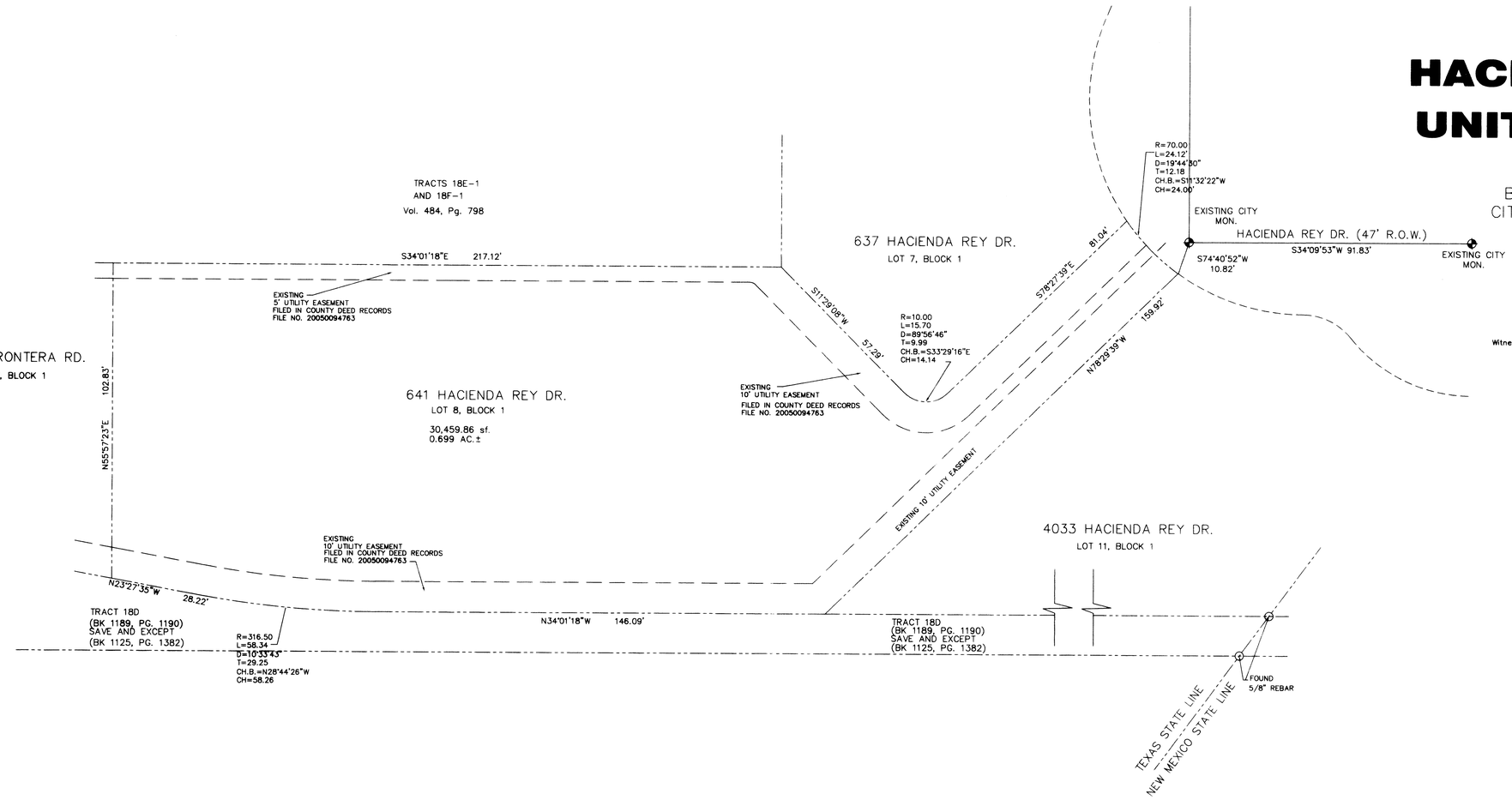
HACIENDAS SAN MIGUEL UNIT 1- AMENDING PLAT

AN AMENDING PLAT OF LOTS 8 & 9
BLOCK 1, HACIENDAS SAN MIGUEL UNIT 1
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING,0.699



DEDICATION

Mr. Jean Brudent, property owner of this land, hereby present this plat as hereon laid down and designated.

Witness our signature this _____ day of _____,2009.

_____
Mr. Jean Brudent

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Mr. Jean Brudent Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations herein.

Given under my hand and seal of office this _____ day of _____,2009.

Notary Public, State and for El Paso County — My Commission Expires

AMENDING PLAT APPROVAL STATEMENT

This amending plat is hereby approved in accordance with Chapter 212.0065 (Amending Plat) of the Local Government Code as to meeting the requirements for a review of an amending plat.

Philip Etiwe — Executive Secretary, City Plan Commision
Eduardo Garcia — Subdivision Coordinator

Approved for filing this 24 day of March ,2009

Victor D. Torres
Development Services Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 25 day of March, 2009, A.D. in Volume _____, of the Plat Record, Page _____, File No. 20090020280

Delia Briones — County Clerk
Susana Aguilera — By Deputy

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.

Enrique A. Rey R.P.L.S. Texas No. 3505 — 17 Mar 09

STATE OF TEXAS REGISTERED ENRIQUE A REY 3505 PROFESSIONAL LAND SURVEYOR

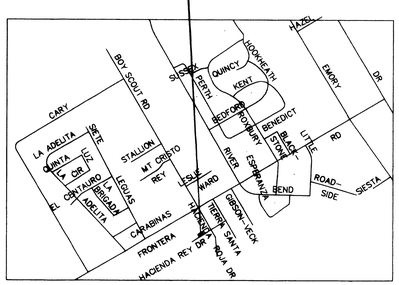
FLOOD ZONE DESIGNATION

THIS PROPERTY LIES IN ZONE C, AS DESIGNATED BY THE F.I.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480214 0026 D, DATED, JANUARY 03,2007 EL PASO COUNTY, TEXAS

1: ORIGINAL LOTS 8 & 9 ARE BEING COMBINED INTO ONE LOT (LOT 8)

2: A 50 FT LONG X 10 FT WIDE UTILITY EASEMENT LEG PERPENDICULAR TO THE EXISTING UTILITY EASEMENT ON THE SOUTHERLY ROW LINE OF ORIGINAL LOTS 8 & 9 IS TO BE DELETED UNDER THIS AMENDMENT

PROJECT LOCATION



LOCATION MAP
Scale: 1" = 600'

NOTES:

1: THIS AMENDED PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

2: POSTAL SERVICES WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGBORHOOD DELIVERY & COLLECTION BOX UNIT.

3: SUBJECT TO ON-SITE PONDING NOTE ON PLAT RECORD BY INSTRUMENT No. 20050094763

4: WATER & SEWAGE SERVICE ARE BEING PROVIDED BY EL PASO WATER UTILITIES.

5: TAY CERTIFICATES FOR HACIENDAS SAN MIGUEL UNIT-1 AMENDING PLAT ARE FILED IN THE EL PASO COUNTY CLERK'S OFFICE INSTRUMENT No. 20090020281 DATE 3-25-09

NORTH

Scale 1" = 20.0'

-20 0 20' 40'

SCHOOL DISTRICT: EL PASO INDEPENDENT SCHOOL DISTRICT

OWNER: Mr. Jean Brudent
1205 Crystal Ridge
El Paso, Texas 79924
(915) 479-0432

DATE OF PREPARATION
6 MARCH 2009

REY ENGINEERING
CONSULTING ENGINEERING-SURVEYING-LAND PLANNING
11548 BOB MITCHELL DR. EL PASO, TEXAS 79936
(915) 599-1889

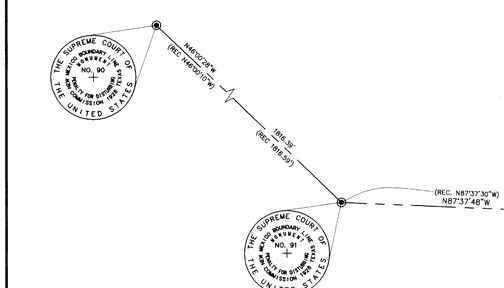
123-H

HACIENDAS SAN MIGUEL UNIT ONE

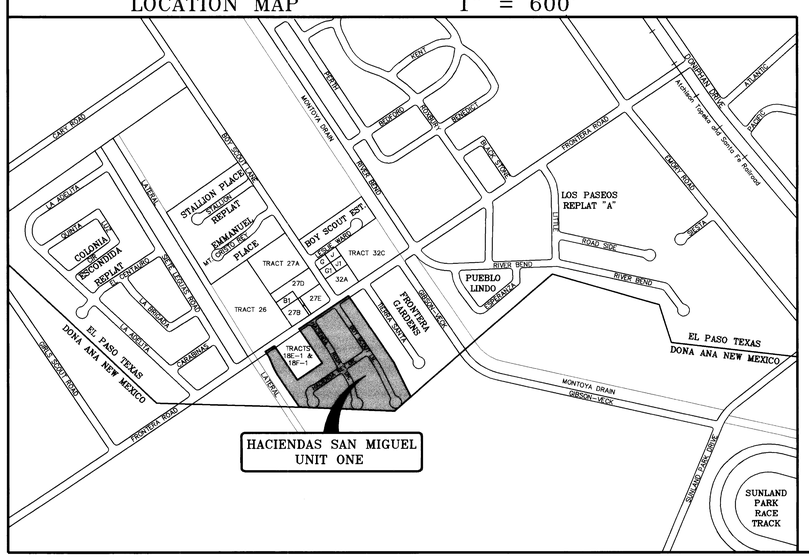
BEING TRACTS 18B, 18D, 18E, AND 18F,
BLOCK 1, UPPER VALLEY SURVEYS
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 14.374 ACRES

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	316.50	58.34	29.25	58.26	N28°44'26"W	10°33'43"
C2	500.00	70.46	35.29	70.40	N30°02'45"W	8°04'25"
C3	300.00	106.40	53.76	105.84	S17°50'39"E	20°19'12"
C4	300.00	138.22	70.36	137.00	N20°53'00"W	26°23'55"
C5	300.00	59.53	29.86	59.43	S28°23'52"E	11°22'12"
C6	300.00	59.53	29.86	59.43	N28°23'52"W	11°22'12"
C7	18.00	28.27	17.99	25.45	S10°58'03"W	89°58'41"
C8	30.00	23.27	12.25	22.69	S56°14'28"E	44°26'21"
C9	10.00	15.70	9.99	14.14	S33°29'16"E	89°56'46"
C10	30.00	12.88	6.54	12.78	N68°13'08"E	24°36'16"
C11	70.00	3.10	1.55	3.10	S79°15'10"W	2°32'11"
C12	70.00	69.12	37.67	66.34	S49°41'50"W	56°34'28"
C13	70.00	12.06	6.04	12.04	S16°28'29"W	9°52'15"
C14	70.00	12.06	6.04	12.04	S06°36'14"W	9°52'15"
C15	70.00	43.39	22.42	42.70	S16°05'23"E	35°30'58"
C16	20.00	17.89	9.60	17.30	N08°12'57"W	51°15'50"
C17	50.00	91.67	65.22	79.36	S35°06'25"E	105°02'46"
C18	50.00	90.24	63.32	78.48	N40°40'01"E	103°24'22"
C19	50.00	50.91	27.91	48.74	N40°12'23"W	58°20'28"
C20	25.00	54.67	48.33	44.41	S06°43'49"E	125°17'37"
C21	20.00	31.42	20.00	28.28	N79°04'59"W	90°00'02"
C22	276.50	68.59	34.47	68.41	N26°58'36"W	14°12'45"
C23	276.50	58.81	29.52	58.70	N13°46'38"W	12°11'11"
C24	323.50	48.09	24.09	48.04	S11°56'33"E	8°31'01"
C25	323.50	11.31	5.65	11.31	S17°12'08"E	2°00'10"
C26	20.00	16.35	8.66	15.90	N05°13'08"E	46°50'42"
C27	50.00	101.47	80.44	84.93	S29°29'39"E	116°16'17"
C28	50.00	88.77	61.43	77.56	N41°30'41"E	101°43'02"
C29	50.00	56.54	31.72	53.57	N41°44'24"W	64°47'08"
C30	20.00	20.06	10.97	19.23	S45°23'43"E	57°28'29"
C31	276.50	6.28	3.14	6.28	S16°00'26"E	1°18'06"
C32	276.50	37.02	18.54	37.00	S11°31'13"E	7°40'20"
C33	323.50	37.64	18.84	37.62	N11°01'03"W	6°40'01"
C34	323.50	78.70	39.55	78.51	N21°19'14"W	13°56'20"
C35	323.50	32.71	16.37	32.69	N31°11'11"W	5°47'34"
C36	20.00	31.42	20.00	28.28	S10°55'01"W	89°59'58"
C37	20.00	31.42	20.00	28.28	N79°04'59"W	90°00'02"
C38	476.50	67.14	33.63	67.09	N30°02'45"W	8°04'25"
C39	20.00	18.00	9.66	17.40	N00°12'10"W	51°34'46"
C40	50.00	136.94	244.86	97.98	S52°53'20"E	156°55'06"
C41	50.00	110.17	98.64	89.20	N14°28'06"W	126°14'26"
C42	20.00	18.00	9.66	17.40	S51°47'56"E	51°34'46"
C43	523.50	24.07	12.04	24.07	N27°19'35"W	2°38'04"
C44	523.50	49.70	24.87	49.68	N31°21'48"W	5°26'21"
C45	20.00	31.42	20.00	28.28	N10°55'01"E	89°59'58"
C46	20.00	31.42	20.00	28.28	S79°04'59"E	90°00'02"
C47	276.50	54.87	27.52	54.78	S28°23'52"E	11°22'12"
C48	323.50	64.20	32.20	64.09	N28°23'52"W	11°22'12"
C49	20.00	31.42	20.00	28.28	N10°55'01"E	89°59'58"
C50	323.50	57.81	28.98	57.73	S28°57'49"E	10°14'18"
C51	323.50	6.39	3.19	6.39	S23°16'43"E	1°07'54"
C52	276.50	54.87	27.52	54.78	N28°23'52"W	11°22'12"
C53	20.00	31.42	20.00	28.29	N79°05'08"W	90°00'20"
C54	20.00	31.41	20.00	28.28	S10°54'52"W	89°59'40"
C55	20.00	31.42	20.00	28.29	N79°05'08"W	90°00'20"
C56	20.00	31.41	20.00	28.28	S10°54'52"W	89°59'40"

LINE TABLE		
LINE	LENGTH	BEARING
L1	106.80	N23°27'35"W
L2	50.27	N34°01'18"W
L3	88.43	N55°54'42"E
L4	20.40	S34°04'58"E
L5	249.96	N55°54'42"E
L6	75.00	S34°04'58"E
L7	75.00	S34°04'58"E
L8	60.00	N55°57'23"E
L9	10.00	N34°01'18"W
L10	53.37	N55°57'23"E
L11	10.00	N34°01'18"W
L12	30.01	N55°57'23"E
L13	57.29	S11°29'08"W
L14	31.50	S34°04'58"E
L15	31.50	S34°04'58"E
L16	31.50	S34°04'58"E
L17	31.50	S34°04'58"E
L18	17.50	N34°01'18"W
L19	17.50	S34°04'45"E
L20	34.88	S29°12'47"E
L21	20.47	S29°12'47"E
L22	35.36	N25°57'10"W



LOCATION MAP 1" = 600'



* = 5' IRRIGATION AND UTILITY EASEMENTS

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

DATE OF PREPARATION: FEBRUARY 18, 2005

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CADD
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936
PH. # 592-0283 FAX # 592-0286

HACIENDA SN MGL-1-FN.DWG

NOTES:

WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (HACIENDAS SAN MIGUEL UNIT 1) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF OCTOBER 18, 2005.

THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. 20050094768 BOOK_____ PAGE_____ DATE 10/17/05

TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. 20050094764 & 20050094765 BOOK_____ PAGE_____ DATE 10/17/05
20050094766 / 20050094767

VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING FRONTERA ROAD, (EXCEPT LOT 10, BLOCK 1, SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No._____ BOOK_____ PAGE_____ DATE_____

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. 20050094769 BOOK_____ PAGE_____ DATE 10/17/05

LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.

"U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS"

SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

FLOOD ZONE:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 480214 0026D, DATED JANUARY 3, 1997. THIS PROPERTY IS IN FLOOD HAZARD ZONE C (AREAS OF MINIMAL FLOODING).

ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO SECTION 19.16.060, RESIDENTIAL ON-SITE PONDING REQUIREMENTS OF THE EL PASO MUNICIPAL CODE.

BEARING BASIS IS TRUE NORTH FOR A TRANSVERSE MERCADOR SURFACE PROJECTION AS DETERMINED BY RTK GPS METHODS.

D E D I C A T I O N

SUN WEST ESTATES LTD., property owner of this land hereby present this plat and dedicate to the use of the public, the streets, drives, additional R.O.W., and utility easements as hereon laid down and designated, including 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.

Witness our signature this 30 day of September, 2005.

SUN WEST ESTATES, LTD.,
A TEXAS LIMITED PARTNERSHIP
BY: SUN WEST DEVELOPMENT, LLC.
A TEXAS LIMITED LIABILITY COMPANY,
GENERAL PARTNER

By: _____
Miguel Alderete, PRESIDENT

ATTEST: NOT REQUIRED

A C K N O W L E D G E M E N T

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Miguel Alderete, President of SUN WEST ESTATES LTD., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said corporation for the purpose and considerations herein expressed.

Given under my hand and seal of office this 30th day of 30th September, 2005.

Notary Public in and for El Paso County

3-18-06
My Commission Expires

V. URENA
Notary Public, State of Texas
My Commission Expires 03-18-06

C I T Y P L A N C O M M I S S I O N

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this 5th day of MAY, 2005.

Secretary — Vice-Chairperson

Approved for filing this 11th day of OCTOBER, 2005.

Development Service Director

F I L I N G

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 17 day of OCTOBER, 2005, A.D. in Volume 80 of the Plat Record, Page 97 File No. 20050094763

Waldo Marcon
County Clerk — By Deputy

Prepared by and under the supervision of:
YVONNE CONDE CURRY, P.E.
Registered Professional Engineer
Registration No. 64648

STATE OF TEXAS
YVONNE CONDE CURRY
64648
LICENSED
PROFESSIONAL ENGINEER

Yvonne Conde Curry, P.E.

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.

Ron R. Conde,
Registered Professional Land Surveyor
Texas License No. 5152

STATE OF TEXAS
RONALD ROBERT CONDE
5152
REGISTERED
PROFESSIONAL
LAND SURVEYOR

C:\DATA\ei\HACIENDA SN MGL-1-FN.dwg, 9/30/2005 10:33:57 AM, CCORTEZ

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