

VALENCIA PARK UNIT THREE

BEING A PORTION OF TRACT 2A, 3A, 3B AND 3C, 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
 17.049 ACRES

DEDICATION

THE TRACT OF LAND SHOWN HEREON CONTAINING 17.049 ACRES OF LAND, MORE OR LESS, IS TO BE KNOWN AS VALENCIA PARK UNIT THREE.

ALL RIGHTS OF WAY, POND LOT (BLOCK 6, LOT 26) AND PARK LOT (BLOCK 12, LOT 32) 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 GINGER, 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
 ERIN ZAMORA
 Notary Public
 STATE OF TEXAS
 My Comm. Exp. April 02, 2018

MY COMMISSION EXPIRES: April 2, 2018

PLAT NO. 5473 RECEPTION: 08784

STATE OF NEW MEXICO
 COUNTY OF DONA ANA

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 25 DAY OF April 2016 AT 5:05 O'CLOCK AND DULY RECORDED IN PLAT RECORD 24, PAGE(S) 81-82 FILED IN THE RECORDS OF SAID COUNTY.

[Signature]
 COUNTY CLERK
[Signature]
 DEPUTY CLERK



NOTES:

1. BASIS OF BEARING IS PLAT OF 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 72.
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.

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
 CRUIA 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



VICINITY MAP

Scale: 1" = 1000'

SHEET INDEX:
 SHEET 1 OF 2- DEDICATION SHEET
 SHEET 2 OF 2- PLAT SHEET

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.

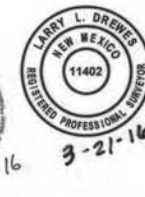
[Signature]
 ADRIAN H. ROSAS, P.E. 16184
 (SHEET 1 OF 2)
 3-30-16



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
 3-21-16



Land-Mark Professional Surveying, Inc.
 1420 Blossom Drive, Suite 'A'
 El Paso, Texas 79936
 (915) 598-1300
 email: Larry@land-marksurvey.com
 "Serving Texas, New Mexico and Arizona"

VALENCIA PARK UNIT THREE
 BEING A PORTION OF TRACT 2A, 3A, 3B
 AND 3C, VILLA VALENCIA PARCEL #3, AS
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VILLA VALENCIA PARCEL #3
 Book 23, Pages 324-325,
 Filed as Plat No. 5139 on June 18, 2012

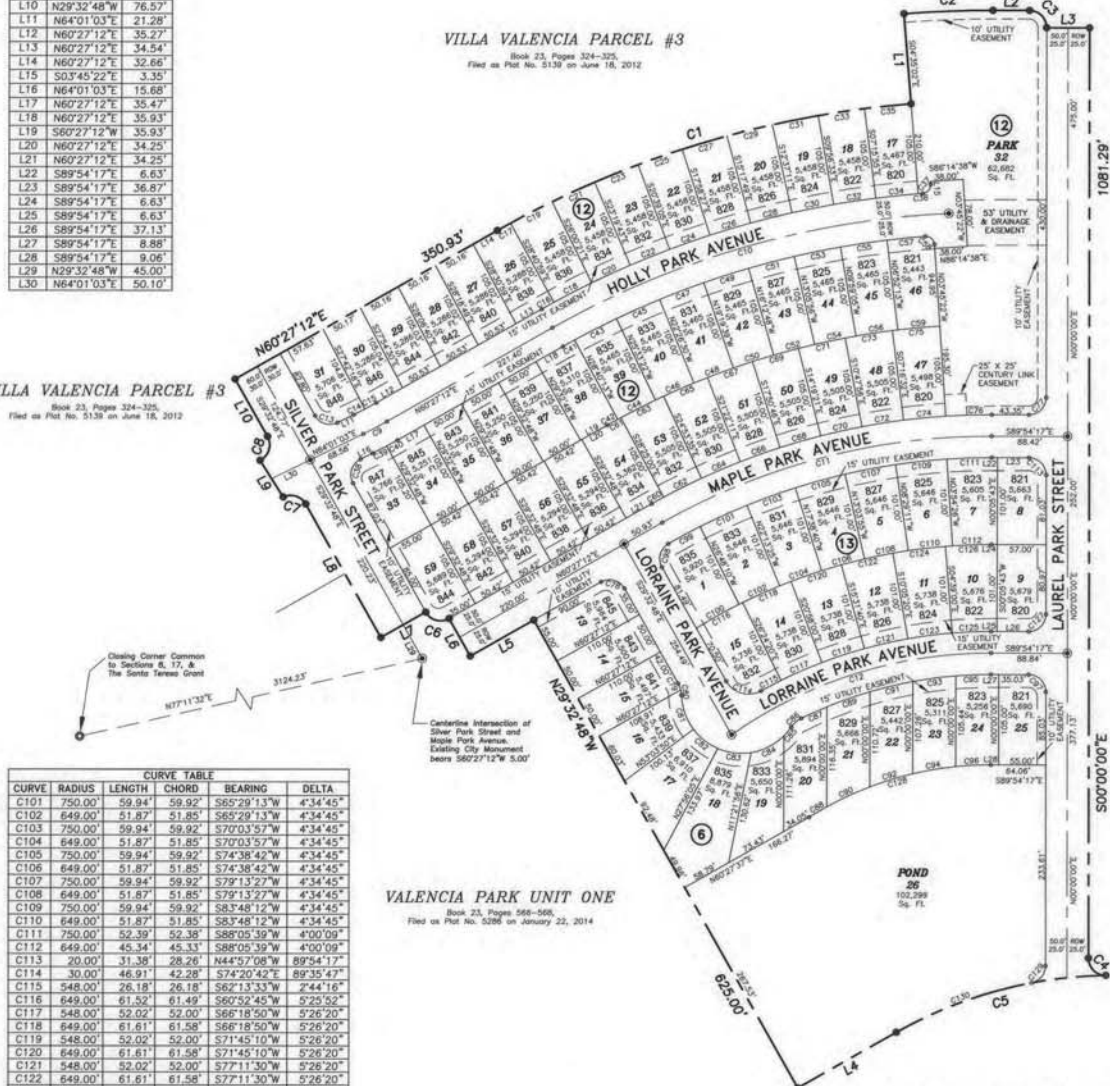
VILLA VALENCIA PARCEL #3
 Book 23, Pages 324-325,
 Filed as Plat No. 5139 on June 18, 2012

VALENCIA PARK UNIT ONE
 Book 23, Pages 548-549,
 Filed as Plat No. 5288 on January 22, 2014

VILLA VALENCIA PARCEL #3
 Book 23, Pages 324-325,
 Filed as Plat No. 5139 on June 18, 2012

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1165.00'	507.57'	503.57'	N72°56'05"E	24°57'46"
C2	1270.00'	103.71'	103.69'	N87°45'21"E	4°40'45"
C3	20.00'	31.75'	28.52'	S45°28'48"E	90°57'36"
C4	20.00'	31.75'	28.52'	S45°28'48"E	90°57'36"
C5	512.00'	255.45'	252.81'	S74°44'48"W	28°35'12"
C6	20.00'	31.42'	28.28'	N74°32'48"W	90°00'00"
C7	20.00'	30.17'	27.39'	N72°45'53"W	86°26'09"
C8	20.00'	32.66'	29.43'	S74°14'07"E	93°33'51"
C9	500.00'	31.10'	31.10'	N62°14'07"E	3°33'51"
C10	1035.00'	484.89'	480.46'	S73°52'28"W	26°50'33"
C11	775.00'	400.95'	396.49'	S75°16'28"W	28°38'31"
C12	523.00'	321.58'	316.54'	S72°28'49"W	35°13'49"
C13	20.00'	30.17'	27.39'	S72°45'53"E	86°26'09"
C14	475.00'	14.28'	14.28'	N61°09'22"E	14°32'11"
C15	475.00'	15.27'	15.27'	N61°22'22"E	15°50'30"
C16	1060.00'	15.98'	15.98'	S60°53'06"W	07°51'49"
C17	1165.00'	17.56'	17.56'	S60°53'06"W	07°51'49"
C18	1060.00'	49.53'	49.53'	S62°39'20"W	2°40'38"
C19	1165.00'	54.44'	54.43'	S62°39'20"W	2°40'38"
C20	1060.00'	49.53'	49.53'	S65°19'58"W	2°40'38"
C21	1165.00'	54.44'	54.43'	S65°19'58"W	2°40'38"
C22	1060.00'	49.53'	49.53'	S68°00'36"W	2°40'38"
C23	1165.00'	54.44'	54.43'	S68°00'36"W	2°40'38"
C24	1060.00'	49.53'	49.53'	S70°41'14"W	2°40'38"
C25	1165.00'	54.44'	54.43'	S70°41'14"W	2°40'38"
C26	1060.00'	49.53'	49.53'	S73°21'52"W	2°40'38"
C27	1165.00'	54.44'	54.43'	S73°21'52"W	2°40'38"
C28	1060.00'	49.53'	49.53'	S76°02'30"W	2°40'38"
C29	1165.00'	54.44'	54.43'	S76°02'30"W	2°40'38"
C30	1060.00'	49.53'	49.53'	S78°43'08"W	2°40'38"
C31	1165.00'	54.44'	54.43'	S78°43'08"W	2°40'38"
C32	1060.00'	49.53'	49.53'	S81°23'46"W	2°40'38"
C33	1165.00'	54.44'	54.43'	S81°23'46"W	2°40'38"
C34	1060.00'	49.61'	49.61'	S84°04'32"W	2°40'54"
C35	1165.00'	54.52'	54.52'	S84°04'32"W	2°40'54"
C36	1060.00'	5.41'	5.41'	S85°33'12"W	07°17'32"
C37	10.00'	15.61'	14.08'	N40°58'34"E	89°27'52"
C38	20.00'	32.66'	29.15'	S17°14'07"W	93°33'51"
C39	525.00'	18.13'	18.13'	N63°01'42"E	1°58'42"
C40	525.00'	14.53'	14.53'	N61°14'46"E	1°35'09"
C41	1010.00'	15.45'	15.45'	S60°53'29"W	07°52'35"
C42	905.00'	53.68'	53.68'	S69°06'59"W	07°52'35"
C43	1010.00'	54.90'	54.89'	S62°53'12"W	3°06'51"
C44	905.00'	49.19'	49.18'	S62°53'12"W	3°06'51"
C45	1010.00'	54.90'	54.89'	S66°00'04"W	3°06'51"
C46	905.00'	49.19'	49.18'	S66°00'04"W	3°06'51"
C47	1010.00'	54.90'	54.89'	S69°06'55"W	3°06'51"
C48	905.00'	49.19'	49.18'	S69°06'55"W	3°06'51"
C49	1010.00'	54.90'	54.89'	S72°13'47"W	3°06'51"
C50	905.00'	49.19'	49.18'	S72°13'47"W	3°06'51"
C51	1010.00'	54.90'	54.89'	S75°20'38"W	3°06'51"
C52	905.00'	49.19'	49.18'	S75°20'38"W	3°06'51"
C53	1010.00'	54.90'	54.89'	S78°27'30"W	3°06'51"
C54	905.00'	49.19'	49.18'	S78°27'30"W	3°06'51"
C55	1010.00'	54.90'	54.89'	S81°34'21"W	3°06'51"
C56	905.00'	49.19'	49.18'	S81°34'21"W	3°06'51"
C57	1010.00'	44.80'	44.79'	S84°24'01"W	2°32'29"
C58	10.00'	15.61'	14.21'	N49°02'33"W	90°34'23"
C59	905.00'	49.19'	49.18'	S84°41'12"W	3°06'51"
C60	800.00'	55.66'	55.65'	S61°01'06"W	3°31'25"
C61	905.00'	17.85'	17.85'	S61°01'06"W	1°07'46"
C62	800.00'	49.20'	49.19'	S63°20'42"W	3°31'25"
C63	905.00'	55.66'	55.65'	S63°20'42"W	3°31'25"
C64	800.00'	49.20'	49.19'	S66°52'07"W	3°31'25"
C65	905.00'	55.66'	55.65'	S66°52'07"W	3°31'25"
C66	800.00'	49.20'	49.19'	S70°23'32"W	3°31'25"
C67	905.00'	55.66'	55.65'	S70°23'32"W	3°31'25"
C68	800.00'	49.20'	49.19'	S73°54'56"W	3°31'25"
C69	905.00'	55.66'	55.65'	S73°54'56"W	3°31'25"
C70	800.00'	49.20'	49.19'	S77°26'21"W	3°31'25"
C71	905.00'	55.66'	55.65'	S77°26'21"W	3°31'25"
C72	800.00'	49.20'	49.19'	S80°57'46"W	3°31'25"
C73	905.00'	55.66'	55.65'	S80°57'46"W	3°31'25"
C74	800.00'	49.14'	49.13'	S84°29'03"W	3°31'10"
C75	905.00'	55.59'	55.58'	S84°29'03"W	3°31'10"
C76	800.00'	53.78'	53.77'	S88°10'11"W	3°10'05"
C77	20.00'	11.42'	11.42'	N45°02'52"E	90°05'43"
C78	20.00'	31.42'	28.28'	N74°32'48"W	90°00'00"
C79	30.00'	8.10'	8.07'	N21°46'47"W	15°28'03"
C80	30.00'	6.29'	6.28'	N08°04'11"W	12°01'07"
C81	70.00'	42.61'	41.95'	S19°29'54"E	34°52'32"
C82	70.00'	36.44'	36.03'	S51°51'04"E	29°49'48"
C83	70.00'	39.58'	39.06'	S82°57'55"E	32°23'54"
C84	70.00'	43.49'	42.79'	N63°02'17"E	35°35'43"
C85	70.00'	13.57'	13.55'	N39°41'14"E	11°06'23"
C86	30.00'	15.52'	15.35'	S48°57'17"W	28°38'29"
C87	498.00'	32.69'	32.68'	S65°39'20"W	3°45'38"
C88	393.00'	23.69'	23.69'	S59°18'47"W	3°27'16"
C89	498.00'	53.04'	53.01'	S70°35'13"W	6°06'08"
C90	393.00'	55.19'	55.14'	S65°03'47"W	8°02'44"
C91	498.00'	51.42'	51.40'	S76°35'47"W	5°54'59"
C92	393.00'	52.35'	52.31'	S72°54'07"W	7°37'56"
C93	498.00'	50.46'	50.44'	S82°27'25"W	5°48'19"
C94	393.00'	50.74'	50.71'	S80°25'02"W	7°23'52"
C95	498.00'	41.16'	41.15'	S87°43'39"W	4°44'08"
C96	393.00'	41.01'	40.99'	S87°06'20"W	5°58'45"
C97	20.00'	31.38'	28.26'	N44°57'08"W	89°54'17"
C98	20.00'	31.25'	28.17'	S15°13'14"W	89°32'05"
C99	750.00'	52.01'	52.01'	S51°35'33"W	3°12'05"
C100	649.00'	57.02'	57.00'	S60°40'50"W	5°02'01"

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C101	750.00'	59.84'	59.92'	S85°29'13"W	4°34'45"
C102	649.00'	51.87'	51.85'	S65°29'13"W	4°34'45"
C103	750.00'	59.94'	59.92'	S70°03'57"W	4°34'45"
C104	649.00'	51.87'	51.85'	S70°03'57"W	4°34'45"
C105	750.00'	59.94'	59.92'	S74°38'42"W	4°34'45"
C106	649.00'	51.87'	51.85'	S74°38'42"W	4°34'45"
C107	750.00'	59.94'	59.92'	S79°13'27"W	4°34'45"
C108	649.00'	51.87'	51.85'	S79°13'27"W	4°34'45"
C109	750.00'	59.94'	59.92'	S83°48'12"W	4°34'45"
C110	649.00'	51.87'	51.85'	S83°48'12"W	4°34'45"
C111	750.00'	52.39'	52.38'	S88°05'39"W	4°00'09"
C112	649.00'	45.34'	45.33'	S88°05'39"W	4°00'09"
C113	20.00'	31.38'	28.26'	N44°57'08"W	89°54'17"
C114	30.00'	46.91'	42.28'	S74°20'42"E	89°35'47"
C115	948.00'	26.18'	26.18'	S62°13'33"W	2°44'16"
C116	649.00'	61.52'	61.49'	S60°52'45"W	5°25'52"
C117	548.00'	52.02'	52.00'	S66°18'50"W	5°26'20"
C118	649.00'	61.61'	61.58'	S66°18'50"W	5°26'20"
C119	548.00'	52.02'	52.00'	S71°45'10"W	5°26'20"
C120	649.00'	61.61'	61.58'	S71°45'10"W	5°26'20"
C121	548.00'	52.02'	52.00'	S77°11'30"W	5°26'20"
C122	649.00'	61.61'	61.58'	S77°11'30"W	5°26'20"
C123	548.00'	52.02'	52.00'	S82°37'50"W	5°26'20"
C124	649.00'	61.61'	61.58'	S82°37'50"W	5°26'20"
C125	548.00'	45.39'	45.37'	S87°43'22"W	4°44'43"
C126	649.00'	53.75'	53.74'	S87°43'22"W	4°44'43"
C127	20.00'	31.45'	28.31'	N45°02'52"E	90°05'43"
C128	393.00'	222.99'	220.01'	S73°50'26"W	32°30'34"
C129	750.00'	52.01'	52.01'	S89°38'33"E	79°17'05"
C130	512.00'	168.28'	167.59'	S89°52'08"W	18°49'53"



SCALE: 1" = 100'

0' 50' 100' 200'

LEGEND

- Set 5/8" Rebar w/Cop with Cap stamped Land-Mark 144669 NF1402
- Proposed City Monument

Land-Mark Professional Surveying, Inc.
 1420 Bessmer Drive, Suite 'A'
 El Paso, Texas 79936
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 Serving Texas, New Mexico and Arizona
 Job No. 14-10-29503