.03'	30.07'	N19°11'48"E	9°29'12"
C62	632.50'	28.40'	28.39'	S28°15'38"E	2°34'20"
C63	1530.00'	15.35'	15.35'	N82°35'28"E	0°34'29"
C64	1530.00'	51.75'	51.75'	N81°20'28"E	1°56'17"
C65	1530.00'	51.75'	51.75'	N79°24'11"E	1°56'17"
C66	1530.00'	51.75'	51.75'	N77°22'55"E	1°56'17"
C67	1530.00'	51.75'	51.75'	N75°31'38"E	1°56'17"
C68	1530.00'	51.75'	51.75'	N73°35'21"E	1°56'17"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C69	1530.00'	51.75'	51.75'	N71°39'04"E	1°56'17"
C70	1530.00'	51.75'	51.75'	N69°42'47"E	1°56'17"
C71	1530.00'	37.57'	37.57'	N68°02'26"E	1°24'25"
C72	20.00'	29.01'	26.54'	N71°06'17"W	83°06'58"
C73	567.50'	23.98'	23.98'	S28°20'10"E	2°25'15"
C74	462.50'	19.54'	19.54'	S28°20'10"E	2°25'15"
C75	462.50'	22.08'	22.07'	S28°10'45"E	2°44'05"
C76	20.00'	30.26'	27.46'	S72°53'41"E	86°41'46"
C77	1465.00'	84.48'	84.47'	N62°06'19"E	3°18'14"
C78	20.00'	31.42'	28.26'	N15°27'12"E	90°00'00"
C79	357.50'	17.06'	17.06'	S28°10'45"E	2°44'05"
C80	307.50'	18.02'	18.02'	S27°52'03"E	3°21'30"
C81	20.00'	31.42'	28.26'	S74°32'48"E	90°00'00"
C82	1335.00'	26.18'	26.18'	S81°00'54"W	1°07'25"
C83	1440.00'	28.24'	28.24'	N18°20'50"W	1°01'48"
C84	1440.00'	55.74'	55.74'	S62°41'09"W	2°13'05"
C85	1335.00'	51.68'	51.68'	S62°41'09"W	2°13'05"
C86	1440.00'	55.74'	55.74'	S64°54'14"W	2°13'05"
C87	1335.00'	51.68'	51.68'	S64°54'14"W	2°13'05"
C88	1440.00'	55.74'	55.74'	S67°07'19"W	2°13'05"
C89	1335.00'	51.68'	51.68'	S67°07'19"W	2°13'05"
C90	1440.00'	55.74'	55.74'	S69°20'24"W	2°13'05"
C91	1335.00'	51.68'	51.68'	S69°20'24"W	2°13'05"
C92	1440.00'	55.74'	55.74'	S71°33'29"W	2°13'05"
C93	1335.00'	51.68'	51.68'	S71°33'29"W	2°13'05"
C94	1440.00'	55.74'	55.74'	S73°46'33"W	2°13'05"
C95	1335.00'	51.68'	51.68'	S73°46'33"W	2°13'05"
C96	1440.00'	55.74'	55.74'	S75°59'38"W	2°13'05"
C97	1335.00'	51.68'	51.68'	S75°59'38"W	2°13'05"
C98	1440.00'	55.74'	55.74'	S78°12'43"W	2°13'05"
C99	1335.00'	51.68'	51.68'	S78°12'43"W	2°13'05"
C100	1440.00'	55.74'	55.74'	S80°25'47"W	2°13'05"
C101	1335.00'	51.68'	51.68'	S80°25'47"W	2°13'05"
C102	1440.00'	55.74'	55.74'	S82°38'52"W	2°13'05"
C103	1335.00'	51.68'	51.68'	S82°38'52"W	2°13'05"
C104	1440.00'	55.74'	55.74'	S84°51'57"W	2°13'05"
C105	1335.00'	51.68'	51.68'	S84°51'57"W	2°13'05"
C106	1440.00'	55.74'	55.74'	S87°05'01"W	2°13'05"
C107	1335.00'	51.68'	51.68'	S87°05'01"W	2°13'05"
C108	1440.00'	47.82'	47.82'	S89°08'38"W	1°54'09"
C109	1335.00'	44.33'	44.33'	S89°08'38"W	1°54'09"
C110	20.00'	31.45'	28.31'	N45°02'52"E	90°05'43"
C111	20.00'	32.52'	29.06'	S17°02'22"W	93°10'21"
C112	1530.00'	33.93'	33.93'	N62°59'26"E	1°16'14"
C113	1530.00'	50.01'	50.01'	N61°25'08"E	1°52'22"
C114	1530.00'	0.78'	0.78'	N60°28'04"E	0°01'45"
C115	1270.00'	15.14'	15.14'	S60°47'42"W	0°41'00"
C116	1165.00'	13.89'	13.89'	S60°47'42"W	0°41'00"
C117	1270.00'	53.82'	53.81'	S62°21'02"W	2°25'41"
C118	1165.00'	49.37'	49.36'	S62°21'02"W	2°25'41"
C119	1270.00'	53.82'	53.81'	S64°46'43"W	2°25'41"
C120	1165.00'	49.37'	49.36'	S64°46'43"W	2°25'41"
C121	1270.00'	53.82'	53.81'	S67°12'23"W	2°25'41"
C122	1165.00'	49.37'	49.36'	S67°12'23"W	2°25'41"
C123	1270.00'	53.82'	53.81'	S69°38'04"W	2°25'41"
C124	1165.00'	49.37'	49.36'	S69°38'04"W	2°25'41"
C125	1270.00'	53.82'	53.81'	S72°03'45"W	2°25'41"
C126	1165.00'	49.37'	49.36'	S72°03'45"W	2°25'41"
C127	1270.00'	53.82'	53.81'	S74°29'25"W	2°25'41"
C128	1165.00'	49.37'	49.36'	S74°29'25"W	2°25'41"
C129	1270.00'	53.82'	53.81'	S76°55'06"W	2°25'41"
C130	1165.00'	49.37'	49.36'	S76°55'06"W	2°25'41"
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