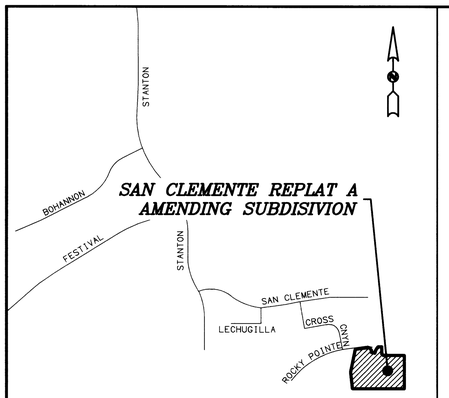
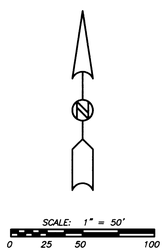
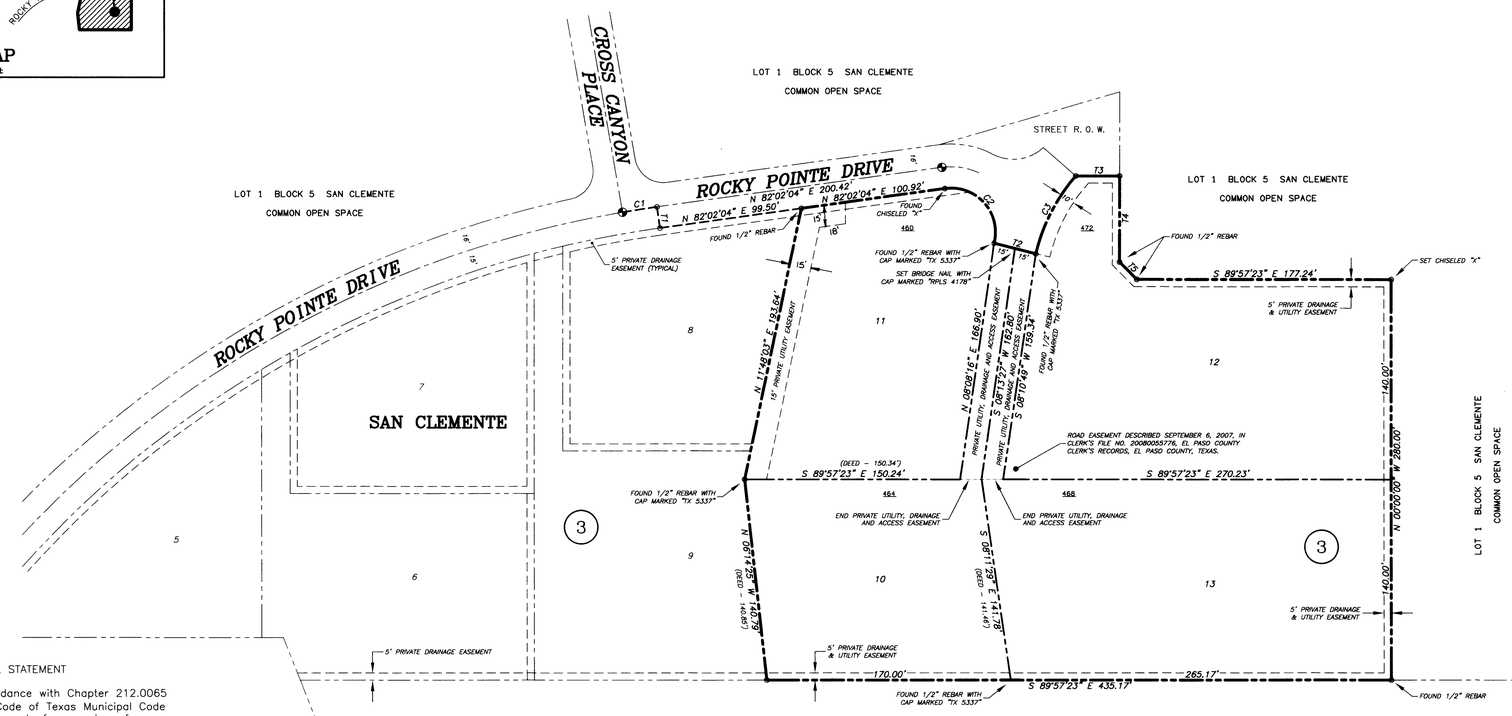
SAN CLEMENTE REPLAT A AMENDING SUBDIVISION

BEING AN AMENDING SUBDIVISION OF LOTS 10, 11, 12 AND 13, BLOCK 3, SAN CLEMENTE REPLAT A, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 3.105 ± ACRES



LOCATION MAP
SCALE: 1" = 600' ±





AMENDING PLAT APPROVAL STATEMENT

This subdivision is hereby approved in accordance with Chapter 212.0065 (AMENDING PLAT) of the Local Government Code of Texas Municipal Code Section 19.080.70 as to meeting the requirements for a review of an amending plat.

Executive Secretary
City Plan Commission

Subdivision Coordinator

Approved for filing this 12 day of May, 2010.

Development Services Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 13 day of May, 2010, File No. 20100031716, Plat Records.

County Clerk

Deputy

I hereby certify that this plat represents an on-the-ground survey made under my supervision in compliance with current Texas Board of Professional Land Surveying Professional and Technical Standards.

Robert Seipel Associates, Inc.
Professional Land Surveyors

STATE OF TEXAS REGISTERED ROBERT R. SEIPEL 4178 PROFESSIONAL LAND SURVEYOR

Robert R. Seipel, President
Registered Professional Land Surveyor
Texas License No. 4178

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN THE OFFICE OF THE CLERK OF EL PASO COUNTY, TEXAS, DEED AND RECORDS SECTION.

INSTRUMENT NO. 20030053325, DATED 06-09-03.

TAX CERTIFICATES FOR THIS SUBDIVISION ARE RECORDED IN THE OFFICE OF THE CLERK OF EL PASO COUNTY, TEXAS, DEED AND RECORDS SECTION.

INSTRUMENT NO. 20100031717, 20100031718, 20100031719, 20100031720, DATE 5/13/2010.

ALL DWELLINGS IN THIS SUBDIVISION SHALL INCLUDE FIRE PROTECTION SPRINKLER SYSTEM.

NUMBER	BEARING	DISTANCE
T1	N 07°57'56" W	15.00'
T2	S 79°34'45" E	30.00'
T3	S 89°57'23" E	30.55'
T4	N 00°02'37" E	60.53'
T5	N 44°57'23" W	16.97'

LOT	ACRES	SQ FT
Lot 10, Block 3	0.594	25892
Lot 11, Block 3	0.649	28279
Lot 12, Block 3	0.921	40140
Lot 13, Block 3	0.940	40949

NUMBER	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	01°51'34"	750.00	24.34	12.17	24.34	N 81°06'17" E
C2	112°23'12"	31.00	60.81	46.30	51.52	S 41°46'20" E
C3	27°29'26"	129.28	62.03	31.62	61.44	N 26°56'02" E

NOTE:

1. SAN CLEMENTE IS RECORDED IN BOOK 78, PAGE 52, PLAT RECORDS, EL PASO COUNTY, TEXAS.
2. THE WESTERLY BOUNDARY OF THE SUBJECT PROPERTY IS DESCRIBED DECEMBER 15, 2006, IN CLERK'S FILE NO. 20060122022, EL PASO COUNTY CLERK'S RECORDS, EL PASO COUNTY, TEXAS.
3. SET 5/8" REBAR WITH CAP MARKED "RPLS 4178" AT ALL CORNERS UNLESS OTHERWISE INDICATED.
4. WATER AND SEWER SERVICES WILL BE PROVIDED TO SAN CLEMENTE REPLAT A FROM EXISTING FACILITIES ON ROCKY POINTE DRIVE BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE.
5. U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
6. SAN CLEMENTE REPLAT A IS RECORDED IN EL PASO COUNTY CLERK'S FILE NO. 20100005180, EL PASO COUNTY, TEXAS.

"ALL LOTS SHALL ALLOW AND PROVIDE FOR NATURAL DRAINAGE FROM UNDISTURBED AREAS OF THE ADJACENT LOT AND FROM THE STREET. RUNOFF FROM THE AREAS SHALL BE CONVEYED DOWNSTREAM IN SUCH A MANNER AS TO DISPERSE THE FLOW AND AVOID CONCENTRATION POINTS THAT MAY CAUSE DOWNSTREAM EROSION."

THIS PLAT AMENDS THE PRECEDING PLAT BY CORRECTING THE SPELLING OF ROCKY POINTE DRIVE.

DEDICATION

We, Jorge Arango, Carmen Arango, Jeremy R. Cuthbertson, Heather Cuthbertson and Sky Mountain Estates – El Paso I, Ltd., owners of this land, do hereby present this plat.

Sky Mountain Estates – El Paso I, Ltd.

By: R.L. Thomas, Manager

By: Jorge Arango

By: Carmen Arango

By: Jeremy R. Cuthbertson

By: Heather Cuthbertson

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF EL PASO

This instrument was acknowledged before me on April 19, 2010 by R.L. Thomas, Manager of Sky Mountain Estates – El Paso I, Ltd.

Given under my hand and seal of office this 19th day of April 2010.

Notary Public, State of Texas — My Commission Expires October 31, 2013

ADRIENNE S. PEDROZA NOTARY PUBLIC in and for the State of Texas My commission expires 10-31-2013

STATE OF TEXAS
COUNTY OF EL PASO

This instrument was acknowledged before me on April 19, 2010 by Jorge Arango.

Given under my hand and seal of office this 19th day of April 2010.

Notary Public, State of Texas — My Commission Expires October 31, 2013

STATE OF TEXAS
COUNTY OF EL PASO

This instrument was acknowledged before me on April 19, 2010 by Carmen Arango.

Given under my hand and seal of office this 19th day of April 2010.

Notary Public, State of Texas — My Commission Expires October 31, 2013

STATE OF TEXAS
COUNTY OF EL PASO

This instrument was acknowledged before me on April 19, 2010 by Jeremy R. Cuthbertson.

Given under my hand and seal of office this 19th day of April 2010.

Notary Public, State of Texas — My Commission Expires October 31, 2013

STATE OF TEXAS
COUNTY OF EL PASO

This instrument was acknowledged before me on April 19, 2010 by Heather Cuthbertson.

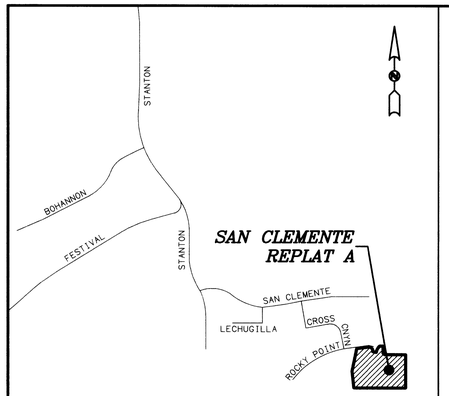
Given under my hand and seal of office this 19th day of April 2010.

Notary Public, State of Texas — My Commission Expires October 31, 2013

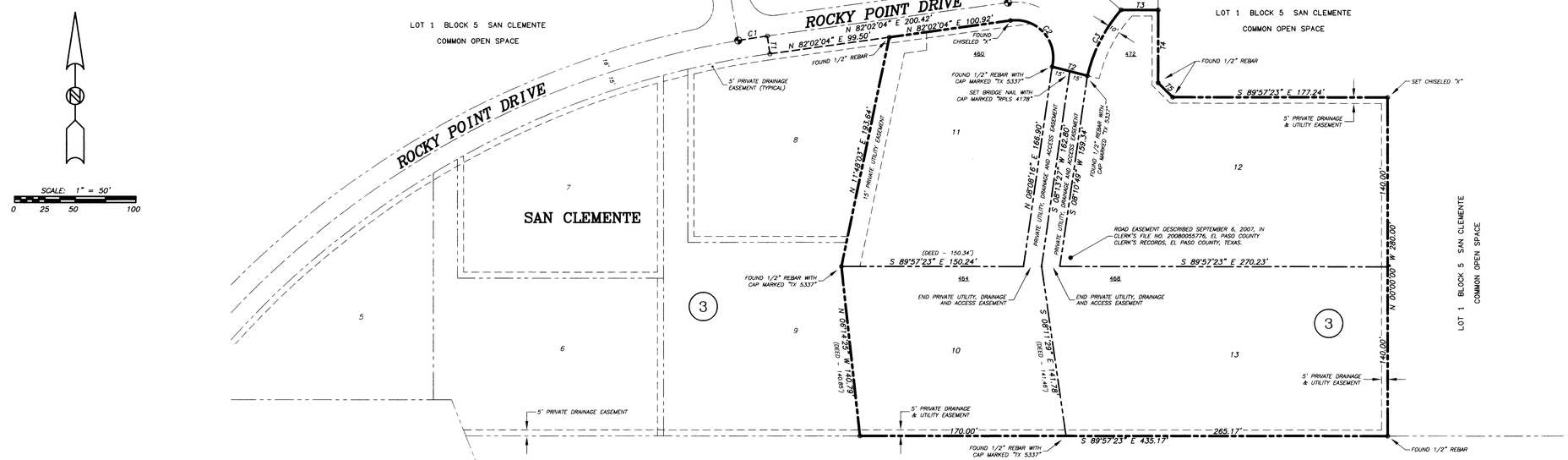
343-S

SAN CLEMENTE REPLAT A

BEING A REPLAT OF A PORTION OF LOTS 8 AND 9 AND
ALL OF LOTS 10, 11, 12 AND 13, BLOCK 3, SAN CLEMENTE,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 3.105 ± ACRES



LOCATION MAP
SCALE: 1" = 600' ±



NOTE:

1. SAN CLEMENTE IS RECORDED IN BOOK 78, PAGE 52, PLAT RECORDS, EL PASO COUNTY, TEXAS.
2. THE WESTERLY BOUNDARY OF THE SUBJECT PROPERTY IS DESCRIBED DECEMBER 15, 2006, IN CLERK'S FILE NO. 20060122022, EL PASO COUNTY CLERK'S RECORDS, EL PASO COUNTY, TEXAS.
3. SET 5/8" REBAR WITH CAP MARKED "RPLS 4178" AT ALL CORNERS UNLESS OTHERWISE INDICATED.
4. WATER AND SEWER SERVICES WILL BE PROVIDED TO SAN CLEMENTE REPLAT A FROM EXISTING FACILITIES ON ROCKY POINT DRIVE BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE.
5. U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN THE OFFICE OF THE CLERK OF EL PASO COUNTY, TEXAS, DEED AND RECORDS SECTION,

INSTRUMENT NO. 20030053325 DATED 06-09-03

TAX CERTIFICATES FOR THIS SUBDIVISION ARE RECORDED IN THE OFFICE OF THE CLERK OF EL PASO COUNTY, TEXAS, DEED AND RECORDS SECTION,

INSTRUMENT NO. _____, DATE 27 Jan 10

20100005181
20100005182
20100005183
20100005184
20100005185
20100005186
20100005187
20100005188
20100005189

THE PURPOSE OF THIS REPLAT IS TO REALIGN THE LOT LINES AND THEIR ASSOCIATED EASEMENTS TO ALLOW THE AFFECTED LOTS TO MORE EFFECTIVELY UTILIZE THE EXISTING TERRAIN.

NUMBER	BEARING	DISTANCE
T1	N 07°57'56" W	15.00'
T2	S 75°34'45" E	30.00'
T3	S 89°57'23" E	30.55'
T4	N 00°02'37" E	60.53'
T5	N 44°57'23" W	16.97'

NUMBER	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	01°51'34"	750.00	24.34	12.17	24.34	N 81°06'17" E
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LOT	ACRES	SQ FT
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"ALL LOTS SHALL ALLOW AND PROVIDE FOR NATURAL DRAINAGE FROM UNDISTURBED AREAS OF THE ADJACENT LOT AND FROM THE STREET. RUNOFF FROM THE AREAS SHALL BE CONVEYED DOWNSTREAM IN SUCH A MANNER AS TO DISPERSE THE FLOW AND AVOID CONCENTRATION POINTS THAT MAY CAUSE DOWNSTREAM EROSION."

DEDICATION

We, Jorge Arango, Carmen Arango and Sky Mountain Estates – El Paso I, Ltd., owners of this land, do hereby present this plat.

Sky Mountain Estates – El Paso I, Ltd.

By: _____
R.L. Thomas, Manager

By: _____
Jorge Arango

By: _____
Carmen Arango

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF EL PASO

This instrument was acknowledged before me on December 15, 2009 by R.L. Thomas, Manager of Sky Mountain Estates – El Paso I, Ltd.

Given under my hand and seal of office this 15th day of December 2009.

ADRIENNE S PEDROZA
NOTARY PUBLIC
In and for the State of Texas
My commission expires
10-31-2013

Adrienne S Pedroza
Notary Public, State of Texas — My Commission Expires Oct 31, 2013

STATE OF TEXAS
COUNTY OF EL PASO

This instrument was acknowledged before me on December 15, 2009 by Jorge Arango.

Given under my hand and seal of office this 15th day of December 2009.

ADRIENNE S PEDROZA
NOTARY PUBLIC
In and for the State of Texas
My commission expires
10-31-2013

Adrienne S Pedroza
Notary Public, State of Texas — My Commission Expires Oct 31, 2013

STATE OF TEXAS
COUNTY OF EL PASO

This instrument was acknowledged before me on December 15, 2009 by Carmen Arango.

Given under my hand and seal of office this 15th day of December 2009.

ADRIENNE S PEDROZA
NOTARY PUBLIC
In and for the State of Texas
My commission expires
10-31-2013

Adrienne S Pedroza
Notary Public, State of Texas — My Commission Expires Oct 31, 2013

CITY PLAN COMMISSION

This subdivision is hereby approved as to the platting and as to the conditions of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this _____ day of _____, 2009.

Chair — Executive Secretary

Approved for filing this 22 day of December, 2009.

Development Services Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this

27 day of January, 2010, File No. 20100005180, Plat Records.

County Clerk — Deputy Diana Garcia

I hereby certify that this plat represents an on-the-ground survey made under my supervision in compliance with current Texas Board of Professional Land Surveying Professional and Technical Standards.

Robert Seipel Associates, Inc.
Professional Land Surveyors

STATE OF TEXAS
ROBERT R. SEIPEL
4178
PROFESSIONAL LAND SURVEYOR

Robert R. Seipel, President
Registered Professional Land Surveyor
Texas License No. 4178

REVISED: DECEMBER 15, 2009
REVISED: NOVEMBER 6, 2009
REVISED: OCTOBER 16, 2009
DATE OF PREPARATION: AUGUST 27, 2009

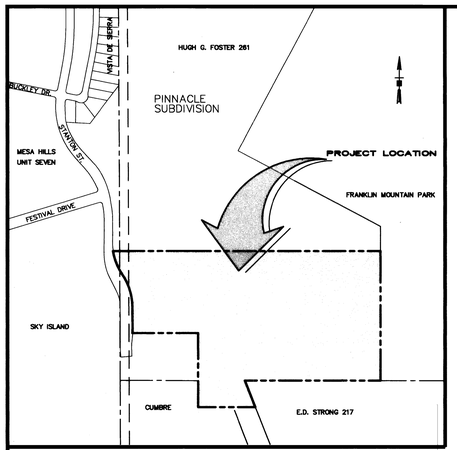
ROBERT SEIPEL ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS
1845 NORTHWESTERN DRIVE EL PASO TX 79712 PHONE (915) 877-1928 FAX (915) 877-2095

340-S

SAN CLEMENTE

BEING AN AMENDING PLAT OF SAN CLEMENTE SUBDIVISION CITY OF EL PASO, EL PASO COUNTY, TEXAS

Containing: 49.895 ac.

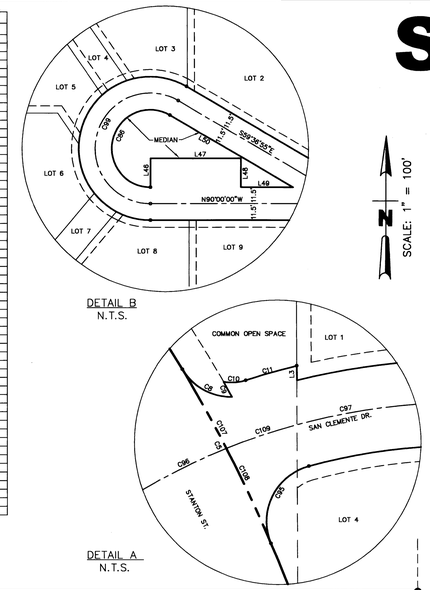


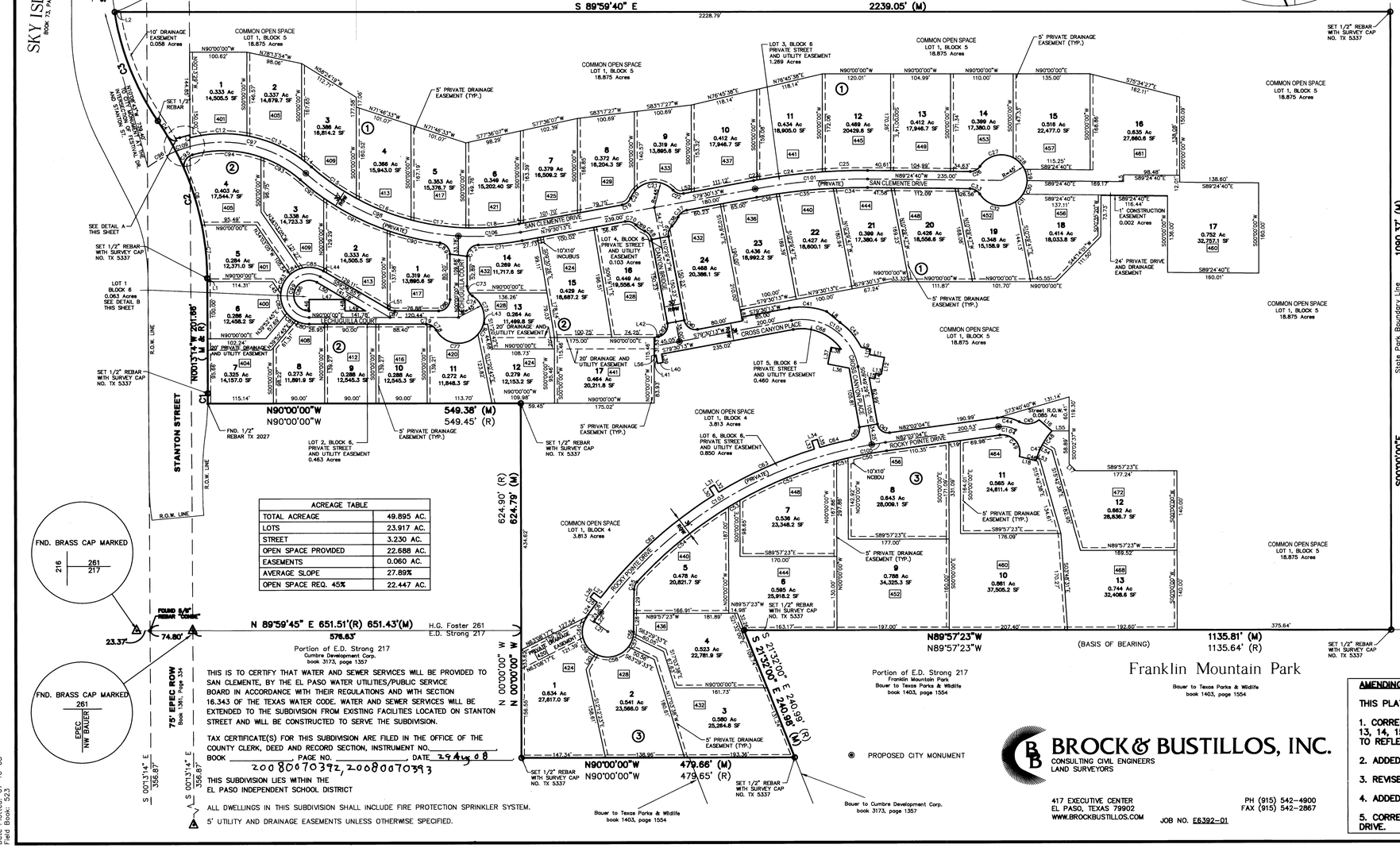
Location Map **Scale:1"=600'**

CURVE TABLE						
CURVE	RADIUS	LENGTH	TAN.	CHORD	BEARING	DELTA
C1	532.00'	18.16'	9.08'	18.16'	N00°45'27"E	01°57'22"
C2	494.61'	294.83'	151.94'	290.49'	N17°17'50"E	34°09'12"
C3	465.00'	207.65'	151.94'	205.93'	N21°34'51"W	25°35'09"
C4	494.61'	30.34'	15.17'	30.33'	N32°37'00"W	03°30'50"
C5	494.61'	68.36'	34.24'	68.31'	N26°53'56"W	07°55'09"
C6	494.61'	101.52'	50.94	101.34'	N17°03'37"W	11°45'36"
C7	494.61'	94.61'	47.45	94.47'	N05°40'01"W	10°57'35"
C8	20.00'	20.80'	11.45	19.87'	S60°38'49"E	59°34'30"
C9	504.61'	6.14'	3.07	6.14'	N29°14'12"W	00°41'51"
C10	15.00'	7.85'	4.02	7.76'	N86°35'37"E	29°58'58"
C11	235.00'	17.12'	8.56	17.12'	S73°37'03"W	04°10'28"
C12	235.00'	100.86'	51.22	100.09'	S88°02'02"W	24°35'31"
C13	235.00'	105.30'	53.55	104.42'	N66°50'01"W	25°40'23"
C14	235.00'	22.15'	11.08	22.14'	N51°17'48"W	05°24'02"
C15	431.50'	96.31'	48.36	96.11'	S54°59'27"E	12°47'18"
C16	431.50'	103.60'	52.05	103.35'	S68°15'46"E	13°45'21"
C17	431.50'	97.25'	48.83	97.04'	S81°35'50"E	12°54'46"
C18	431.50'	93.71'	47.04	93.53'	N85°43'29"E	12°26'36"
C19	20.00'	20.04'	10.95	19.22'	N50°47'35"E	57°25'16"
C20	45.00'	13.24'	6.67	13.19'	S30°20'43"W	16°51'31"
C21	45.00'	76.96'	51.75	67.92'	S87°50'58"W	97°59'01"
C22	20.00'	20.04'	10.95	19.22'	S57°47'09"E	57°25'16"
C23	1040.00'	5.84'	2.92	5.84'	S79°39'52"W	00°19'18"
C24	1040.00'	115.92'	58.02	115.86'	S83°01'06"W	06°23'10"
C25	1040.00'	79.46'	39.75	79.44'	S88°24'01"W	04°22'39"
C26	20.00'	20.04'	10.95	19.22'	N61°52'43"E	57°25'16"
C27	45.00'	66.21'	40.73	60.40'	S75°18'08"W	84°18'06"
C28	45.00'	28.85'	14.94	28.36'	N44°09'35"W	36°43'54"
C29	45.00'	20.72'	10.55	20.54'	N12°36'18"W	26°23'16"
C30	45.00'	25.31'	13.00	24.98'	N18°42'16"E	32°13'51"
C31	45.00'	18.90'	9.59	18.76'	N44°01'14"E	24°04'05"
C32	45.00'	71.57'	45.89	64.26'	S77°33'04"E	91°07'19"
C33	20.00'	20.04'	10.95	19.22'	N60°42'02"W	57°25'16"
C34	1010.00'	60.01'	30.01	60.00'	S88°53'13"W	03°24'15"
C35	1010.00'	100.40'	50.24	100.36'	S85°05'14"W	05°41'44"
C36	1010.00'	35.01'	17.51	35.01'	S80°29'46"W	01°59'09"
C37	20.00'	20.04'	10.95	19.22'	S50°47'35"W	57°25'16"
C38	45.00'	19.51'	9.91	19.36'	N34°30'13"E	24°50'31"
C39	20.00'	20.04'	10.95	19.22'	S18°12'51"W	57°25'16"
C40	20.00'	31.42'	20.00	28.28'	S55°29'47"E	90°00'00"
C41	122.00'	67.04'	34.39	66.20'	N84°45'18"W	31°28'59"
C42	116.00'	57.53'	29.37	56.94'	N40°28'57"W	28°24'30"
C43	19.00'	29.23'	18.39	26.43'	S53°53'42"E	88°08'27"
C44	62.00'	38.75'	20.59	39.08'	N79°35'46"W	36°44'20"
C45	31.00'	37.02'	21.08	39.86'	N84°33'49"E	68°25'10"
C46	129.28'	5.02'	2.51	5.02'	S15°32'00"W	02°13'29"
C47	129.28'	25.28'	12.67	25.22'	S22°14'32"W	11°11'36"
C48	129.28'	30.28'	15.21	30.21'	S34°32'53"W	13°25'05"
C49	31.00'	60.81'	46.30	51.52'	N41°46'20"W	112°23'11"
C50	735.00'	68.93'	34.49	68.90'	S79°20'53"W	05°22'23"
C51	735.00'	20.63'	10.31	20.63'	S75°31'27"W	01°36'28"
C52	735.00'	183.98'	92.48	183.50'	S67°52'57"W	14°20'32"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TAN.	CHORD	BEARING	DELTA
C53	735.00'	23.11'	11.57'	23.14'	S59°48'34"W	01°48'14"
C54	735.00'	208.55'	104.98'	207.85'	S50°46'44"W	16°15'26"
C55	20.00'	14.60'	7.64	14.28'	S21°43'54"W	41°50'16"
C56	45.00'	8.03'	4.03	8.02'	N09°55'36"E	10°13'43"
C57	45.00'	20.19'	10.27	20.02'	N23°53'41"E	25°42'23"
C58	45.00'	65.11'	39.75	59.58'	N78°11'58"E	82°54'12"
C59	45.00'	36.55'	19.35	35.50'	S37°04'49"E	46°32'13"
C60	45.00'	39.38'	21.05	38.13'	S11°19'21"W	50°08'07"
C61	766.00'	10.85'	5.32	10.85'	S36°43'18"W	00°47'47"
C62	766.00'	269.80'	136.31	268.41'	S47°57'31"W	20°10'52"
C63	766.00'	184.79'	92.85	184.35'	S65°42'29"W	13°49'20"
C64	766.00'	56.89'	28.44	56.87'	S75°29'37"W	04°15'09"
C65	19.00'	29.00'	18.17	26.26'	N33°53'51"E	87°26'40"
C66	84.00'	96.40'	54.30	91.20'	N67°37'05"W	65°45'24"
C67	20.00'	31.42'	20.00	28.28'	N34°30'13"E	90°00'00"
C68	20.00'	20.04'	10.95	19.22'	N39°12'55"W	57°25'16"
C69	45.00'	19.51'	9.91	19.36'	S55°29'47"E	24°50'31"
C70	20.00'	20.04'	10.95	19.22'	N71°47'09"W	57°25'16"
C71	461.50'	77.51'	38.85	77.42'	N84°18'52"E	09°37'23"
C72	20.00'	31.11'	19.70	28.07'	S44°33'47"W	89°07'34"
C73	20.00'	13.05'	6.78	12.82'	S18°41'09"E	37°22'19"
C74	20.00'	7.00'	3.54	6.96'	S47°21'47"E	20°02'37"
C75	45.00'	58.37'	34.11	54.36'	N20°15'46"W	74°18'59"
C76	45.00'	18.74'	9.51	18.60'	N28°49'28"E	23°51'30"
C77	45.00'	86.60'	64.58	73.84'	S84°37'01"E	110°15'33"
C78	20.00'	19.70'	10.73	18.91'	N57°11'56"E	56°25'24"
C79	20.00'	1.60'	0.80	1.60'	N87°42'19"W	04°35'21"
C80	50.00'	24.73'	12.63	24.48'	S72°49'44"E	28°20'32"
C81	50.00'	20.14'	10.21	20.00'	S50°07'15"E	23°04'28"
C82	50.00'	36.77'	19.26	35.95'	S17°30'52"E	42°08'21"
C83	50.00'	38.70'	20.38	37.74'	S25°43'41"W	44°20'44"
C84	50.00'	20.17'	10.23	20.04'	S59°27'35"W	23°07'04"
C85	50.00'	43.08'	22.98	41.76'	N84°17'54"W	49°21'58"
C86	27.00'	99.14'	99.43	52.11'	S15°11'32"W	210°23'05"
C87	20.00'	10.61'	5.43	10.48'	S74°46'28"E	30°23'05"
C88	20.00'	31.42'	20.00	28.28'	N45°00'00"E	90°00'00"
C89	20.00'	28.81'	17.55	26.38'	N41°15'42"W	82°31'23"
C90	461.50'	95.36'	47.85	95.19'	S76°36'13"E	11°50'22"
C91	461.50'	125.51'	63.14	125.12'	S62°53'34"E	15°34'56"
C92	461.50'	52.39'	26.22	52.36'	S51°50'59"E	06°30'13"
C93	205.00'	80.15'	40.59	79.64'	N59°47'38"E	22°24'04"
C94	205.00'	110.53'	56.64	109.20'	N86°26'26"W	30°53'32"
C95	20.00'	30.13'	19.00'	27.38'	S23°35'56"W	97°44'42"
C96	220.00'	56.90'	28.61	56.74'	S60°34'49"W	14°49'08"
C97	220.00'	217.51'	118.58	208.78'	N78°55'02"W	56°38'51"
C98	446.50'	64.98'	153.10	289.64'	S67°31'22"E	37°51'09"
C99	38.50'	141.37'	141.78	74.31'	S15°11'32"W	210°23'05"
C100	446.50'	109.47'	55.01	109.20'	N86°31'32"E	14°02'33"
C101	1025.00'	198.31'	99.47	198.00'	S85°02'47"W	11°05'07"
C102	100.00'	158.25'	101.18	142.25'	S55°09'38"W	90°40'18"
C103	750.00'	574.02'	301.89	560.11'	S58°14'58"W	43°51'06"
C104	46.00'	31.07'	16.15	30.48'	N78°37'04"W	38°41'43"
C105	750.00'	24.34'	12.17'	24.34'	N81°06'18"E	01°51'33"
C106	446.50'	109.47'	55.01'	109.19'	N86°31'35"E	14°02'49"
C107	449.61'	31.67'	15.84'	31.66'	S29°01'30"E	3°40'07"
C108	449.61'	36.69'	18.35'	36.68'	N20°03'55"W	4°15'02"
C109	220.00'	25.99'	12.93'	25.98'	S71°22'28"W	6°46'09"

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.00'	N00°13'14"W
L2	10.26'	N89°59'40"E
L3	5.15'	N00°13'29"W
L4	2.78'	N79°30'13"E
L5	12.00'	S00°35'20"W
L6	13.00'	N10°29'47"W
L7	7.00'	N10°29'47"W
L8	30.26'	S90°30'20"E
L9	16.78'	S79°39'50"E
L10	18.00'	S10°50'10"W
L11	26.85'	S79°09'50"E
L12	18.00'	S10°50'10"W
L13	9.70'	S79°09'50"E
L14	10.00'	N10°50'10"E
L15	10.00'	S79°09'50"E
L16	30.00'	N48°44'35"W
L17	15.87'	N45°23'47"W
L18	30.00'	S75°34'45"E
L19	20.30'	S82°02'04"W
L20	32.84'	S29°39'05"W
L21	30.00'	N53°40'35"W
L22	30.00'	N36°19'25"E
L23	7.3'	N63°08'17"E
L24	21.15'	N36°19'25"E
L25	18.00'	S52°30'22"E
L26	3.00'	N37°29'38"E
L27	15.00'	S52°30'22"E
L28	15.80'	S50°48'46"W
L29	42.18'	S00°48'46"W
L30	15.00'	N31°34'13"W
L31	10.00'	N58°25'21"E
L32	15.02'	S31°34'13"E
L33	15.02'	S17°00'24"E
L34	10.00'	S72°59'36"W
L35	15.02'	N17°00'24"W
L36	37.85'	S79°09'50"E
L37	30.00'	N10°50'10"E
L38	18.18'	S79°09'50"E
L39	15.00'	N10°29'47"W
L40	10.00'	N79°30'13"E
L41	15.00'	N10°29'47"W
L42	7.27'	S79°30'13"W
L43	8.00'	N79°30'18"E
L44	0.63'	N59°36'55"W
L45	25.88'	S34°03'05"W
L46	20.00'	N00°00'00"W
L47	63.00'	N90°00'00"E
L48	20.00'	N00°00'00"W
L49	36.42'	N90°00'00"E
L50	99.43'	N59°36'55"W
L51	3.48'	N59°36'55"W
L52	14.11'	N79°30'13"E
L53	6.47'	N80°14'54"W
L54	20.00'	N80°14'54"W
L55	30.12'	S89°57'23"E
L56	3.00'	N79°30'13"W





ACREAGE TABLE	
TOTAL ACREAGE	49.895 AC.
LOTS	23.917 AC.
STREET	3.230 AC.
OPEN SPACE PROVIDED	22.688 AC.
EASEMENTS	0.060 AC.
AVERAGE SLOPE	27.89%
OPEN SPACE REQ. 45%	22.447 AC.

THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO SAN CLEMENTE, 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 STANTON STREET AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION.

TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO._____ BOOK _____, PAGE NO. _____, DATE 29 Aug 08

20080070392, 20080070393

THIS SUBDIVISION LIES WITHIN THE EL PASO INDEPENDENT SCHOOL DISTRICT

ALL DWELLINGS IN THIS SUBDIVISION SHALL INCLUDE FIRE PROTECTION SPRINKLER SYSTEM.

5' UTILITY AND DRAINAGE EASEMENTS UNLESS OTHERWISE SPECIFIED.

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. E6392-01

Dwg. Id.: 6392-01final2REV.dwg
Date Plotted: 07-10-08
Field Book: 523

DEDICATION

STATE OF TEXAS $
COUNTY OF EL PASO $

SKY MOUNTAIN ESTATES EL PASO I AND II LTD., PROPERTY OWNER(S) OF THIS LAND, HEREBY PRESENT THIS PLAT AND DEDICATES TO THE/USE OF THE PUBLIC THE EASEMENTS AS HERE ON LAID AND DESIGNED FOR UNDERGROUND UTILITIES AND THE RIGHT TO INGRESS AND EGRESS FOR CONSTRUCTION AND SERVICE.

Richard Thomas

ACKNOWLEDGEMENT

STATE OF TEXAS $
COUNTY OF EL PASO $

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF August, 20 08 BY Richard Thomas

Liza Flores
NOTARY PUBLIC IN AND FOR EL PASO COUNTY, TEXAS

LIZA FLORES
Notary Public, State of Texas
My Commission Expires
October 05, 2011

MY COMMISSION EXPIRES:
October 5, 2011

AMENDING PLAT APPROVAL STATEMENT

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

APPROVED FOR FILING THIS August DAY OF 15, 2008 A.D.

DEVELOPMENT SERVICES DIRECTOR

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS THIS 29 DAY OF August 20 08 A.D. IN FILE NO. 20080070391

COUNTY CLERK

BY: DEPUTY

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

ISAAC CAMACHO 08/01/08
ISAAC CAMACHO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 5337

STATE OF TEXAS
ISAAC CAMACHO
5337
LICENSED
PROFESSIONAL LAND SURVEYOR

SUBDIVISION IMPROVEMENT PLANS PREPARED BY AND UNDER THE SUPERVISION OF ROMAN BUSTILLOS, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 88450

08/04/08

STATE OF TEXAS
ROMAN BUSTILLOS
88450
LICENSED
PROFESSIONAL ENGINEER

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION, INSTRUMENT NO. 20030053325, BOOK NO. _____, PAGE _____, DATE 6/9/03.

THIS SUBDIVISION LIES WITHIN ZONE "C" AS DESIGNATED IN PANEL NO. 480214-0028 C, DATED FEBRUARY 5, 1996, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. "C" DESIGNATES AREAS OF MINIMAL FLOODING.

AMENDING PLAT

THIS PLAT AMENDS THE FOLLOWING:

1. CORRECTED DIMENSION LABELS FOR LOTS 1, 2, 3, 4, 5, 6, 7, 8, 12, 13, 14, 15 AND 17, BLOCK 2, AND LOTS 6, 7, 16, 17 AND 18, BLOCK 1 TO REFLECT ACTUAL LINE DIMENSIONS.
2. ADDED AREA OF LOTS IN SQUARE FEET.
3. REVISED ACREAGE TABLE.
4. ADDED 1 FOOT CONSTRUCTION EASEMENT LABEL.
5. CORRECTED SPELLING OF ROCKY POINT DRIVE TO ROCKY POINTE DRIVE.

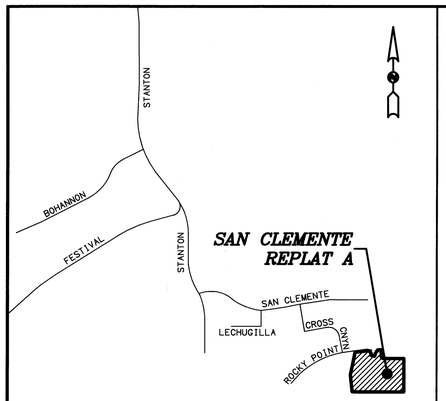
ACCESS TO LOTS 4,5,6 AND 7, BLOCK 2 SHALL BE FROM OTHER STREETS IN THIS SUBDIVISION. ACCESS FROM STANTON STREET IS HEREBY PROHIBITED. A DOCUMENT FOR THIS REQUIREMENT IS FILED FOR RECORD ON INSTRUMENT # 20030053326 BOOK _____, PAGE _____ DATED 6/9/03.

323-S

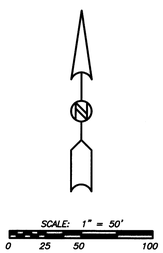
DATE OF PREPARATION: MAY, 2008

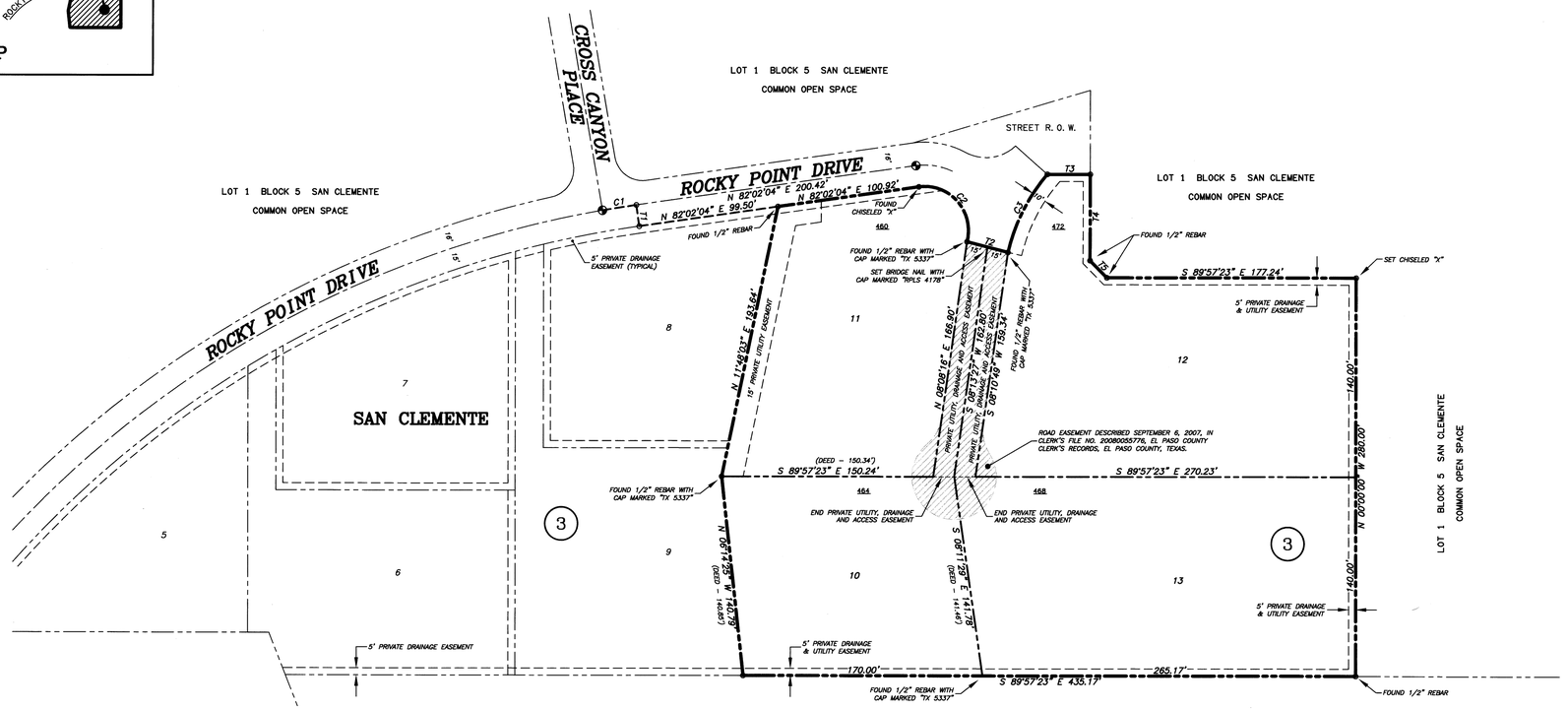
SAN CLEMENTE REPLAT A

BEING A REPLAT OF A PORTION OF LOTS 8 AND 9 AND ALL OF LOTS 10, 11, 12 AND 13, BLOCK 3, SAN CLEMENTE, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 3.105 ± ACRES



LOCATION MAP
SCALE: 1" = 600' ±





E. D. STRONG SURVEY 217

NOTE:

1. SAN CLEMENTE IS RECORDED IN BOOK 78, PAGE 52, PLAT RECORDS, EL PASO COUNTY, TEXAS.
2. THE WESTERLY BOUNDARY OF THE SUBJECT PROPERTY IS DESCRIBED DECEMBER 15, 2006, IN CLERK'S FILE NO. 20060122022, EL PASO COUNTY CLERK'S RECORDS, EL PASO COUNTY, TEXAS.
3. SET 5/8" REBAR WITH CAP MARKED "RPLS 4178" AT ALL CORNERS UNLESS OTHERWISE INDICATED.
4. WATER AND SEWER SERVICES WILL BE PROVIDED TO SAN CLEMENTE REPLAT A FROM EXISTING FACILITIES ON ROCKY POINT DRIVE BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE.
5. U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN THE OFFICE OF THE CLERK OF EL PASO COUNTY, TEXAS, DEED AND RECORDS SECTION,

INSTRUMENT NO. 20030053325, DATED 06-09-03.

TAX CERTIFICATES FOR THIS SUBDIVISION ARE RECORDED IN THE OFFICE OF THE CLERK OF EL PASO COUNTY, TEXAS, DEED AND RECORDS SECTION,

INSTRUMENT NO. _____, DATE 27 Jan 10.

20100005181
20100005182
20100005183
20100005184
20100005185
20100005186
20100005187
20100005188
20100005189

THE PURPOSE OF THIS REPLAT IS TO REALIGN THE LOT LINES AND THEIR ASSOCIATED EASEMENTS TO ALLOW THE AFFECTED LOTS TO MORE EFFECTIVELY UTILIZE THE EXISTING TERRAIN.

NUMBER	BEARING	DISTANCE
T1	N 07°57'56" W	15.00'
T2	S 75°34'45" E	30.00'
T3	S 89°57'23" E	30.55'
T4	N 00°02'37" E	60.53'
T5	N 44°57'23" W	16.97'

NUMBER	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	01°51'34"	750.00	24.34	12.17	24.34	N 81°06'17" E
C2	112°23'12"	31.00	60.81	46.30	51.52	S 41°46'20" E
C3	27°29'26"	129.28	62.03	31.62	61.44	N 26°56'02" E

LOT	ACRES	SQ FT
Lot 10, Block 3	0.594	25892
Lot 11, Block 3	0.649	28279
Lot 12, Block 3	0.921	40140
Lot 13, Block 3	0.940	40949

"ALL LOTS SHALL ALLOW AND PROVIDE FOR NATURAL DRAINAGE FROM UNDISTURBED AREAS OF THE ADJACENT LOT AND FROM THE STREET. RUNOFF FROM THE AREAS SHALL BE CONVEYED DOWNSTREAM IN SUCH A MANNER AS TO DISPERSE THE FLOW AND AVOID CONCENTRATION POINTS THAT MAY CAUSE DOWNSTREAM EROSION."

DEDICATION

We, Jorge Arango, Carmen Arango and Sky Mountain Estates – El Paso I, Ltd., owners of this land, do hereby present this plat.

Sky Mountain Estates – El Paso I, Ltd.

By: _____
R.L. Thomas, Manager

By: _____
Jorge Arango

By: _____
Carmen Arango

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF EL PASO

This instrument was acknowledged before me on December 15, 2009 by R.L. Thomas, Manager of Sky Mountain Estates – El Paso I, Ltd.

Given under my hand and seal of office this 15th day of December 2009.

ADRIENNE S. PEDROZA NOTARY PUBLIC In and for the State of Texas My commission expires 10-31-2013

Notary Public, State of Texas — My Commission Expires Oct. 31, 2013

STATE OF TEXAS
COUNTY OF EL PASO

This instrument was acknowledged before me on December 15, 2009 by Jorge Arango.

Given under my hand and seal of office this 15th day of December 2009.

ADRIENNE S. PEDROZA NOTARY PUBLIC In and for the State of Texas My commission expires 10-31-2013

Notary Public, State of Texas — My Commission Expires Oct. 31, 2013

STATE OF TEXAS
COUNTY OF EL PASO

This instrument was acknowledged before me on December 15, 2009 by Carmen Arango.

Given under my hand and seal of office this 15th day of December 2009.

ADRIENNE S. PEDROZA NOTARY PUBLIC In and for the State of Texas My commission expires 10-31-2013

Notary Public, State of Texas — My Commission Expires Oct. 31, 2013

CITY PLAN COMMISSION

This subdivision is hereby approved as to the platting and as to the conditions of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this _____ day of _____, 2009.

Chair — Executive Secretary

Approved for filing this 22 day of December, 2009.

Development Services Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this

27 day of January, 2010, File No. 20100005180, Plat Records.

County Clerk — Deputy: Diana Garcia

I hereby certify that this plat represents an on-the-ground survey made under my supervision in compliance with current Texas Board of Professional Land Surveying Professional and Technical Standards.

Robert Seipel Associates, Inc.
Professional Land Surveyors

STATE OF TEXAS ROBERT R. SEIPEL 4178 PROFESSIONAL LAND SURVEYOR

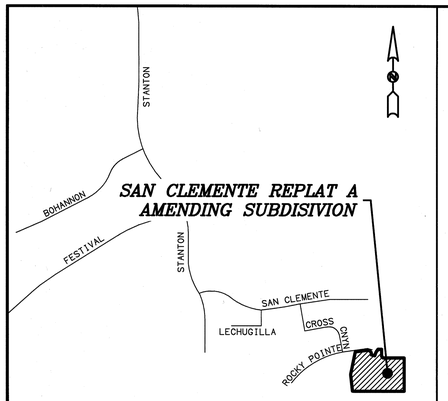
Robert R. Seipel, President
Registered Professional Land Surveyor
Texas License No. 4178

REVISED: DECEMBER 15, 2009
REVISED: NOVEMBER 6, 2009
REVISED: OCTOBER 16, 2009
DATE OF PREPARATION: AUGUST 27, 2009

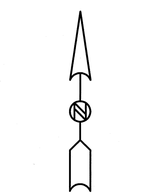
ROBERT SEIPEL ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS
1845 NORTHWESTERN DRIVE EL PASO TX 79712 PHONE (915) 877-1928 FAX (915) 877-2095

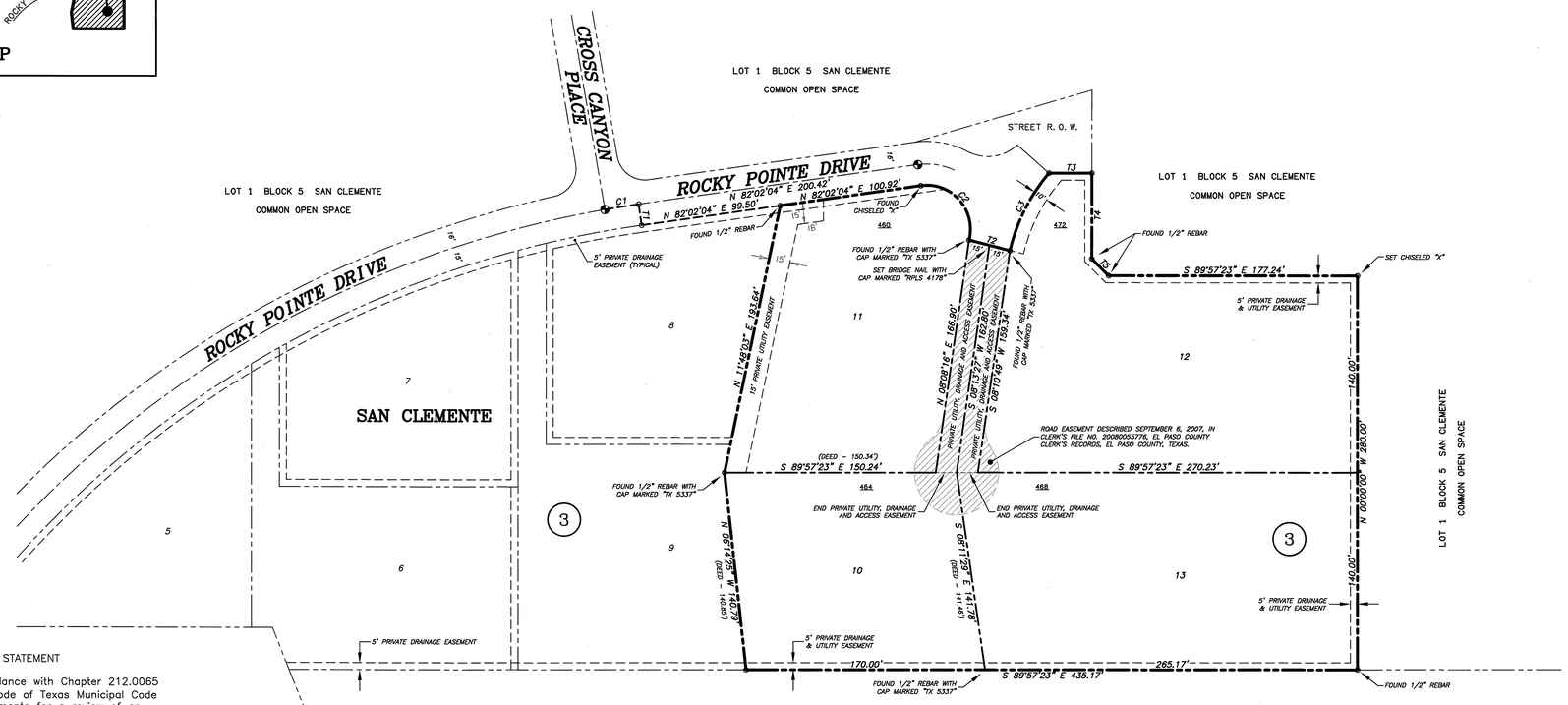
SAN CLEMENTE REPLAT A AMENDING SUBDIVISION

BEING AN AMENDING SUBDIVISION OF LOTS 10, 11, 12 AND 13, BLOCK 3, SAN CLEMENTE REPLAT A, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 3.105 ± ACRES



LOCATION MAP
SCALE: 1" = 600' ±





DEDICATION

We, Jorge Arango, Carmen Arango, Jeremy R. Cuthbertson, Heather Cuthbertson and Sky Mountain Estates – El Paso I, Ltd., owners of this land, do hereby present this plat.

Sky Mountain Estates – El Paso I, Ltd.

By: _____
R.L. Thomas, Manager

By: _____
Jorge Arango

By: _____
Carmen Arango

By: _____
Jeremy R. Cuthbertson

By: _____
Heather Cuthbertson

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF EL PASO

This instrument was acknowledged before me on April 19, 2010 by R.L. Thomas, Manager of Sky Mountain Estates – El Paso I, Ltd.

Given under my hand and seal of office this 19th day of April 2010.

ADRIENNE S. PEDROZA NOTARY PUBLIC In and for the State of Texas My commission expires 10-31-2013

Adrienne S. Pedroza — October 31, 2013
Notary Public, State of Texas — My Commission Expires

STATE OF TEXAS
COUNTY OF EL PASO

This instrument was acknowledged before me on April 19, 2010 by Jorge Arango.

Given under my hand and seal of office this 19th day of April 2010.

ADRIENNE S. PEDROZA NOTARY PUBLIC In and for the State of Texas My commission expires 10-31-2013

Adrienne S. Pedroza — October 31, 2013
Notary Public, State of Texas — My Commission Expires

STATE OF TEXAS
COUNTY OF EL PASO

This instrument was acknowledged before me on April 19, 2010 by Carmen Arango.

Given under my hand and seal of office this 19th day of April 2010.

ADRIENNE S. PEDROZA NOTARY PUBLIC In and for the State of Texas My commission expires 10-31-2013

Adrienne S. Pedroza — October 31, 2013
Notary Public, State of Texas — My Commission Expires

STATE OF TEXAS
COUNTY OF EL PASO

This instrument was acknowledged before me on April 19, 2010 by Jeremy R. Cuthbertson.

Given under my hand and seal of office this 19th day of April 2010.

ADRIENNE S. PEDROZA NOTARY PUBLIC In and for the State of Texas My commission expires 10-31-2013

Adrienne S. Pedroza — October 31, 2013
Notary Public, State of Texas — My Commission Expires

STATE OF TEXAS
COUNTY OF EL PASO

This instrument was acknowledged before me on April 19, 2010 by Heather Cuthbertson.

Given under my hand and seal of office this 19th day of April 2010.

ADRIENNE S. PEDROZA NOTARY PUBLIC In and for the State of Texas My commission expires 10-31-2013

Adrienne S. Pedroza — October 31, 2013
Notary Public, State of Texas — My Commission Expires

AMENDING PLAT APPROVAL STATEMENT

This subdivision is hereby approved in accordance with Chapter 212.0065 (AMENDING PLAT) of the Local Government Code of Texas Municipal Code Section 19.080.70 as to meeting the requirements for a review of an amending plat.

_____ Executive Secretary, City Plan Commission

_____ Subdivision Coordinator

Approved for filing this 12th day of May, 2010.

_____ Development Services Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 13 day of May, 2010, File No. 20100031716, Plat Records.

_____ County Clerk

Vanessa Morales
Deputy

I hereby certify that this plat represents an on-the-ground survey made under my supervision in compliance with current Texas Board of Professional Land Surveying Professional and Technical Standards.

Robert Seipel Associates, Inc.
Professional Land Surveyors

STATE OF TEXAS ROBERT H. SEIPEL 4178 REGISTERED PROFESSIONAL LAND SURVEYOR

_____
Robert R. Seipel, President
Registered Professional Land Surveyor
Texas License No. 4178

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN THE OFFICE OF THE CLERK OF EL PASO COUNTY, TEXAS, DEED AND RECORDS SECTION,

INSTRUMENT NO. 20030053325, DATED 06-09-03.

TAX CERTIFICATES FOR THIS SUBDIVISION ARE RECORDED IN THE OFFICE OF THE CLERK OF EL PASO COUNTY, TEXAS, DEED AND RECORDS SECTION,

INSTRUMENT NO. 20100031717, DATE 5/13/2010.
2010031718
2010031719
2010031720

ALL DWELLINGS IN THIS SUBDIVISION SHALL INCLUDE FIRE PROTECTION SPRINKLER SYSTEM.

NUMBER	BEARING	DISTANCE
T1	N 07°57'56" W	15.00'
T2	S 75°34'45" E	30.00'
T3	S 89°57'23" E	30.55'
T4	N 00°02'37" E	60.53'
T5	N 44°57'23" W	16.97'

LOT	ACRES	SQ FT
Lot 10, Block 3	0.594	25892
Lot 11, Block 3	0.649	28279
Lot 12, Block 3	0.921	40140
Lot 13, Block 3	0.940	40949

NUMBER	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	01°51'34"	750.00	24.34	12.17	24.34	N 81°06'17" E
C2	112°23'12"	31.00	60.81	46.30	51.52	S 41°46'20" E
C3	27°29'26"	129.28	62.03	31.62	61.44	N 26°59'02" E

NOTE:

1. SAN CLEMENTE IS RECORDED IN BOOK 78, PAGE 52, PLAT RECORDS, EL PASO COUNTY, TEXAS.
2. THE WESTERLY BOUNDARY OF THE SUBJECT PROPERTY IS DESCRIBED DECEMBER 15, 2006, IN CLERK'S FILE NO. 20060122022, EL PASO COUNTY CLERK'S RECORDS, EL PASO COUNTY, TEXAS.
3. SET 5/8" REBAR WITH CAP MARKED "RPLS 4178" AT ALL CORNERS UNLESS OTHERWISE INDICATED.
4. WATER AND SEWER SERVICES WILL BE PROVIDED TO SAN CLEMENTE REPLAT A FROM EXISTING FACILITIES ON ROCKY POINTE DRIVE BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE.
5. U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
6. SAN CLEMENTE REPLAT A IS RECORDED IN EL PASO COUNTY CLERK'S FILE NO. 20100005180, EL PASO COUNTY, TEXAS.

"ALL LOTS SHALL ALLOW AND PROVIDE FOR NATURAL DRAINAGE FROM UNDISTURBED AREAS OF THE ADJACENT LOT AND FROM THE STREET. RUNOFF FROM THE AREAS SHALL BE CONVEYED DOWNSTREAM IN SUCH A MANNER AS TO DISPERSE THE FLOW AND AVOID CONCENTRATION POINTS THAT MAY CAUSE DOWNSTREAM EROSION."

THIS PLAT AMENDS THE PRECEDING PLAT BY CORRECTING THE SPELLING OF ROCKY POINTE DRIVE.

ROBERT SEIPEL ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS
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