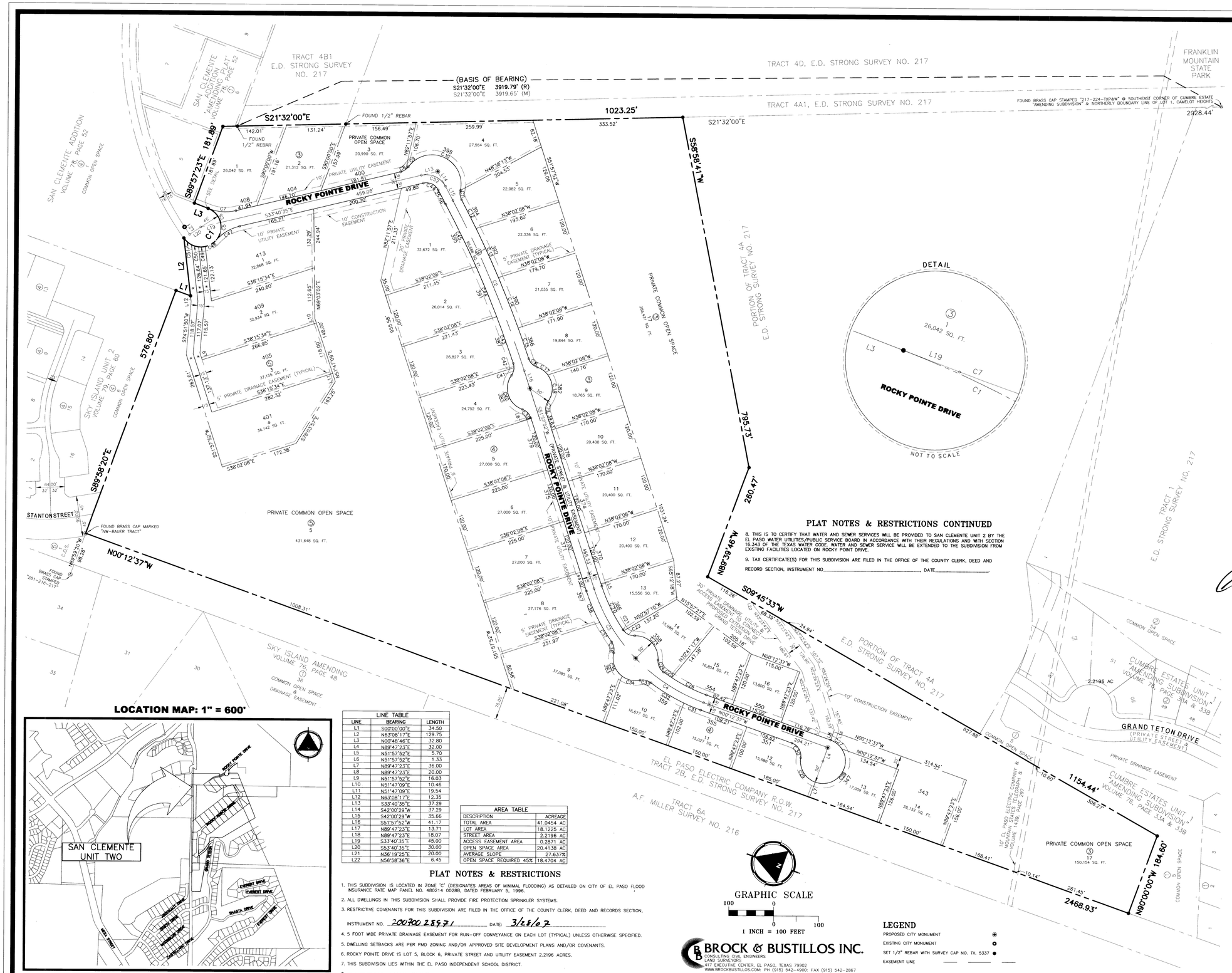
SAN CLEMENTE UNIT 2

A PORTION OF TRACT 4A, E.D. STRONG SURVEY NO. 217 AND A REPLAT OF LOT 1, 2, 3 & 4, BLOCK 3, SAN CLEMENTE ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 41.0454 ACRES±



DETAIL

LOCATION MAP: 1" = 600'

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 HEREON LAID AND DESIGNED FOR UNDERGROUND UTILITIES AND THE RIGHT TO INGRESS AND EGRESS FOR CONSTRUCTION AND SERVICE.

RICHARD THOMAS, MANAGER

ACKNOWLEDGMENT

STATE OF TEXAS§
COUNTY OF EL PASO§

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF Feb 20 07 BY Richard Thomas

NOTARY PUBLIC, STATE OF TEXAS

Oscar V Perez
Notary Public, State of Texas
My Commission Expires:
June 19, 2010

6-19-10
MY COMMISSION EXPIRES

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 _____ 20 ____ A.D.

EXECUTIVE SECRETARY — CHAIRPERSON

APPROVED FOR FILING THIS 7TH DAY OF MARCH 20 07 A.D.

DEVELOPMENT SERVICES DIRECTOR

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, THIS 28 DAY OF MARCH 20 07 A.D., IN FILE NO. 200700029765

COUNTY CLERK — SANDRA ACEVEDO BY DEPUTY

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

Isaac Camacho 02/02/07
ISAAC CAMACHO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 5337

STATE OF TEXAS REGISTERED ISAAC CAMACHO 5337 PROFESSIONAL LAND SURVEYOR

SUBDIVISION IMPROVEMENT PLANS PREPARED BY AND UNDER THE SUPERVISION OF A TEXAS LICENSED PROFESSIONAL ENGINEER

ROMAN BUSTILLOS, P.E. NO. 88450
02/02/2007

STATE OF TEXAS ROMAN BUSTILLOS 88450 LICENSED PROFESSIONAL ENGINEER

PLAT NOTES & RESTRICTIONS CONTINUED

8. THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO SAN CLEMENTE UNIT 2 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 SERVICE WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON ROCKY POINT DRIVE.

9. TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO._____ DATE_____

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°00'00"E	34.50
L2	N63°08'17"E	129.75
L3	N00°48'46"E	32.80
L4	N89°47'23"E	32.00
L5	N51°57'52"E	5.70
L6	N51°57'52"E	1.33
L7	N89°47'23"E	36.00
L8	N89°47'23"E	20.00
L9	N51°57'52"E	16.03
L10	N51°47'09"E	10.46
L11	N51°47'09"E	19.54
L12	N63°08'17"E	12.35
L13	S33°40'35"E	37.29
L14	S42°00'29"W	37.29
L15	S42°00'29"W	35.66
L16	S51°57'52"W	41.17
L17	N89°47'23"E	13.71
L18	N89°47'23"E	18.07
L19	S33°40'35"E	45.00
L20	S53°40'35"E	30.00
L21	N36°19'25"E	20.00
L22	N56°58'36"E	6.45

AREA TABLE	
DESCRIPTION	ACREAGE
TOTAL AREA	41.0454 AC
LOT AREA	18.1225 AC
STREET AREA	2.2196 AC
ACCESS EASEMENT AREA	0.2871 AC
OPEN SPACE AREA	20.4138 AC
AVERAGE SLOPE	27.637%
OPEN SPACE REQUIRED 45%	18.4704 AC

PLAT NOTES & RESTRICTIONS

1. THIS SUBDIVISION IS LOCATED IN ZONE "C" (DESIGNATES AREAS OF MINIMAL FLOODING) AS DETAILED ON CITY OF EL PASO FLOOD INSURANCE RATE MAP PANEL NO. 480214 0028B, DATED FEBRUARY 5, 1996.

2. ALL DWELLINGS IN THIS SUBDIVISION SHALL PROVIDE FIRE PROTECTION SPRINKLER SYSTEMS.

3. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

INSTRUMENT NO. 200700 28971 DATE: 3/28/07

4. 5 FOOT WIDE PRIVATE DRAINAGE EASEMENT FOR RUN-OFF CONVEYANCE ON EACH LOT (TYPICAL) UNLESS OTHERWISE SPECIFIED.

5. DWELLING SETBACKS ARE PER PMD ZONING AND/OR APPROVED SITE DEVELOPMENT PLANS AND/OR COVENANTS.

6. ROCKY POINTE DRIVE IS LOT 5, BLOCK 6, PRIVATE STREET AND UTILITY EASEMENT 2.2196 ACRES.

7. THIS SUBDIVISION LIES WITHIN THE EL PASO INDEPENDENT SCHOOL DISTRICT.

* PRIVATE COMMON ACCESS EASEMENT

GRAPHIC SCALE
100 0 0 100
1 INCH = 100 FEET

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. E-6392-04

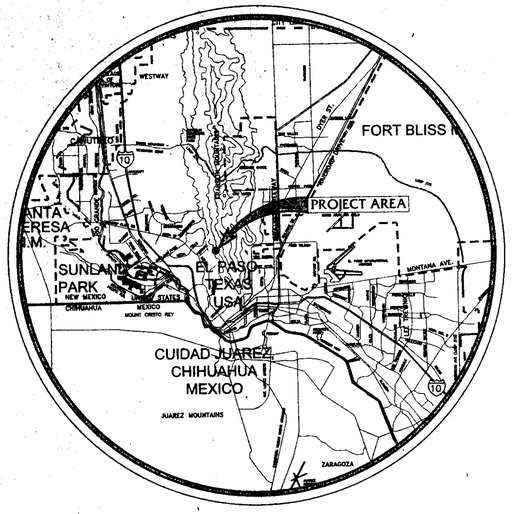
LEGEND

PROPOSED CITY MONUMENT
EXISTING CITY MONUMENT
SET 1/2" REBAR WITH SURVEY CAP NO. TX. 5337
EASEMENT LINE

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	45.00	169.26	140.53	85.71	S71°25'54"E	215°30'39"
C2	2374.62	412.64	206.84	412.12	N46°59'11"E	9°57'23"
C3	400.00	182.12	92.67	180.56	S38°55'15"W	26°05'14"
C4	400.00	182.12	92.67	180.56	S12°50'00"W	26°05'15"
C5	45.00	42.78	23.16	41.19	N83°33'28"E	54°28'06"
C6	45.00	43.60	23.68	41.91	N28°34'05"E	55°30'39"
C7	100.00	60.19	31.04	59.29	S16°25'54"E	34°29'21"
C8	30.00	12.46	6.32	12.37	S45°34'39"E	23°48'07"
C9	30.00	8.71	4.39	8.68	S65°47'41"E	16°37'57"
C10	65.00	177.62	313.39	127.29	N04°10'17"E	156°33'53"
C11	30.00	21.08	11.00	20.65	S62°19'13"W	40°16'00"
C12	2392.62	71.99	36.00	71.99	N43°02'56"E	1°43'26"
C13	2392.62	120.82	60.42	120.80	N45°21'26"E	2°53'35"
C14	2392.62	120.27	60.15	120.25	N48°14'38"E	2°52'48"
C15	2392.62	72.60	36.30	72.60	N50°33'12"E	1°44'19"
C16	30.00	27.59	14.85	26.62	S25°04'48"W	52°41'06"
C17	50.00	29.77	15.34	29.33	N15°47'35"E	34°06'41"
C18	50.00	63.05	36.49	58.95	N68°58'18"E	72°14'45"
C19	30.00	27.82	15.00	26.83	S78°31'46"W	53°07'48"
C20	382.00	108.70	54.72	108.33	S43°48'46"W	16°18'11"
C21	30.00	2.84	1.42	2.84	S32°56'50"W	5°25'42"
C22	30.00	27.62	14.88	26.65	S03°51'29"W	52°45'01"
C23	50.00	84.46	56.31	74.77	N25°52'37"E	96°47'19"
C24	30.00	30.46	16.69	29.17	S45°10'56"W	58°10'43"
C25	382.00	22.61	11.31	22.60	S14°23'51"W	3°23'26"
C26	382.00	86.09	43.23	85.91	S08°14'45"W	12°54'45"
C27	50.00	32.18	16.67	31.62	N18°13'29"E	36°52'12"
C28	50.00	124.90	150.00	94.87	S71°46'31"E	143°07'48"
C29	50.00	68.47	40.82	63.25	S39°01'16"W	78°27'47"
C30	30.00	41.08	24.49	37.95	N39°01'16"E	78°27'47"
C31	418.00	40.86	20.44	40.84	S02°35'23"W	5°36'00"
C32	418.00	86.21	43.26	86.06	S11°17'53"W	11°49'00"
C33	30.00	25.61	13.65	24.84	N07°15'08"W	48°55'04"
C34	50.00	42.61	22.70	41.34	S07°17'44"E	48°49'53"
C35	50.00	57.90	32.68	54.72	S50°17'34"W	66°20'42"
C36	30.00	25.61	13.65	24.84	N59°00'23"E	48°55'04"
C37	418.00	50.64	25.35	50.61	S38°01'07"W	6°56'30"
C38	418.00	76.42	38.32	76.31	S46°43'37"W	10°28'30"
C39	30.00	27.82	15.00	26.83	N25°23'58"E	53°07'48"
C40	50.00	92.64	66.55	79.95	S51°54'53"W	106°09'38"
C41	30.00	18.37	9.48	18.09	N87°27'04"E	35°05'15"
C42	30.00	9.69	4.89	9.65	N60°39'21"E	18°30'11"
C43	2356.62	110.54	55.28	110.53	N50°03'38"E	2°41'15"
C44	2356.62	120.42	60.22	120.41	N47°15'10"E	2°55'40"
C45	2356.62	155.51	77.79	155.49	N43°53'55"E	3°46'52"
C46	30.00	39.63	23.31	36.81	N04°09'57"E	75°41'04"
C47	100.00	62.01	32.04	61.03	N51°26'32"W	35°31'54"
C48	45.00	28.41	14.70	27.94	S51°07'11"E	36°10'24"
C49	45.00	15.10	7.62	15.03	S23°25'24"E	19°13'23"
C50	45.00	16.45	8.32	16.36	S03°20'19"E	20°56'46"
C51	45.00	22.93	11.72	22.68	S21°43'44"W	29°11'22"
C52	48.00	63.41	37.29	58.89	N04°09'57"E	75°41'04"

Tax Instrument No. 200700 28966, 200700 28967, 200700 28968
200 700 28969, 200700 28970

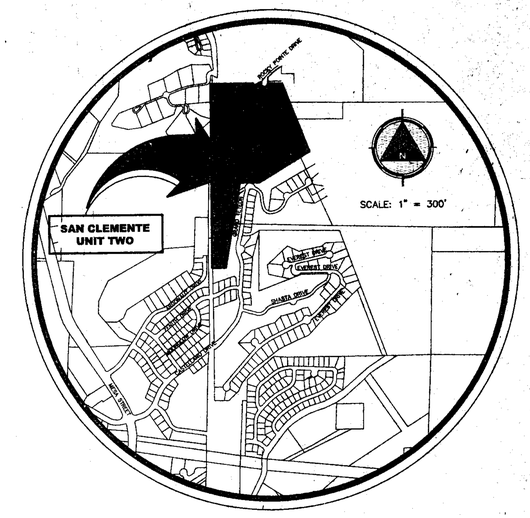
302-5



City Map

SAN CLEMENTE UNIT 2

SUBDIVISION IMPROVEMENTS
EL PASO, TEXAS



Vicinity Map

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STATE OF TEXAS
ROMAN BUSTILLOS
65450
LICENSED
PROFESSIONAL ENGINEER
02/20/2009

DEVELOPMENT SERVICES DEPARTMENT

Reviewing by the City of El Paso shall neither constitute approval nor have responsibility of the adequacy of design and plans.

DEVELOPMENT SERVICES DEPARTMENT

SITE PLAN REVIEW
Reviewed For Conformance For Conditions Related To:

- Demolition Only
- Grading & Drainage
- Wheelchair Ramps
- On Site Parking Layout
- Sidewalks
- Driveways
- Retaining Rock Walls
- On-Site Ponding of Storm Waters

Contractor Must Call 24 Hours Prior To Construction For Inspection

BY DATE 02/20/09

BROCK & BUSTILLOS INC.
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LAND SURVEYORS

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