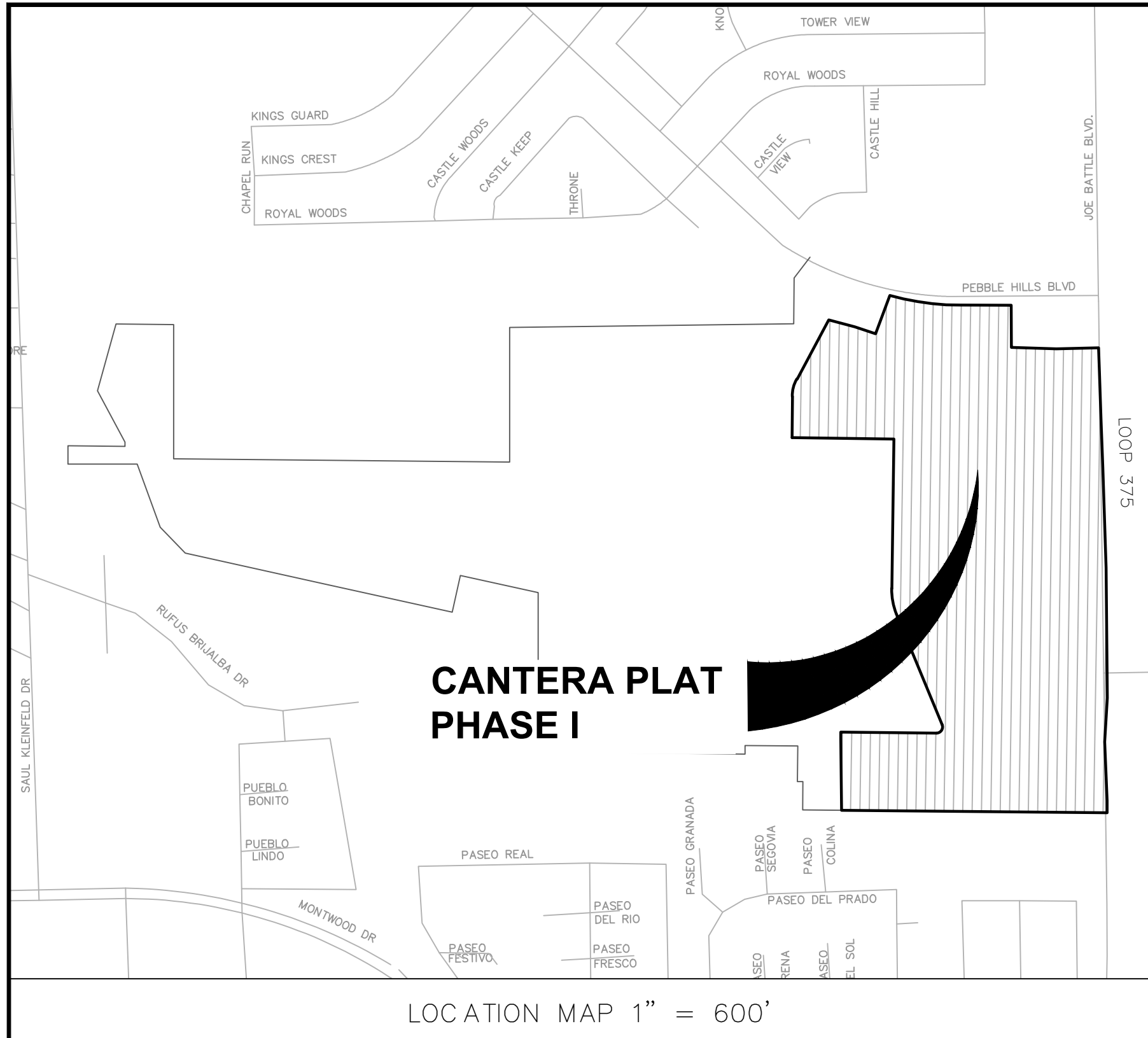




BOUNDARY LINE TABLE

LINE #	LENGTH (FT.)	DIRECTION
L1	384.31	N1° 47' 37"E
L2	515.35	S86° 58' 02"E
L3	500.23	N86° 49' 04"W
L4	197.19	N3° 04' 45"E
L5	328.85	N30° 21' 21"E
L6	26.11	S60° 04' 50"E
L7	5.98	N29° 48' 52"E
L8	107.19	S73° 08' 25"E
L9	249.04	S87° 23' 41"E
L10	207.01	S2° 03' 28"W
L11	221.17	S85° 40' 05"E
L12	206.98	S89° 06' 08"E
L13	113.31	S0° 27' 58"W
L14	477.09	S0° 27' 58"W
L15	330.00	S0° 37' 42"W
L16	319.34	S0° 37' 40"W
L17	479.78	S2° 26' 58"W
L18	504.70	S2° 35' 26"W
L19	59.91	S2° 32' 58"W

BOUNDARY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	130.11	331.59	22°28'58"	N8° 02' 07"W	129.28
C2	90.48	156.17	33°11'50"	N16° 55' 05"E	89.22
C3	107.58	1210.92	5°05'25"	S68° 52' 23"E	107.55
C4	350.54	1267.11	15°51'02"	S79° 45' 50"E	349.42

REQUIRED STORAGE CAPACITY					
WATERSHED	Description	WATERSHED AREA (ACRES)	RUNOFF COEFFICIE NT (C)	RAINFALL DEPTH (Inches)	STORAGE CAPACITY (AC-FT)
DA-1	N Parcels	15.232	0.95	4.3	5.19
DA-2	Joe Battle Frontage	8.090	0.95	4.3	2.75
DA-3	Phase I Area	33.264	0.95	4.3	11.32
DA-4	2155 Joe Battle	6.561	0.95	4.3	2.23
F (CSJ 2552-03-018)	Joe Battle STA 743+21	42.000	0.95	4.3	14.30
TOTAL CAPACITY REQUIRED					35.80

PROPOSED SITE PONDS STORAGE COMPUTATIONS					
POND	WATERSHED CONTRIBUTING TO POND	TOP AREA (SF)	BOTTOM AREA (SF)	DEPTH (FT)	PROVIDED CAPACITY (AC*FT)
Pond 1	DA-1	34925.38	14120.733	10	8.403
Pond 2	DA-2, F	47722.946	6362.915	8	13.931
Pond 3	DA-3	56295.971	15201.511	20	28.765
Pond 4	DA-4	30995.776	18419.059	10	2.313
PROPOSED PONDS STORAGE TOTAL					53.412

	Name:	Address:	City & Zip:	Phone:	Fax:
OWNER:	Blue Flamingo IV LP	6044 Gtwy Blvd E., Suite 500	El Paso, TX 79905	N/A	N/A
OWNER:	EP Rojas Partners LP	3737 Gtwy Blvd W.,	El Paso, TX 79903	N/A	N/A
OWNER:	375 Pebble Hills LLC	3737 Gtwy Blvd W.,	El Paso, TX 79903	N/A	N/A
ENGINEER:	Marvin H. Gomez, P.E.	11385 James Watt Dr., Suite B-13	El Paso, TX 79936	(915) 351-6701	(915) 243-6010
SURVEYOR:	Jose L. Rodarte P.E., R.P.L.S.	11385 James Watt Dr., Suite B-13	El Paso, TX 79936	(915) 351-6701	(915) 243-6010

PRELIMINARY PLAT

CANTERA COMMERCIAL CENTER 1

PORTION OF LOT 3, BLOCK 1, PEBBLE HILLS COMMERCIAL; PORTION OF TRACT 5-F, TRACT 8-E, TRACT 8-F, SECTION 44, BLOCK 79, TOWNSHIP 2, TEXAS & PACIFIC RAILWAY COMPANY'S SURVEYS; AND ALL OF TRACT 5-A, TRACT 5-E, AND TRACT 5-E-1, SECTION 44, BLOCK 79, TOWNSHIP 2, TEXAS & PACIFIC COMPANY'S SURVEYS,

CITY OF EL PASO, EL PASO COUNTY, TEXAS

CONTAINING 63.3820 ACRES (2,760,919.39 SQ. FT.):±

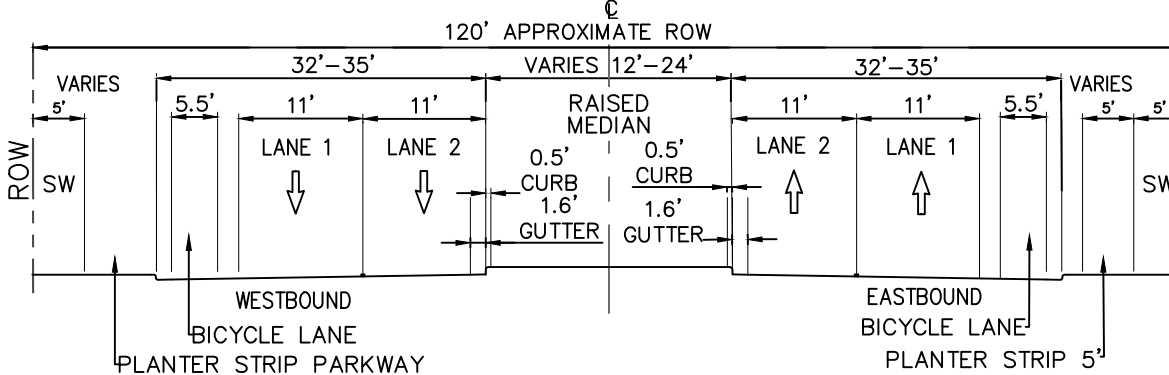
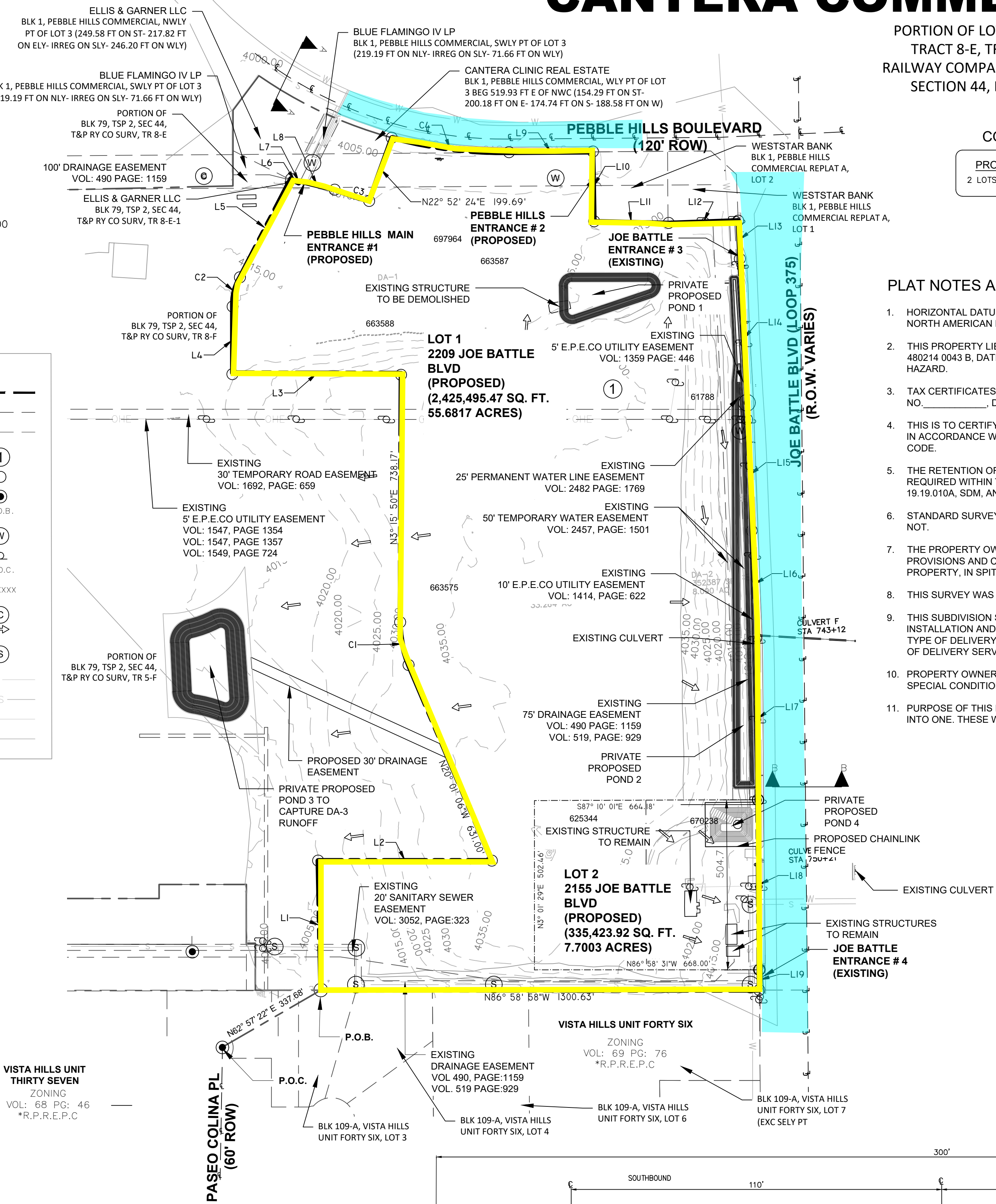
PROPOSED LAND USE
2 LOTS / NON-RESIDENTIAL=2

SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT

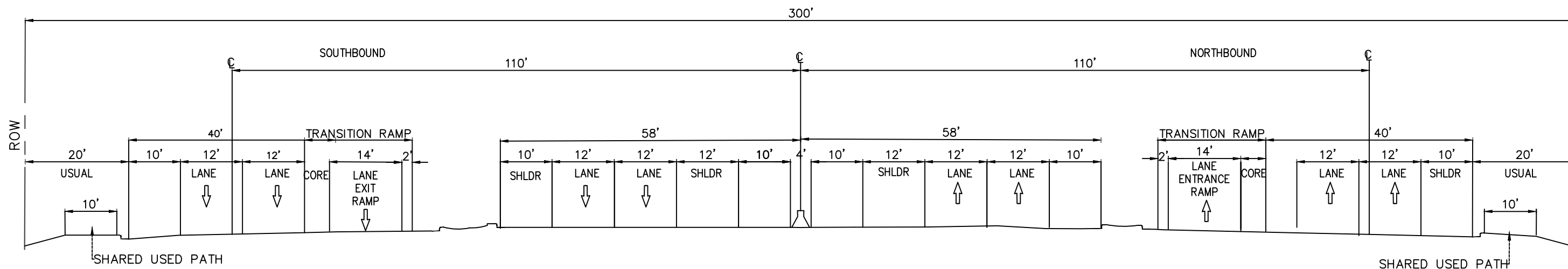
FOR REVIEW ONLY

PLAT NOTES AND RESTRICTIONS:

- HORIZONTAL DATUM: ALL COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83).
- THIS PROPERTY LIES IN ZONE "C", AS DESIGNATED BY F.E.M.A.; EL PASO COUNTY, COMMUNITY PANEL NO. 480214 0043 B, DATED OCTOBER 15, 1982. ZONE "X" IS DETERMINED TO BE AREA OF MINIMAL FLOOD HAZARD.
- TAX CERTIFICATES FOR THIS SUBDIVISION ARE FILED IN EL PASO COUNTY CLERK'S OFFICE, INSTRUMENT NO. _____, DATE _____.
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED BY EL PASO WATER UTILITIES IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE.
- THE RETENTION OF ALL HISTORIC AND DEVELOPED STORMWATER RUNOFF DISCHARGE VOLUMES IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL THE PROVISIONS OF (MUNI-CODE 19.19.010A, SDM, AND DDM SECTION 11.1).
- STANDARD SURVEY NOTE: THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT.
- THE PROPERTY OWNER(S) ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS AND CONFIRMING THE SIZE AND USE OF ALL RECORDED EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE DEVELOPER WILL COORDINATE INSTALLATION AND CONSTRUCTION WITH THE UNITED STATES POSTAL SERVICE IN DETERMINING THE TYPE OF DELIVERY SERVICE FOR THE PROPOSED SUBDIVISION. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
- PROPERTY OWNER(S) / DEVELOPER(S) SHALL COMPLY WITH THE CURRENT ZONING ORDINANCE AND SPECIAL CONDITIONS SET FORTH BY THE CITY OF EL PASO PLANNING DEPARTMENT.
- PURPOSE OF THIS PLAT IS TO COMBINE A PORTION OF ONE PLATTED LOT AND SIX UNPLATTED TRACTS INTO ONE. THESE WILL BE REPLATTED INTO TWO LOTS.



SECTION A PEBBLE HILLS BLVD. (MAJOR ARTERIAL) (R.O.W. 120') SCALE 1"=20'



SECTION B JOE BATTLE BLVD. (LOOP375) (MAJOR ARTERIAL) (R.O.W. VARIES) SCALE 1"=20'