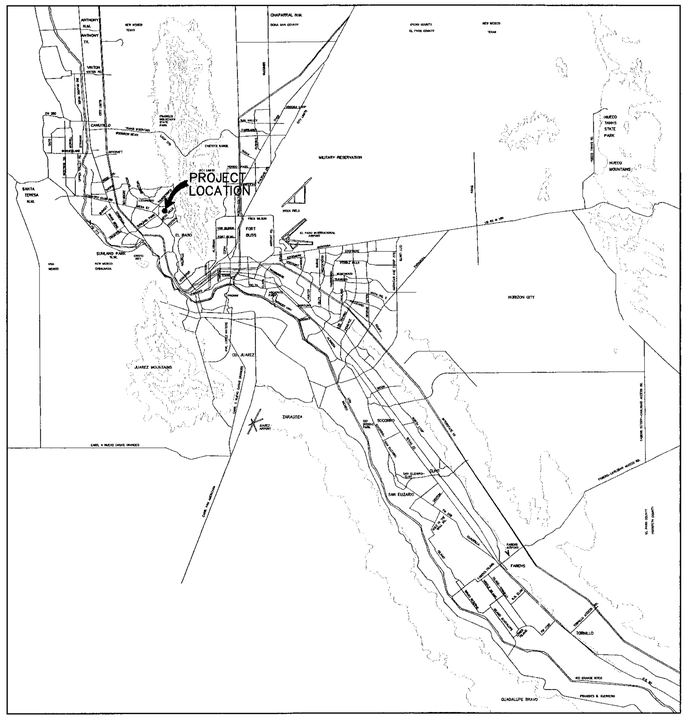
DIAMOND POINTE PATIO HOMES SUBDIVISION IMPROVEMENTS

DIAMOND POINTE PATIO HOMES

100%



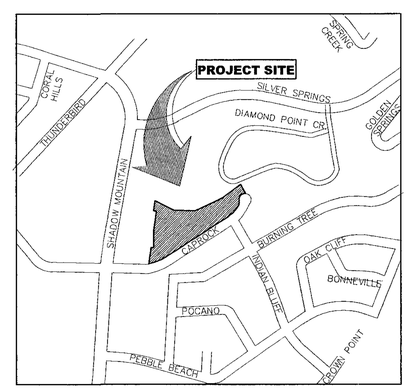
VICINITY MAP
APPROXIMATE SCALE: 1" = 2 MILES

OWNER/DEVELOPER

B.A.R. CONSTRUCTION, INC.
116 CASTELLANO DRIVE
EL PASO, TEXAS 79912
PHONE (915) 544-8347
FAX (915) 838-9655

CONSULTING ENGINEER

ceaengineering group
1204 Montana Ave., El Paso, Texas 79902
Office 915.544.5232 Fax 915.544.5233
www.ceagroup.net
CONTACT: MR. JORGE L. AZCARATE, P.E.



LOCATION MAP
APPROXIMATE SCALE: 1"=500'

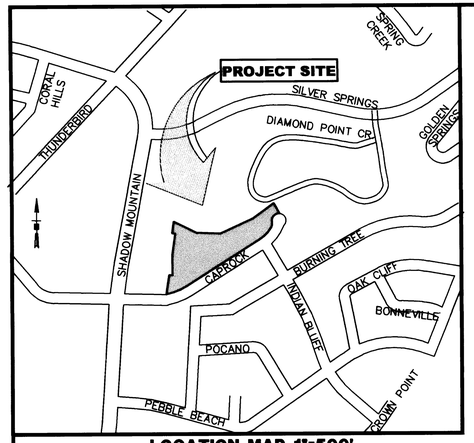
ENGINEERING DEPARTMENT APPROVED
for conditions related to:
_____ Grading and drainage
_____ Sidewalks
_____ Driveways
_____ Wheelchair ramps
_____ On-site ponding of storm waters
_____ Retaining rock wall
_____ On-site parking layout
The contractor shall call City Engineering at 541-4970 at least 24 hours prior to construction for inspections. Plans must comply with City of El Paso Municipal Code requirements.
By [signature] Date 8-29-04

DIAMOND POINTE PATIO HOMES

AUGUST, 2004

DIAMOND POINTE
PATIO HOMES SUBDIVISION
AMENDING PLAT

LOT 36, BLOCK 3,
SHADOW MOUNTAIN HEIGHTS, REPLAT "B"
CITY OF EL PASO, EL PASO COUNTY, TEXAS
Containing: 4.394 ac.



LOCATION MAP 1"=500'

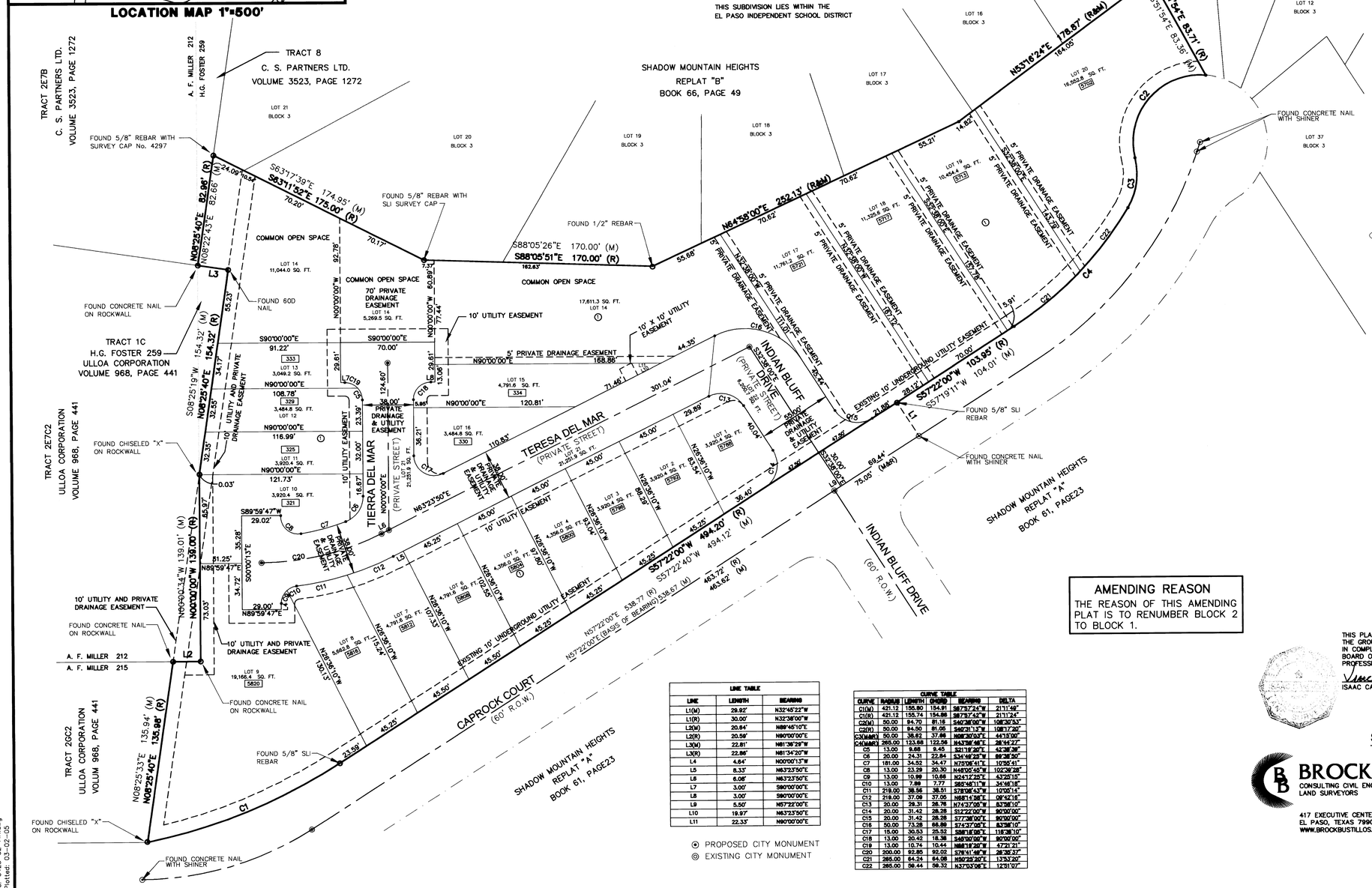
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

NOTES:

1. THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO DIAMOND POINTE SUBDIVISION BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON CAPROCK COURT AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION.

2. TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. 20050033191 BOOK _____, PAGE NO. _____, DATE 4/18/2005.

3. THIS SUBDIVISION LIES WITH IN ZONE "C" AS DESIGNATED IN PANEL NO. 480214-0027 D, DATED JANUARY 3, 1997, OF THE FLOOD INSURANCE RATE MAPS, CIYT OF EL PASO, EL PASO COUNTY, TEXAS. ZONE "C" INDICATES AREAS OF MINIMAL FLOODING.



LINE TABLE		
LINE	LENGTH	BEARING
L1(M)	29.92'	N32°45'22"W
L1(R)	30.00'	N32°36'06"W
L2(M)	20.84'	N89°45'10"E
L2(R)	20.58'	N90°00'00"E
L3(M)	22.81'	N81°36'29"W
L3(R)	22.86'	N81°34'20"W
L4	4.64'	N00°00'13"W
L5	8.33'	N63°23'50"E
L6	6.06'	N63°23'50"E
L7	3.00'	S90°00'00"E
L8	3.00'	S90°00'00"E
L9	5.50'	N57°22'00"E
L10	19.97'	N63°23'50"E
L11	22.33'	N90°00'00"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1(M)	421.12	155.80	154.91	S67°37'24"W	21°11'49"
C1(R)	421.12	153.74	154.88	S67°37'42"W	21°11'24"
C2(M)	50.00	94.70	81.16	S40°38'00"W	108°30'53"
C2(R)	50.00	94.50	81.05	S40°31'13"W	108°17'20"
C3(M&R)	50.00	38.62	37.66	N68°30'03"E	44°15'00"
C4(M&R)	265.00	123.68	122.58	N43°38'46"E	26°44'27"
C5	13.00	9.68	9.45	S21°18'20"E	42°38'38"
C6	20.00	24.31	22.84	S34°46'23"W	69°38'50"
C7	181.00	34.52	34.47	N75°06'41"E	10°56'41"
C8	13.00	23.29	20.30	N48°05'45"W	102°39'28"
C9	13.00	10.99	10.68	N24°12'29"E	43°25'15"
C10	13.00	7.89	7.77	S65°48'11"W	34°46'18"
C11	218.00	38.56	38.51	S78°06'43"W	10°08'14"
C12	218.00	37.08	37.05	N68°14'56"E	09°42'16"
C13	20.00	28.31	26.76	N74°32'06"W	83°36'10"
C14	20.00	31.42	28.28	S12°22'00"W	90°00'00"
C15	20.00	31.42	28.28	S77°38'00"E	90°00'00"
C16	50.00	73.28	66.89	S74°37'06"E	83°36'10"
C17	15.00	30.53	25.52	S38°18'06"E	116°36'10"
C18	13.00	20.42	18.38	S45°00'00"W	90°00'00"
C19	13.00	10.74	10.44	N66°18'26"W	47°21'21"
C20	200.00	92.85	92.02	S76°41'46"W	26°36'37"
C21	265.00	64.24	64.08	N50°23'20"E	13°53'20"
C22	265.00	58.44	58.32	N37°03'06"E	12°31'07"

⊙ PROPOSED CITY MONUMENT
◎ EXISTING CITY MONUMENT

AMENDING REASON
THE REASON OF THIS AMENDING PLAT IS TO RENUMBER BLOCK 2 TO BLOCK 1.

DEDICATION

STATE OF TEXAS
COUNTY OF EL PASO

B.A.R. CONSTRUCTION, PROPERTY OWNER OF THIS LAND, HEREBY PRESENT THIS PLAT AND DEDICATES, IF NOT PREVIOUSLY DEDICATED, ITS RESPECTIVE PORTION OF SAID PROPERTY TO THE USE OF THE PUBLIC AS HEREON LAID DOWN AND DESIGNATED, INCLUDING UTILITY EASEMENTS FOR OVERHANG OF SERVICE WIRES FOR POLE TYPE UTILITIES, AND BURIED SERVICE WIRES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES, AND THE RIGHT TO INGRESS AND EGRESS FOR SERVICE AND CONSTRUCTION AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS.

MR. KEITH ALEXANDER

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF April, 2005 BY KEITH ALEXANDER

NOTARY PUBLIC, STATE OF TEXAS

JENNIFER L. KILMER
NOTARY PUBLIC
In and for the State of Texas
My commission expires
November 22, 2008

MY COMMISSION EXPIRES:

AMENDING PLAT APROVAL STATMENT

THIS SUBDIVISION IS HEREBY APPROVED IN ACCORDANCE WITH CHAPTER 212.0065 (AMENDING PLAT) OF THE LOCAL GOVERNMENT CODE OF TEXAS MUNICIPAL CODE SECTION 19.08.070, AS TO MEETING THE REQUIREMENTS FOR A REVIEW OF A MAJOR PLAT.

EXECUTIVE SECRETARY
CITY PLAN COMMISSION

SUBDIVISION COORDINATOR

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, THIS 18 DAY OF April 20 05 A.D., IN VOLUME 80 OF THE PLAT RECORDS, PAGE 38 FILE NO. 20050033190

COUNTY CLERK

BY DEPUTY

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS.

03/02/05
ISAAC CAMACHO RPLS TX5337

STATE OF TEXAS
JORGE L. AZCARATE
85075
LICENSED
PROFESSIONAL ENGINEER
2/2/05

SUBDIVISION IMPROVEMENT PLANS PREPARED BY AND UNDER THE SUPERVISION OF CEA ENGINEERING GROUP

JORGE L. AZCARATE, P.E. TX 85075

SURVEYOR

BROCK & BUSTILLOS INC.
CONSULTING CIVIL ENGINEERS
LAND SURVEYORS

417 EXECUTIVE CENTER
EL PASO, TEXAS 79902
WWW.BROCKBUSTILLOS.COM

PH (915) 542-4900
FAX (915) 542-2867

JOB NO. S6425-32

ENGINEER

cea
engineering group

1204 Montana Ave.
El Paso, Texas 79902
Voice: (915) 544-5232
Fax: (915) 544-5233
web: www.ceagroup.net

DATE OF PREPARATION: FEBRUARY 2004

Dwg. Id: 6425-32-FIN.dwg
Date Plotted: 03-02-05

72-D

DIAMOND POINTE PATIO HOMES REPLAT "A" SUBDIVISION

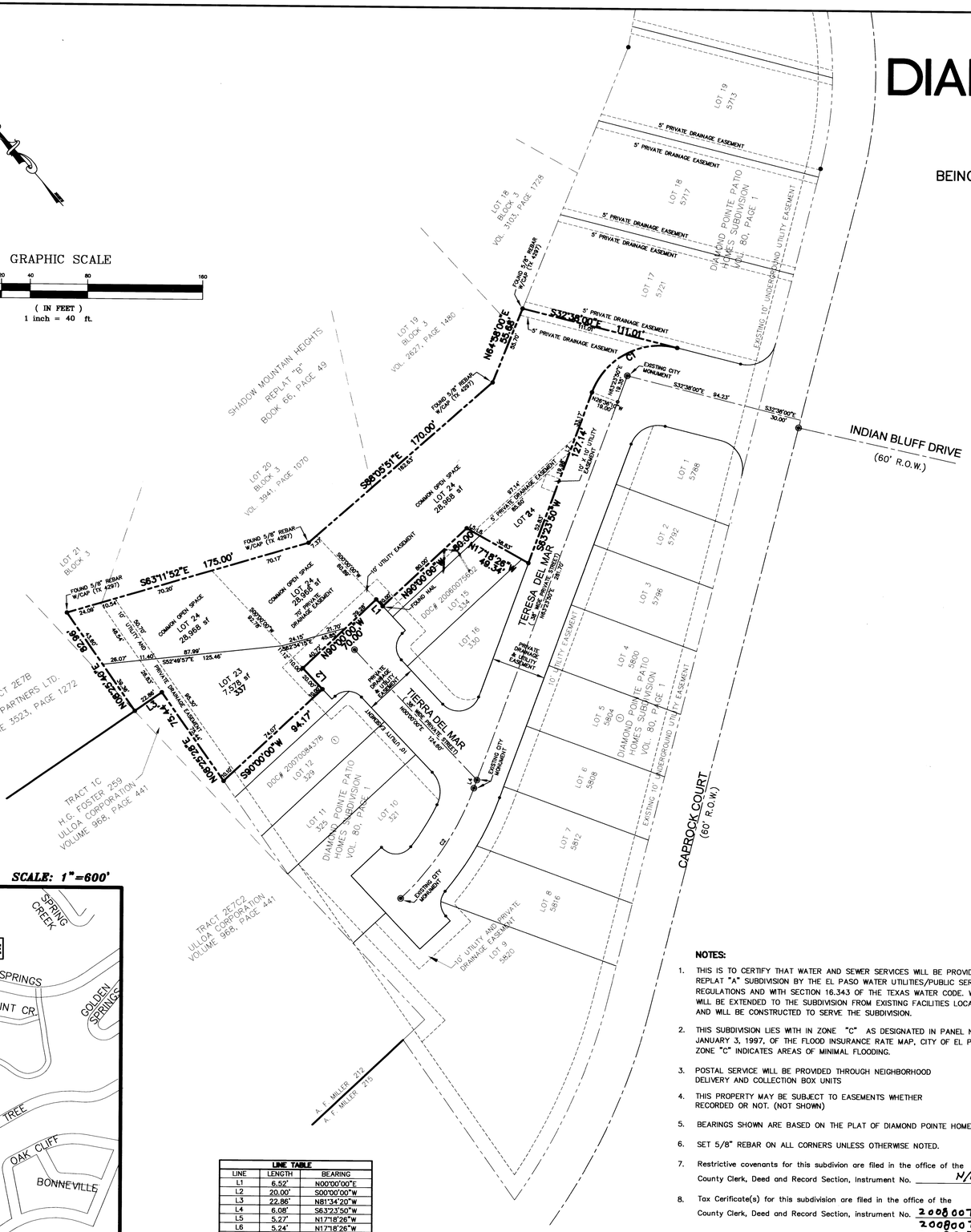
BEING A PORTION OF LOT 13, ALL OF LOT 14, AND A PORTION OF LOT 15 AND 16, BLOCK 1,
DIAMOND POINTE PATIO HOMES SUBDIVISION, AMENDING PLAT,
CITY OF EL PASO, EL PASO COUNTY, TEXAS,

CONTAINING IN ALL 36,546.47 SQ. FT.
OR 0.839 ACRES OF LAND MORE OR LESS.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.


INDIAN BLUFF DRIVE
(60' R.O.W.)
CAPROCK COURT
(60' R.O.W.)
TERESA DEL MAR
TIERRA DEL MAR
(38' R.O.W. PRIVATE STREET)
DIAMOND POINTE PATIO HOMES SUBDIVISION VOL. 80, PAGE 1
SHADOW MOUNTAIN HEIGHTS REPLAT "B" BOOK 66, PAGE 49
TRACT 2E7B C. S. PARTNERS LTD. VOLUME 3523, PAGE 1272
TRACT 1C H.G. FOSTER 259 ULLOA CORPORATION VOLUME 968, PAGE 441
TRACT 2E7C2 ULLOA CORPORATION VOLUME 968, PAGE 441
A. F. MILLER 212
A. F. MILLER 215
S83°11'52"E 175.00'
S88°05'51"E 170.00'
S32°38'00"E 111.01'
N64°38'00"E 35.80'
N00°00'00"W 6.52'
N00°00'00"W 20.00'
S00°00'00"W 20.00'
N17°18'26"W 48.34'
S63°23'50"W 127.14'
S32°38'00"E 94.23'
S32°38'00"E 30.00'
N00°25'26"E 62.96'
N00°25'26"E 75.44'
S00°00'00"W 94.17'
N00°00'00"W 10.00'
N00°00'00"E 124.40'
N63°23'50"E 18.00'
N63°23'50"E 18.30'
N26°36'10"W 19.00'
N63°23'50"E 18.30'
N63°23'50"E 18.30'
N63°23'50"E 18.30