

# VALENCIA HILLS UNIT TWO REPLAT A

BEING ALL OF VALENCIA HILLS UNIT TWO,  
CITY OF SUNLAND PARK,  
DONA ANA COUNTY, NEW MEXICO  
20.177 ACRES

**DEDICATION**

THE TRACT OF LAND SHOWN HEREON CONTAINING 20.177 ACRES OF LAND, MORE OR LESS, IS TO BE KNOWN AS VALENCIA HILLS UNIT TWO REPLAT A.

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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

OWNER: \_\_\_\_\_  
CHECKPOINT GINGER, LLC  
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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

\_\_\_\_\_  
(NOTARY PUBLIC) DATE: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

PLAT NO. \_\_\_\_\_ RECEPTION: \_\_\_\_\_

STATE OF NEW MEXICO)  
COUNTY OF DONA ANA)

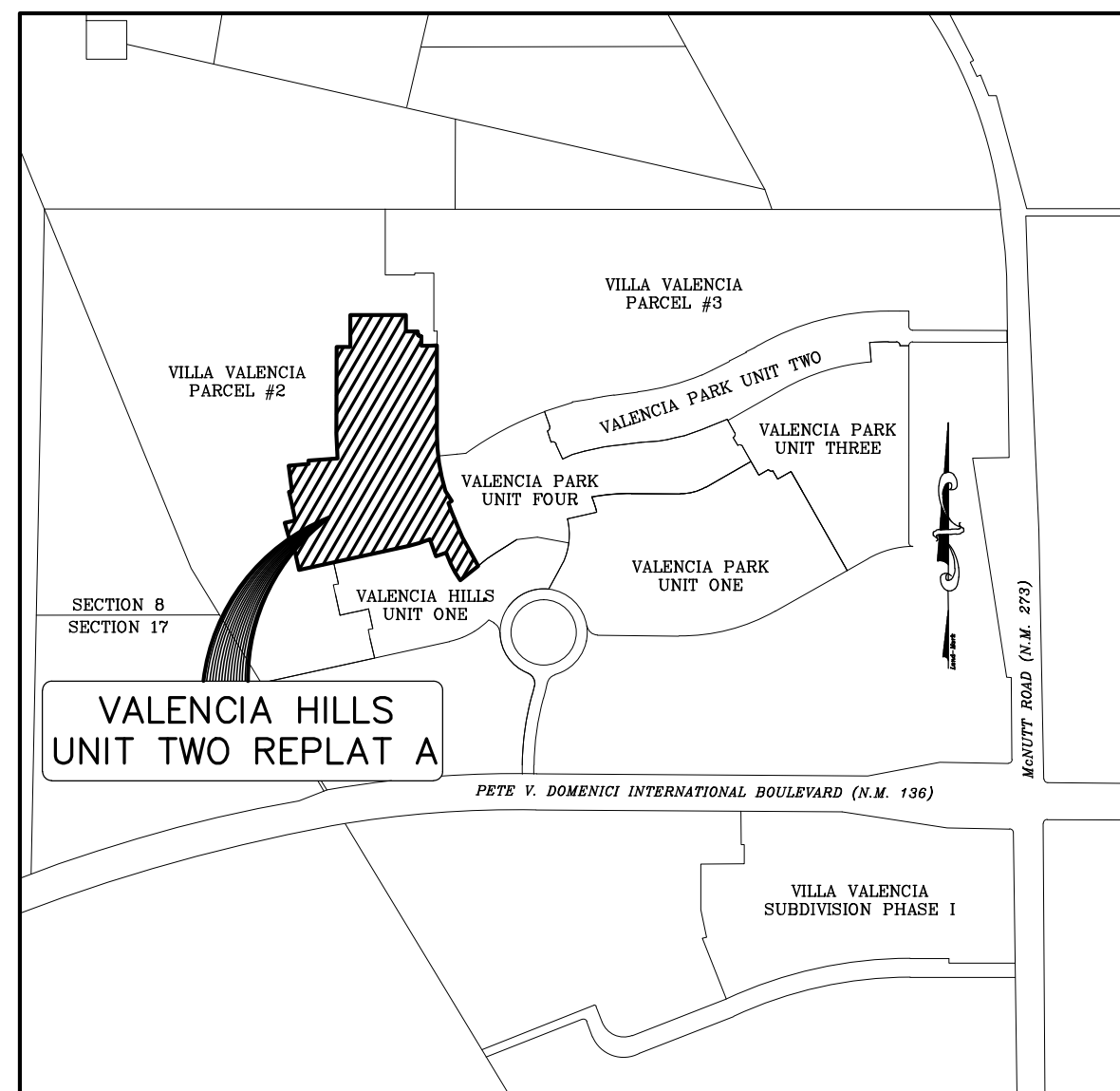
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 AT \_\_\_\_\_ O'CLOCK AND DULY RECORDED IN PLAT RECORD \_\_\_\_\_ PAGE(S) \_\_\_\_\_ FILED IN THE RECORDS OF SAID COUNTY.

\_\_\_\_\_  
COUNTY CLERK

\_\_\_\_\_  
DEPUTY CLERK

**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 113.
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 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.

ADRIAN H. ROSAS, P.E. 16184

(SHEET 1 OF 2)

**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: \_\_\_\_\_ DATE: \_\_\_\_\_  
MAYOR

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CRRUA UTILITIES DIRECTOR

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
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: \_\_\_\_\_ DATE: \_\_\_\_\_

**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: \_\_\_\_\_ DATE: \_\_\_\_\_

**QWEST CORPORATION d/b/a CENTURY LINK QC**

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

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**NEW MEXICO GAS COMPANY**

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

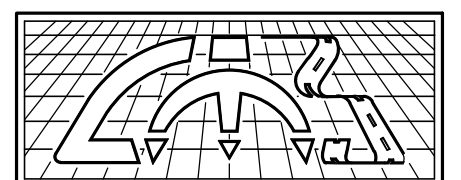
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**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.

LARRY L. DREWES, PLS 11402

**PRELIMINARY**  
**THIS DOCUMENT SHALL NOT BE**  
**RECORDED FOR ANY PURPOSE.**



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

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1882.50'	140.54'	140.51'	S07°26'14"E	4°16'39"
C2	1772.50'	18.18'	18.18'	S05°00'17"E	0°35'16"
C3	1612.50'	135.26'	135.22'	S02°18'28"E	4°48'22"
C4	20.00'	31.42'	28.28'	S44°54'17"E	90°00'00"
C5	2129.64'	38.75'	38.75'	N89°34'26"E	1°02'33"
C6	1063.33'	317.71'	316.53'	S08°28'22"E	17°07'09"
C7	1507.50'	21.06'	21.06'	N58°21'19"E	0°48'02"
C8	570.02'	155.75'	155.26'	S27°36'23"E	15°39'18"
C9	1475.00'	148.86'	148.79'	N60°50'46"E	5°46'56"
C10	1475.00'	358.54'	357.66'	N70°42'03"E	13°55'38"
C11	1200.00'	240.01'	239.61'	S14°02'56"E	11°27'35"
C12	1200.00'	176.23'	176.07'	S04°06'42"E	8°24'51"
C13	833.16'	124.02'	123.91'	S73°24'00"W	8°31'44"
C14	833.16'	55.68'	55.67'	N71°03'01"E	3°49'44"
C15	833.16'	68.34'	68.32'	N75°18'53"E	4°42'00"
C16	1477.50'	252.10'	251.80'	S04°47'34"E	9°46'35"
C17	1747.50'	166.91'	166.84'	S07°26'49"E	5°28'21"
C18	1507.50'	87.22'	87.21'	N60°24'47"E	3°18'54"
C19	20.00'	28.57'	26.20'	S21°08'45"W	81°50'57"
C20	572.41'	6.13'	6.13'	S20°05'12"E	0°36'47"
C21	570.08'	70.19'	70.14'	S23°55'20"E	7°03'16"
C22	570.06'	79.43'	79.37'	S31°26'31"E	7°59'01"
C23	20.00'	32.95'	29.35'	N66°58'40"W	94°23'54"
C24	1500.00'	34.73'	34.73'	N66°29'11"E	1°19'36"
C25	1500.00'	50.27'	50.27'	N68°06'35"E	1°55'13"
C26	1500.00'	50.00'	50.00'	N70°01'30"E	1°54'36"
C27	1500.00'	50.00'	50.00'	N71°56'05"E	1°54'36"
C28	1500.00'	50.00'	50.00'	N73°50'41"E	1°54'36"
C29	1500.00'	50.00'	50.00'	N75°45'17"E	1°54'36"
C30	1500.00'	25.00'	25.00'	N77°11'14"E	0°57'18"
C31	1450.00'	55.90'	55.90'	N76°33'36"E	2°12'32"
C32	1450.00'	54.55'	54.54'	N74°22'40"E	2°09'19"
C33	1450.00'	50.05'	50.05'	N72°18'41"E	1°58'40"
C34	1450.00'	53.49'	53.49'	N70°15'56"E	2°06'49"
C35	1450.00'	53.36'	53.35'	N68°09'16"E	2°06'30"
C36	1450.00'	28.16'	28.16'	N66°32'39"E	1°06'46"
C37	30.00'	43.87'	40.06'	N24°05'58"E	83°46'36"
C38	1232.50'	75.32'	75.31'	S16°02'18"E	3°30'06"
C39	1232.50'	80.43'	80.41'	S12°25'05"E	3°44'20"
C40	20.00'	32.04'	28.72'	N56°26'31"W	91°47'12"
C41	808.16'	49.81'	49.80'	S75°53'56"W	3°31'52"
C42	808.16'	50.04'	50.03'	S72°21'35"W	3°32'51"
C43	808.16'	20.46'	20.46'	S69°51'39"W	1°27'01"
C44	858.16'	29.69'	29.69'	N70°07'36"E	1°58'55"
C45	858.16'	50.03'	50.02'	N72°47'16"E	3°20'24"
C46	858.16'	48.03'	48.03'	N76°03'40"E	3°12'25"
C47	1340.00'	54.46'	54.45'	N76°30'01"E	2°19'42"
C48	1340.00'	50.00'	50.00'	N74°16'02"E	2°08'17"
C49	1340.00'	50.04'	50.04'	N72°07'42"E	2°08'23"
C50	1340.00'	1.42'	1.42'	N71°01'41"E	0°03'39"
C51	1340.00'	7.61'	7.61'	N71°09'37"E	0°19'31"
C52	1340.00'	50.14'	50.14'	N72°23'41"E	2°08'38"
C53	1340.00'	49.91'	49.90'	N74°32'02"E	2°08'02"
C54	1340.00'	48.27'	48.27'	N76°37'58"E	2°03'50"
C55	1772.50'	63.76'	63.76'	S06°19'45"E	2°03'40"
C56	1772.50'	44.47'	44.47'	S08°04'42"E	1°26'15"
C57	20.00'	30.18'	27.40'	N34°26'01"E	86°27'42"
C58	1882.50'	72.82'	72.82'	S08°28'04"E	2°12'59"
C59	1882.50'	67.72'	67.72'	S06°19'45"E	2°03'40"
C60	1722.50'	64.46'	64.45'	S05°46'58"E	2°08'39"
C61	1722.50'	52.76'	52.76'	S07°43'56"E	1°45'18"
C62	20.00'	32.72'	29.19'	S55°28'21"E	93°43'32"
C63	1612.50'	63.57'	63.56'	S07°59'03"E	2°15'31"
C64	1612.50'	60.34'	60.34'	S05°46'58"E	2°08'39"
C65	1612.50'	67.72'	67.72'	S07°54'37"E	2°24'23"
C66	1612.50'	53.66'	53.66'	S05°45'14"E	1°54'24"
C67	1612.50'	53.66'	53.66'	S03°50'49"E	1°54'24"
C68	1612.50'	55.73'	55.73'	S01°54'13"E	1°58'49"
C69	1612.50'	28.39'	28.39'	S00°24'33"E	1°00'32"
C70	1502.50'	28.39'	28.39'	S00°26'46"E	1°04'57"
C71	1502.50'	49.99'	49.99'	S01°56'26"E	1°54'23"
C72	1502.50'	50.00'	50.00'	S03°50'49"E	1°54'24"
C73	1502.50'	50.00'	50.00'	S05°45'14"E	1°54'24"
C74	1502.50'	37.91'	37.91'	S07°25'48"E	1°26'44"
C75	1452.50'	63.28'	63.27'	S06°18'36"E	2°29'46"
C76	20.00'	36.07'	31.37'	S59°13'08"E	103°19'18"
C77	858.16'	86.87'	86.83'	S72°01'13"W	5°47'59"
C78	20.00'	29.30'	26.75'	N33°49'13"E	83°56'46"
C79	808.16'	26.39'	26.39'	N76°43'44"E	1°52'17"
C80	1452.50'	30.72'	30.72'	S00°30'38"E	1°12'42"
C81	1452.50'	54.10'	54.10'	S02°11'00"E	2°08'03"
C82	1452.50'	54.10'	54.10'	S04°19'03"E	2°08'03"
C83	1452.50'	55.10'	55.10'	S06°28'16"E	2°10'25"
C84	20.00'	36.05'	31.37'	S59°12'09"E	103°17'22"
C85	858.16'	86.64'	86.60'	S72°01'40"W	5°47'04"
C86	858.16'	41.11'	41.10'	S76°17'32"W	2°44'40"
C87	20.00'	29.35'	26.79'	N35°37'18"E	84°05'09"
C88	1232.50'	39.79'	39.78'	S05°29'48"E	1°50'58"
C89	1232.50'	51.50'	51.50'	S03°22'29"E	2°23'39"
C90	1232.50'	48.89'	48.89'	S01°02'28"E	2°16'22"
C91	1342.50'	28.39'	28.39'	S00°30'38"E	1°12'42"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C92	1342.50'	50.00'	50.00'	S02°11'00"E	2°08'03"
C93	1342.50'	50.00'	50.00'	S04°19'03"E	2°08'03"
C94	1342.50'	54.68'	54.68'	S06°33'05"E	2°20'02"
C95	1342.50'	73.72'	73.71'	S06°08'42"E	3°08'47"
C96	1342.50'	56.10'	56.10'	S03°22'29"E	2°23'39"
C97	1342.50'	53.26'	53.25'	S01°02'28"E	2°16'22"
C98	20.00'	31.42'	28.28'	N44°54'17"W	90°00'00"
C99	20.00'	31.42'	28.28'	S45°05'43"W	90°00'00"
C100	20.00'	31.42'	28.28'	N45°05'43"E	90°00'00"
C101	20.00'	31.42'	28.28'	N44°54'17"W	90°00'00"
C102	20.00'	31.42'	28.28'	S45°05'43"W	90°00'00"
C103	1167.50'	22.66'	22.66'	S00°27'39"E	1°06'43"
C104	1167.50'	54.24'	54.24'	S02°20'52"E	2°39'43"
C105	1167.50'	54.24'	54.24'	S05°00'36"E	2°39'43"
C106	1167.50'	54.24'	54.24'	S07°40'19"E	2°39'43"
C107	1167.50'	54.24'	54.24'	S10°20'02"E	2°39'43"
C108	1167.50'	54.24'	54.24'	S12°59'46"E	2°39'43"
C109	1167.50'	55.48'	55.48'	S15°41'18"E	2°43'22"
C110	20.00'	35.48'	31.01'	S67°52'13"E	101°38'27"
C111	1442.50'	84.45'	84.44'	N59°37'56"E	3°21'16"
C112	1063.33'	50.57'	50.57'	S15°40'11"E	2°43'30"
C113	1063.33'	49.31'	49.30'	S12°58'44"E	2°39'25"
C114	1063.33'	49.31'	49.30'	S10°19'19"E	2°39'25"
C115	1063.33'	49.31'	49.30'	S07°39'55"E	2°39'25"
C116	1063.33'	49.31'	49.30'	S05°00'30"E	2°39'25"
C117	1063.33'	20.60'	20.60'	S02°21'05"E	2°39'25"
C118	1063.33'	20.60'	20.60'	S00°28'05"E	1°06'36"
C119	600.00'	29.63'	29.63'	S21°11'36"E	2°49'46"

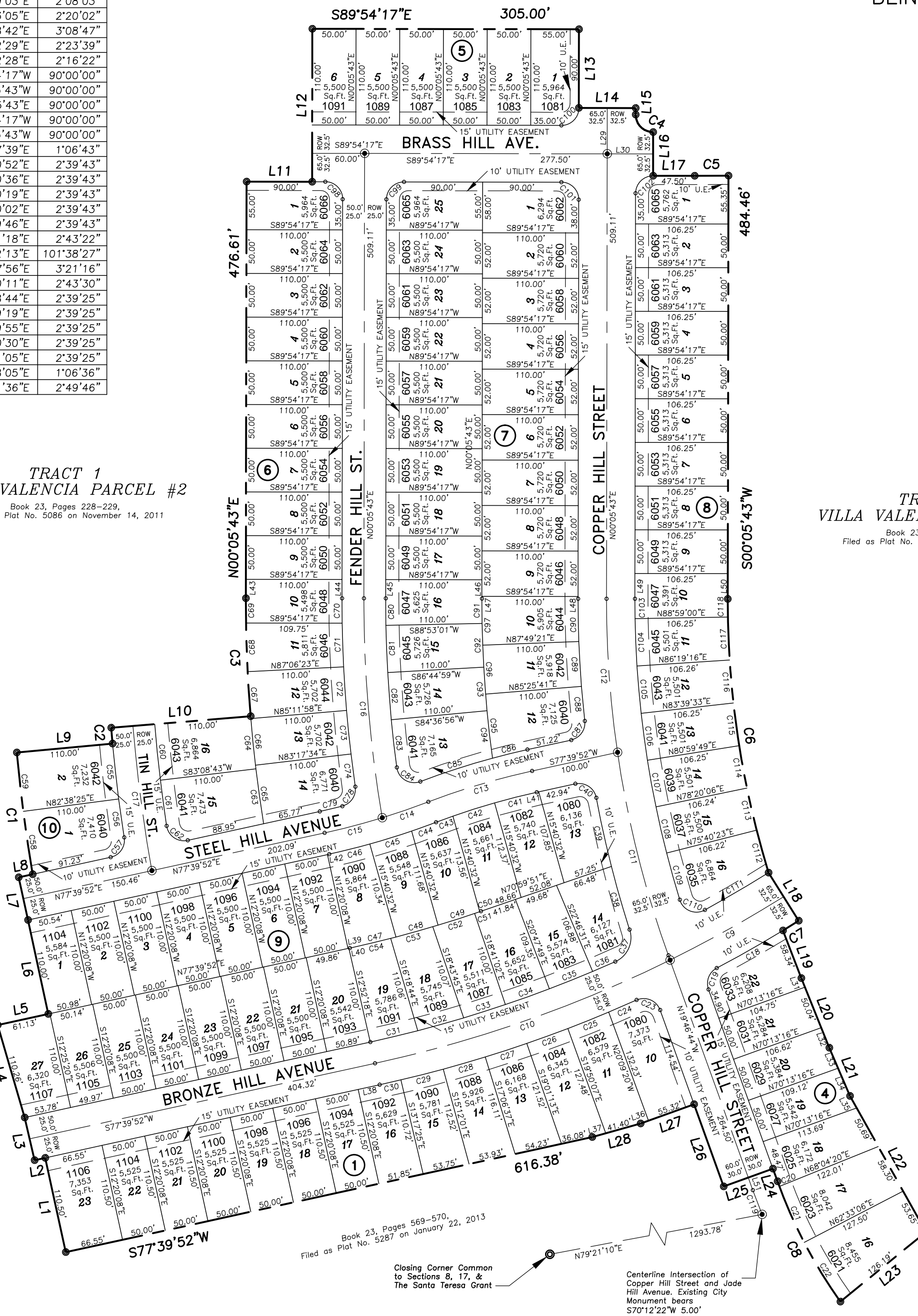
TRACT 1  
VILLA VALENCIA PARCEL #2

Book 23, Pages 228-229,  
Filed as Plot No. 5086 on November 14, 2011

LINE TABLE		
LINE	BEARING	LENGTH
L1	N12°20'08"W	110.50'
L2	S77°39'52"W	12.44'
L3	N1°30'51"W	50.00'
L4	N16°14'31"W	110.26'
L5	N77°39'52"E	59.18'
L6	N12°06'26"W	110.00'
L7	N12°20'08"W	50.00'
L8	N77°39'52"E	16.41'
L9	N84°42'05"E	110.00'
L10	N85°17'21"E	160.00'
L11	S89°54'17"E	75.00'
L12	N00°05'43"E	175.00'
L13	S00°05'43"W	90.00'
L14	S89°54'17"E	65.00'
L15	S00°05'43"W	7.50'
L16	S00°05'43"W	50.00'
L17	S89°54'17"E	47.50'
L18	S32°02'42"E	65.00'
L19	S20°55'57"E	58.34'
L20	S21°55'29"E	85.95'
L21	S23°16'13"E	60.02'
L22	S29°09'43"E	178.28'
L23	S50°52'21"W	126.19'
L24	N19°46'44"W	15.37'
L25	S70°13'16"W	60.00'
L26	N19°46'44"W	100.01'
L27	S70°12'22"W	65.01'
L28	S74°14'19"W	57.40'
L29	N00°05'43"E	52.50'
L30	S89°54'17"E	52.50'
L31	S22°13'22"E	11.23'
L32	S21°47'31"E	24.68'
L33	S23°28'18"E	25.38'
L34	S23°07'22"E	34.63'
L35	S29°09'43"E	15.64'
L36	S70°12'22"W	9.69'
L37	S74°14'19"W	16.00'
L38	N77°39'52"E	25.00'
L39	S77°39'52"W	2.00'
L40	N77°39'52"E	1.03'
L41	N77°39'52"E	2.22'
L42	N77°39'52"E	2.00'
L43	N00°05'43"E	21.61'
L44	S00°05'43"W	21.61'
L45	N00°05'43"E	21.61'
L46	S00°05'43"W	21.61'
L47	N00°05'43"E	2.61'
L48	S00°05'43"W	2.61'
L49	N00°05'43"E	29.11'
L50	S00°05'43"W	29.11'
L51	S19°46'44"E	15.37'

VILLA VALENCIA PARCEL #2

Book 23, Pages 228-229,  
Filed as Plot No. 5086 on November 14, 2011



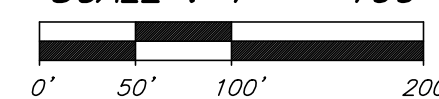
(SHEET 2 OF 2)

VALENCIA HILLS UNIT TWO REPLAT A  
BEING ALL OF VALENCIA HILLS UNIT TWO,  
CITY OF SUNLAND PARK,  
DONA ANA COUNTY, NEW MEXICO  
20.177 ACRES

TRACT 2A  
VILLA VALENCIA PARCEL #3

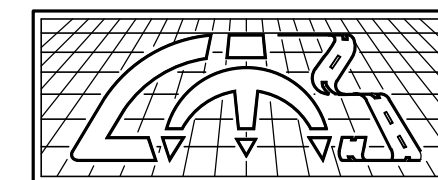
Book 23, Pages 324-325,  
Filed as Plot No. 5139 on June 18, 2012

SCALE: 1" = 100'



LEGEND	
●	Set 5/8" Rebar w/Cap with Cap stamped Land-Mark TX4869 NM11402
○	Proposed City Monument

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSE.



Land-Mark Professional  
Surveying, Inc.  
1420 Bessemer Drive, Suite 'A'  
El Paso, Texas 79936  
(915) 598-1300  
email: Larry@Land-marksurvey.com  
"Serving Texas, New Mexico  
and Arizona"  
Job No. 14-10-29504