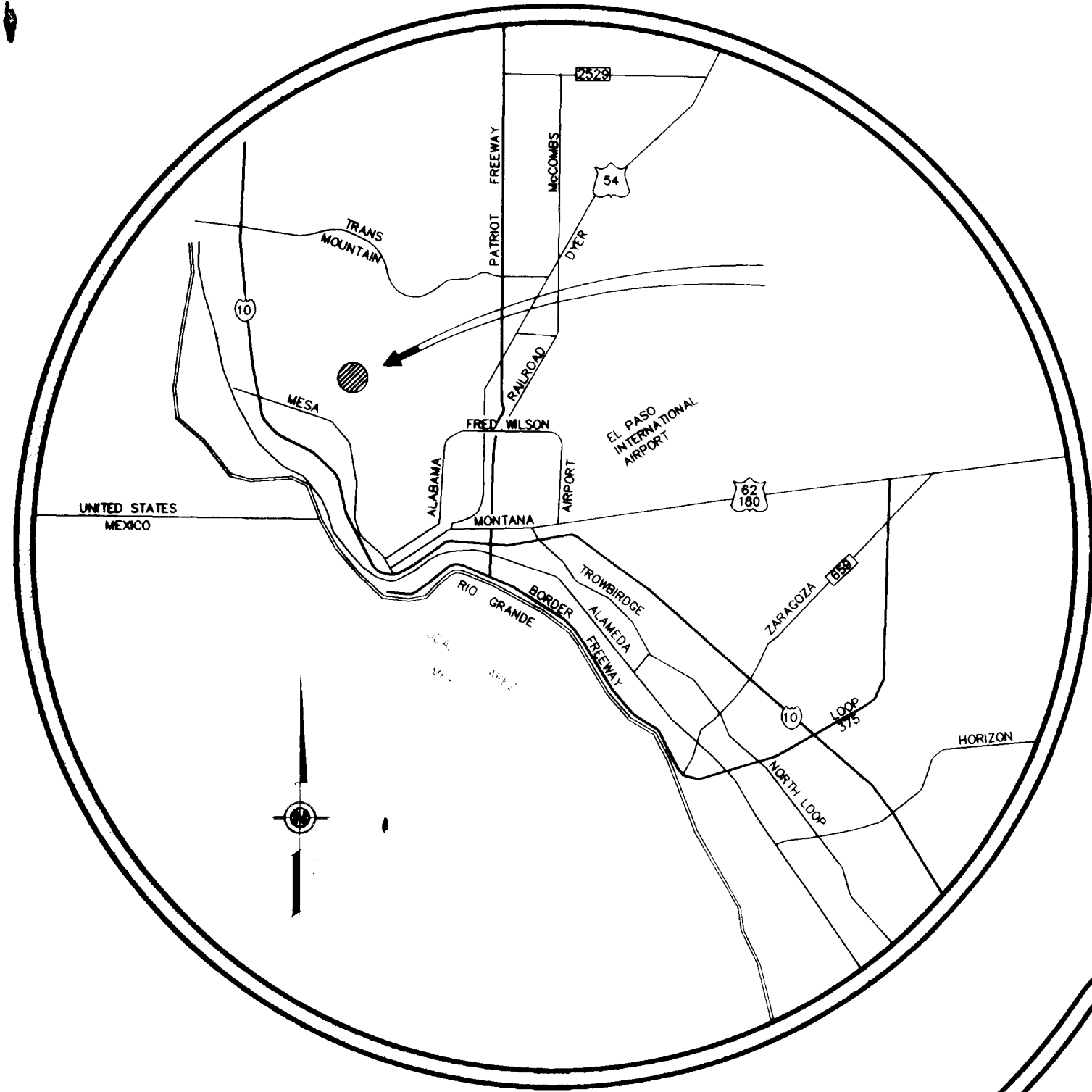


# STANTON STREET EXTENSION

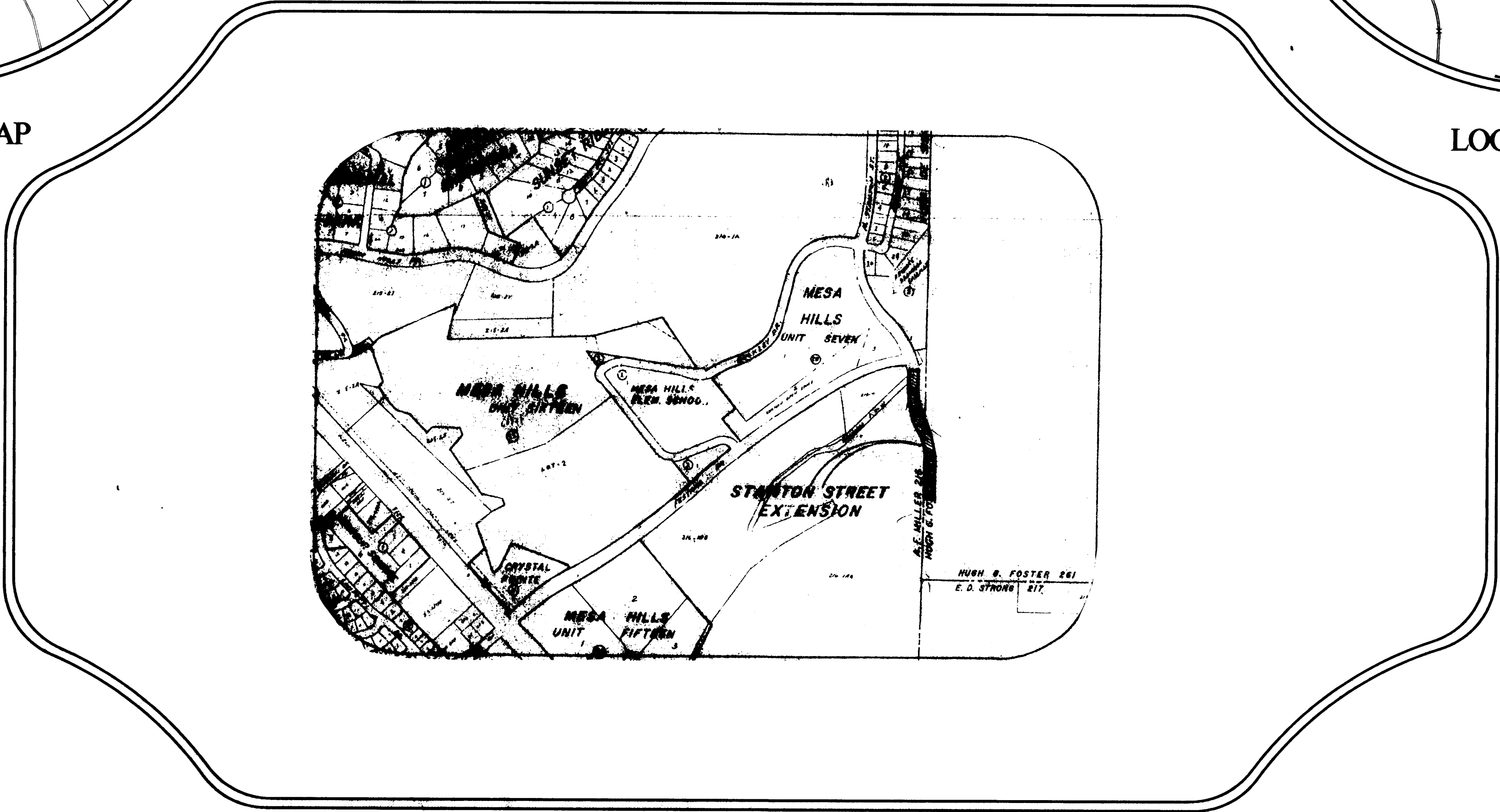


VICINITY MAP

INDEX		
TITLE	SHEET No.	
COVER SHEET	1	OF 7
PLAT DESCRIPTION	2	OF 7
GRADING PLAN	3	OF 7
DRAINAGE PLAN	3	OF 7
PLAN & PROFILE	4-5	OF 7
STANDARD DETAILS	6-7	OF 7

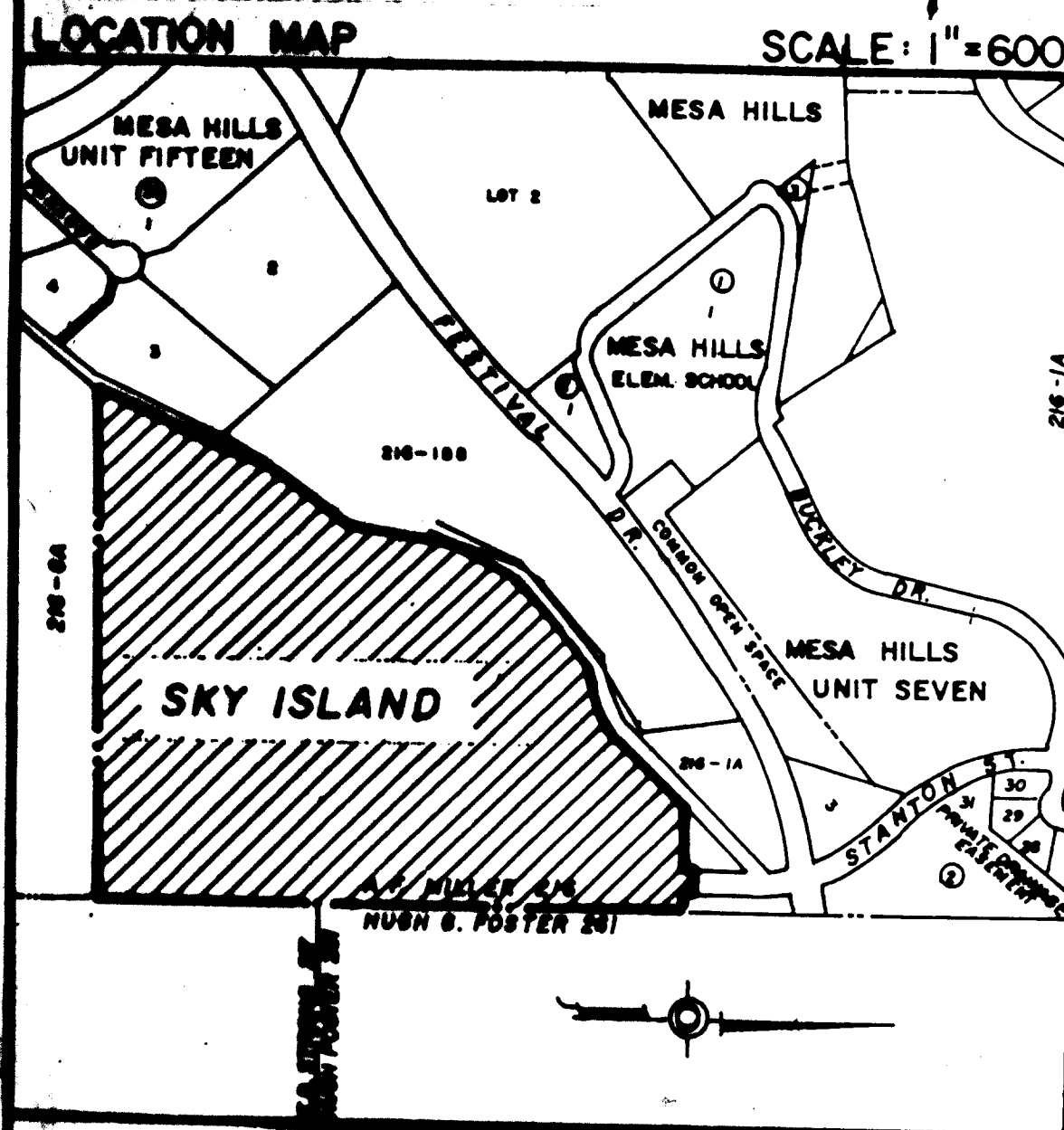


LOCATION MAP



**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / CAD  
1700 LEE TREVINO DR. STE. 400  
EL PASO, TEXAS 79938

SKY ISLAND



**NOTE:**  
This amending subdivision is to:  
Remove the 10' utility easement from lots 1 thru 4, block 1. This amended plat does not change or supersede the intent or effect of the dedication statement concerning public rights of way or other utility easements on the original plat.

# SKY ISLAND

BEING AN AMENDING SUBDIVISION  
OF ALL OF SKY ISLAND  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING: 56.790 Ac.  
AMENDING SUBDIVISION

**NOTES:**  
VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING STANTON STREET, SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
INSTRUMENT No. 2001925 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATE 4-21-20  
INSTRUMENT No. 2001926 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATE 4-21-20  
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.

**DEDICATION**  
Sky Island Partnership, L.P., Sally A. Schoemaker, Sandra Cortez, Darlye E. Hendry, Ronald J. Wallace, Tina I. Wallace, the owners of this land here present this map and dedicate, if not previously dedicated, its respective portion of said property to the use of the public, streets, drives, and utility easements as herein laid down and described, including easements for overhead of service wires, conduits and pipes for underground utilities, the right to ingress and egress for service and maintenance, and the right to trim interfering trees and shrubs.  
Witness our signature this 14th day of December, 2000.

SKY ISLAND PARTNERSHIP, L.P.,  
CORTEZ, L.L.C., MANAGING PARTNER  
By Vernon W. Schoemaker /s/ Sally A. Schoemaker  
Vernon W. Schoemaker, Manager Sally A. Schoemaker, Owner  
By Sandra Cortez and Darlye E. Hendry /s/ Ronald J. and Tina I. Wallace  
Sandra Cortez, and Darlye E. Hendry, Owners Ronald J. and Tina I. Wallace, Owners

ATTEST: NOT REQUIRED

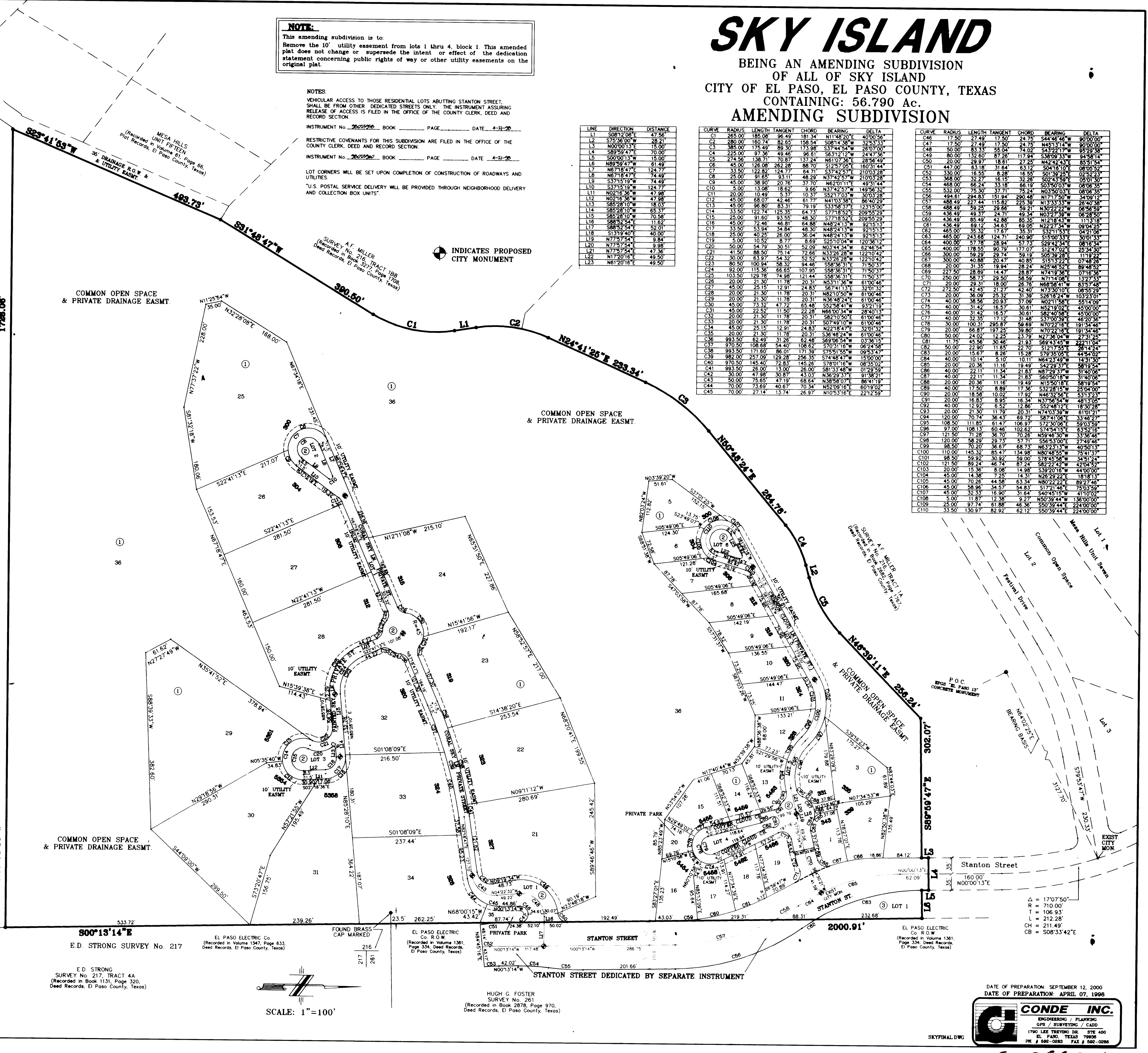
**ACKNOWLEDGEMENT**  
STATE OF TEXAS COUNTY OF DALLAS  
Before me, the undersigned authority, on this day personally appeared Vernon W. Schoemaker, Manager of Cortez, L.L.C. its Managing Partner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me 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 22nd day of December, 2000.  
By Catherine Renee Taylor My Commission Expires 11-12-03  
Notary Public in and for Dallas County

**ACKNOWLEDGEMENT**  
STATE OF TEXAS COUNTY OF EL PASO  
Before me, the undersigned authority, on this day personally appeared Sandra Cortez and Darlye E. Hendry, individual owners, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they 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 26th day of January, 2001.  
By Jennifer L. Fernandez My Commission Expires 11-22-04  
Notary Public in and for El Paso County

**AMENDING PLAT APPROVAL STATEMENT**  
This Subdivision is hereby approved in accordance with Chapter 212.016 (Amending Plat) of the Texas Local Government Code, and in accordance with Section 18.08.070 of the Municipal Code (Amending Subdivision), as to meeting the requirements for review and approval of an amending Subdivision.  
By Patricia D. Adauto /s/ Rudy Valdez  
Secretary Subdivision Coordinator  
Approved for filing this 16th day of February, 2001.  
By Said Charif  
Deputy Director For Building Services

**FILING**  
Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 28 day of May, 2001, A.D. in Volume 76 of the Plat Record, Page 48 File No. 20010038510  
By Hector Enriquez Jr. /s/ Lourdes Aguinaga  
County Clerk By Deputy

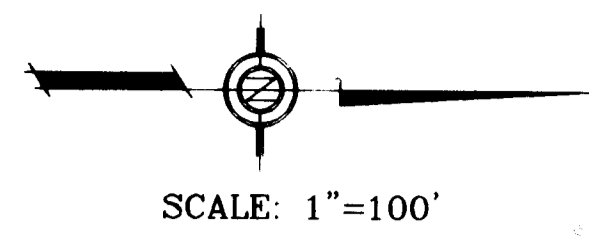
Prepared by and under the supervision of:  
YVONNE CONDE CURRY, P.E.  
Registered Professional Engineer Registration No. 040548  
This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.  
By Yvonne Conde Curry /s/ Ronald R. Conde  
Yvonne Conde Curry, P.E. Ronald R. Conde, R.P.L.S. Registered Professional Land Surveyor Texas License No. 5152



LINE	DIRECTION	DISTANCE	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
L1	S89°12'08"W	47.56	C1	265.00	185.06	96.49	181.34	N11°48'20"E	40°00'56"
L2	S73°36'00"W	28.21	C2	280.00	160.74	82.65	158.54	S08°14'38"W	32°53'33"
L3	N00°00'15"E	15.00	C3	365.00	174.49	89.30	173.98	S37°44'54"W	26°03'00"
L4	S89°59'47"E	70.00	C4	225.00	97.36	49.46	96.61	S63°12'12"W	24°4'36"
L5	S00°00'10"W	15.00	C5	274.56	136.71	70.87	137.24	N61°07'36"E	28°50'49"
L6	N89°59'47"W	61.49	C6	45.00	126.08	262.28	88.70	S12°25'05"E	160°53'44"
L7	N67°18'47"E	124.77	C7	33.50	122.82	124.77	64.71	S37°42'57"E	210°03'28"
L8	N67°18'47"E	74.49	C8	25.00	91.65	93.11	48.29	N37°42'57"W	210°03'28"
L9	S37°15'19"W	74.49	C9	45.00	36.90	20.76	37.70	N82°01'11"E	49°53'44"
L10	S37°15'19"W	124.77	C10	5.00	13.06	18.62	9.68	N37°42'57"W	149°54'32"
L11	N02°16'36"E	43.98	C11	20.00	10.49	5.37	10.37	S52°17'03"W	30°03'28"
L12	N02°16'36"E	43.98	C12	45.00	68.07	42.46	61.77	N40°03'38"E	86°40'29"
L13	S85°28'10"W	18.03	C13	45.00	96.80	83.31	79.19	S33°58'33"E	123°53'00"
L14	S85°28'10"W	65.37	C14	33.50	122.74	125.35	64.73	S77°18'52"E	209°59'29"
L15	S85°28'10"W	70.56	C15	25.00	91.60	93.55	48.30	S77°18'52"E	209°59'29"
L16	S85°28'10"W	11.62	C16	45.00	72.46	46.81	64.88	N48°24'13"W	92°13'13"
L17	S85°28'10"W	20.01	C17	33.50	53.94	54.84	48.30	N48°24'13"W	92°13'13"
L18	S37°18'40"E	40.00	C18	25.00	40.25	26.00	38.04	N48°24'13"W	92°13'13"
L19	N77°57'54"E	9.84	C19	5.00	10.52	8.77	8.69	S25°04'04"W	120°34'12"
L20	N77°57'54"E	9.88	C20	50.00	54.79	30.51	52.09	N03°44'34"W	62°46'54"
L21	N77°57'54"E	43.36	C21	45.00	115.36	68.68	107.88	N33°26'48"W	93°20'42"
L22	N17°20'18"E	49.50	C22	30.00	63.97	54.32	52.52	N33°26'48"W	124°42'24"
L23	N61°20'18"E	49.50	C23	80.50	100.94	58.32	94.46	S58°36'31"E	71°50'37"
			C24	45.00	25.18	12.91	14.83	S67°11'16"W	32°03'32"
			C25	103.50	129.78	74.98	121.44	S58°36'31"E	71°50'37"
			C26	20.00	21.30	11.78	20.31	N53°11'36"W	61°00'46"
			C27	45.00	28.16	12.91	14.83	S67°11'16"W	32°03'32"
			C28	20.00	21.30	11.78	20.31	N53°11'36"W	61°00'46"
			C29	20.00	21.30	11.78	20.31	N36°48'24"E	61°00'46"
			C30	45.00	25.18	12.91	14.83	S58°36'31"E	71°50'37"
			C31	45.00	25.18	12.91	14.83	N68°00'54"W	28°40'13"
			C32	20.00	21.30	11.78	20.31	S87°05'06"W	61°00'46"
			C33	20.00	21.30	11.78	20.31	S07°49'10"W	61°00'46"
			C34	45.00	25.18	12.91	14.83	N22°18'47"E	52°01'32"
			C35	20.00	21.30	11.78	20.31	S36°48'24"E	61°00'46"
			C36	99.50	62.49	32.66	62.48	S69°06'54"W	03°36'13"
			C37	97.50	108.68	54.40	108.64	S79°11'16"W	06°24'58"
			C38	99.50	171.60	86.01	171.39	S75°51'55"W	09°53'47"
			C39	45.00	25.18	12.91	14.83	S58°36'31"E	71°50'37"
			C40	97.50	145.40	72.61	145.26	S79°11'16"W	06°24'58"
			C41	99.50	26.00	13.00	26.00	S81°33'48"W	01°29'59"
			C42	30.00	48.00	49.97	43.03	N36°29'17"E	91°38'52"
			C43	50.00	75.85	47.19	68.84	N38°58'07"E	85°41'19"
			C44	70.00	73.69	46.67	70.34	N52°09'16"E	60°19'02"
			C45	70.00	27.14	13.74	26.97	N10°53'16"E	22°12'59"

SCALE: 1"=100'

DATE OF PREPARATION: SEPTEMBER 12, 2000  
DATE OF PREPARATION: APRIL 07, 1998  
**CONDE INC.**  
ENGINEERING / PLANNING  
GEO / SURVEYING / CAD  
1700 LEE TRADING BLVD. STE 400  
EL PASO, TEXAS 79906  
PH 562-0883 FAX 562-0286  
SKYPINAL.DWG  
600560-1

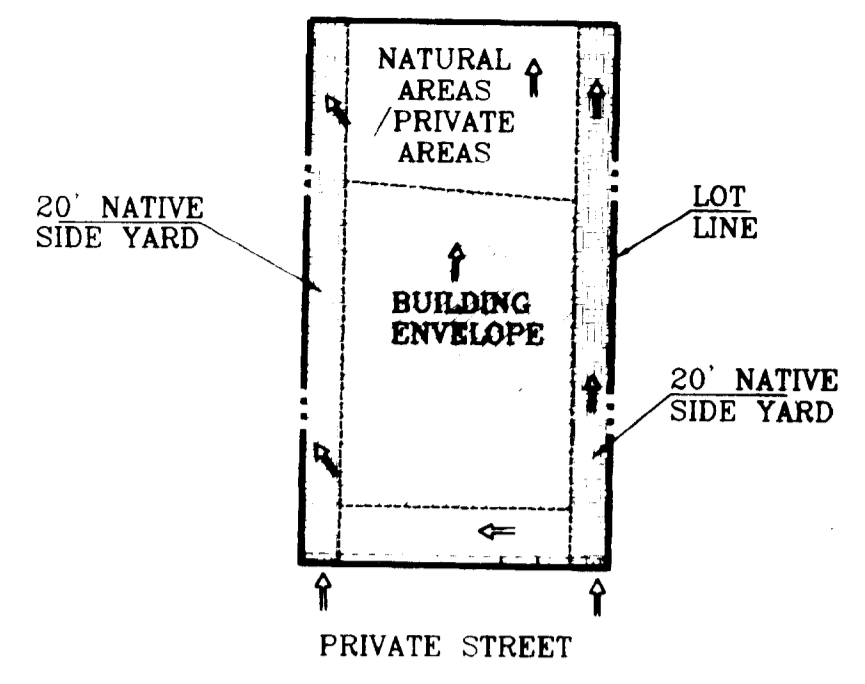


A.F. MILLER SURVEY No 216  
TRACT 188

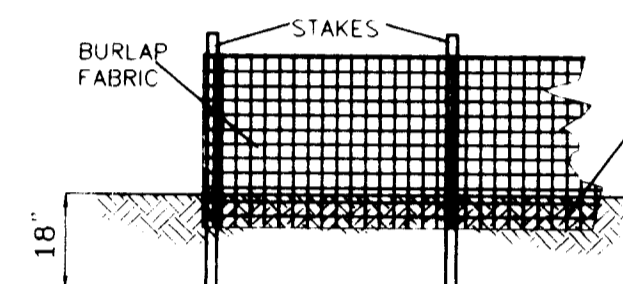
**DEVELOPMENT NOTES:**

PERTAINING TO LOTS 21-34, 13-15, 2, 3

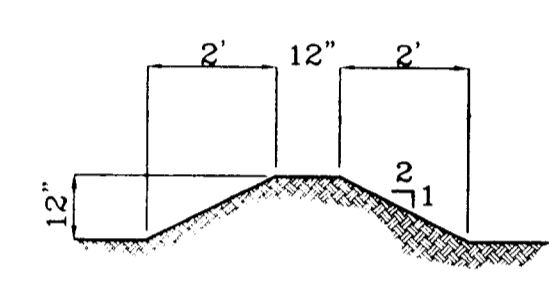
- BUILDING ENVELOPE AREAS SHOWN ARE THE LIMITS OF THE LOCATION FOR THE PROPOSED BUILDING SIDE YARDS TO REMAIN NATIVE VEGETATION
- THE DRIVEWAYS MUST ENTER THE LOT IN THE FRONT YARD AND NOT THE SIDE YARD
- THE LOTS MUST ACCEPT NATURAL DRAINAGE FROM THE UNDISTURBED AREA OF THE ADJACENT LOT AND THE RUNOFF FROM THE STREET RUNOFF FROM THESE AREAS SHALL BE CONVEYED TO THE REAR OF THE LOT. RUNOFF FROM THESE AREAS SHALL BE DISPERSED IN SUCH A MANNER AS TO AVOID POINT DISCHARGES THAT WILL CAUSE EROSION DOWNSTREAM.
- DRIVEWAYS SHALL NOT OBSTRUCT THE CONVEYANCE OF RUNOFF FROM THE FRONT YARD AND STREET
- WALLS SHALL NOT BE PLACED ABUTTING THE STREET RIGHT-OF-WAY
- THE LOTS SHOULD CONVEY RUNOFF AS SHOWN ON THE "TYPICAL LOT GRADING"



**TYPICAL LOT GRADING**  
1"=100'



**TYPICAL SILT FENCE**  
1"=3'



**TYPICAL BERM**  
1"=3'

**EROSION AND SEDIMENT CONTROLS**  
**TEMPORARY STABILIZATION**

A TEMPORARY BERM OR SILT FENCE (SEE DETAIL) WILL BE PLACED ALONG THE PERIMETER OF THE PROPERTY DURING CONSTRUCTION ACTIVITIES.

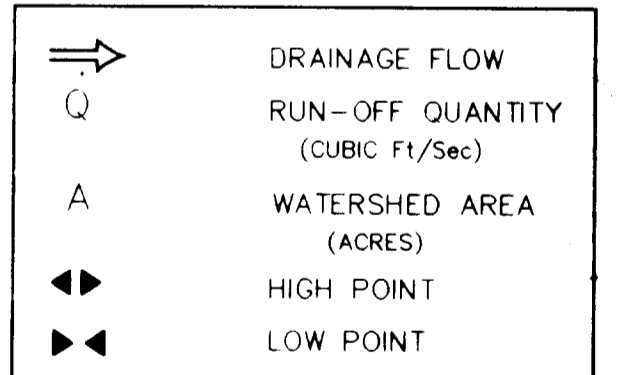
**OFFSITE VEHICLE TRACKING**

A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEPED DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE.

**EROSION AND DUST CONTROL PLAN**

DRAINAGE AREA	AREA ( acres )		tc min.	C	I <sub>50</sub> in/hr	Q <sub>50</sub> cfs
	TOTAL	STREET LOTS				
I	8.661	0	2.122	12	0.75	4.38 28.45
II	17.577	0.320	9.089	11	0.75	4.49 59.20
III	25.222	0.944	10.052	14	0.75	4.18 79.06
IV	5.329	0.689	1.258	10	0.75	4.60 18.39
A	28.0	—	—	11	0.75	4.49 94.29
B	13.0	—	—	15	0.75	4.09 39.88

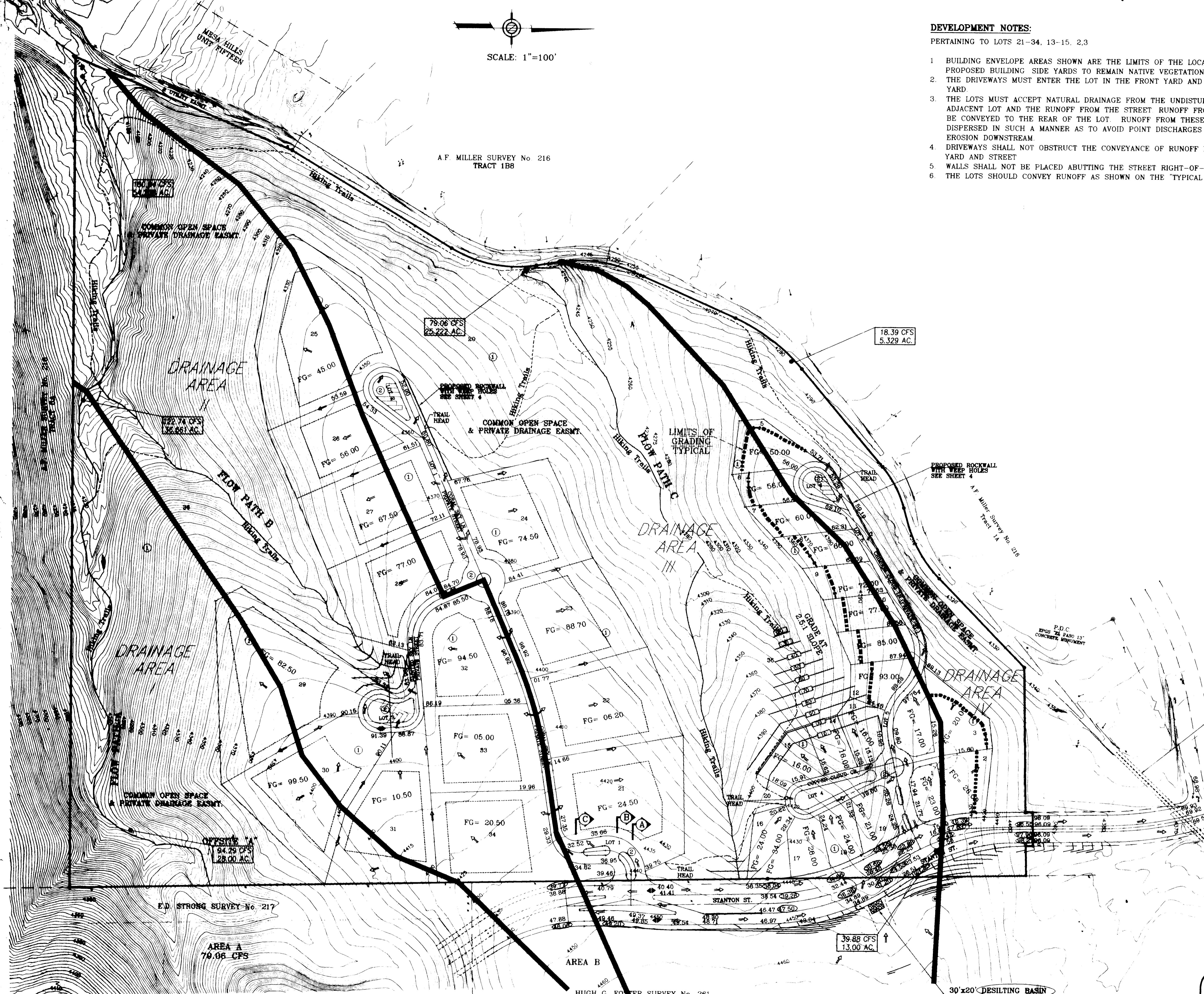
**LEGEND**



**NOTES:**

- PROPOSED ROCKWALLS AS PER CITY DESIGN STANDARDS
- THIS SUBDIVISION IS LOCATED IN FLOOD ZONE C
- A RETAINING WALL SHALL BE REQUIRED BETWEEN LOTS OR BETWEEN STREET AND LOT HAVING A DIFFERENCE OF 2 FEET OR MORE

**BENCHMARK:**  
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF FESTIVAL DR. AND STANTON ST.  
ELEVATION: 4368.20 (CITY DATUM)



○ DENOTES AS BUILT CONDITIONS ONLY

CONDE, INC.  
1700 LEE TERRY RD. SUITE 400  
EL PASO, TEXAS

SKY ISLAND  
STANTON STREET EXTENSION

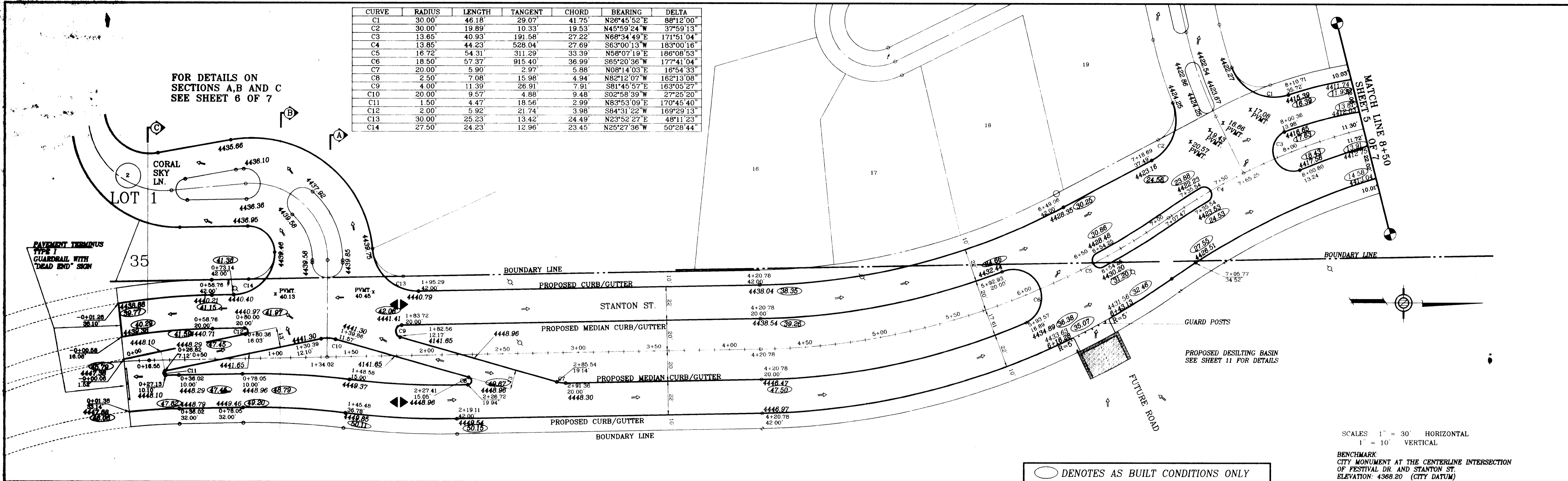
GRADING AND DRAINAGE PLAN

SCALE: 1"=100'    DATE: AUG 1997    SHT 3 OF 7

REVISIONS:  
03-29-00 AB

FOR DETAILS ON SECTIONS A,B AND C SEE SHEET 6 OF 7

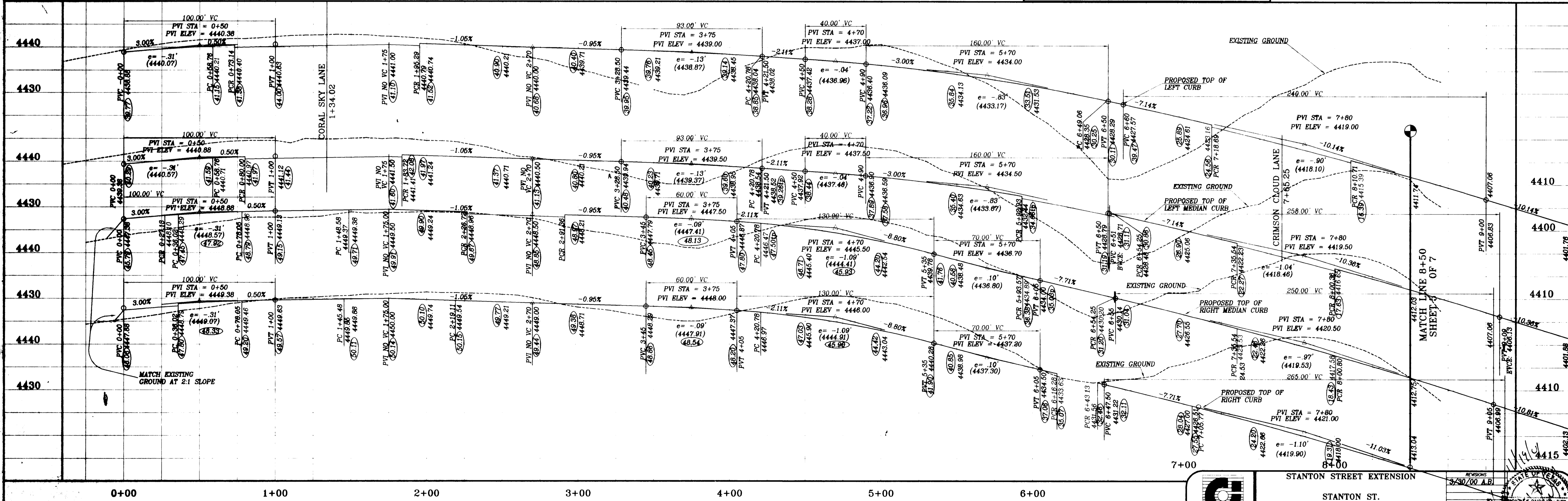
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00	46.18	29.07	41.75	N26°45'52"E	88°12'00"
C2	30.00	19.89	10.33	19.53	N45°59'24"W	37°59'13"
C3	13.65	40.93	27.22	191.56	N68°34'49"E	171°51'04"
C4	13.65	44.23	528.04	27.69	S63°00'13"W	183°00'16"
C5	16.72	54.31	311.29	33.39	N58°07'19"E	186°08'53"
C6	18.50	57.37	915.40	36.99	S65°20'36"W	177°41'04"
C7	20.00	5.90	2.97	5.88	N08°14'03"E	16°54'33"
C8	2.50	7.08	15.98	4.94	N82°12'07"W	162°13'08"
C9	4.00	11.39	26.91	7.91	S81°45'57"E	163°05'27"
C10	20.00	9.57	4.88	9.48	S02°58'39"W	27°25'20"
C11	1.50	4.47	18.56	2.99	N83°53'09"E	170°45'40"
C12	2.00	5.92	21.74	3.98	S84°31'22"W	169°29'13"
C13	30.00	25.23	13.42	24.49	N23°52'27"E	48°11'23"
C14	27.50	24.23	12.96	23.45	N25°27'36"W	50°28'44"



SCALE: 1" = 30' HORIZONTAL  
1" = 10' VERTICAL

BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF FESTIVAL DR. AND STANTON ST.  
ELEVATION: 4388.20 (CITY DATUM)

○ DENOTES AS BUILT CONDITIONS ONLY



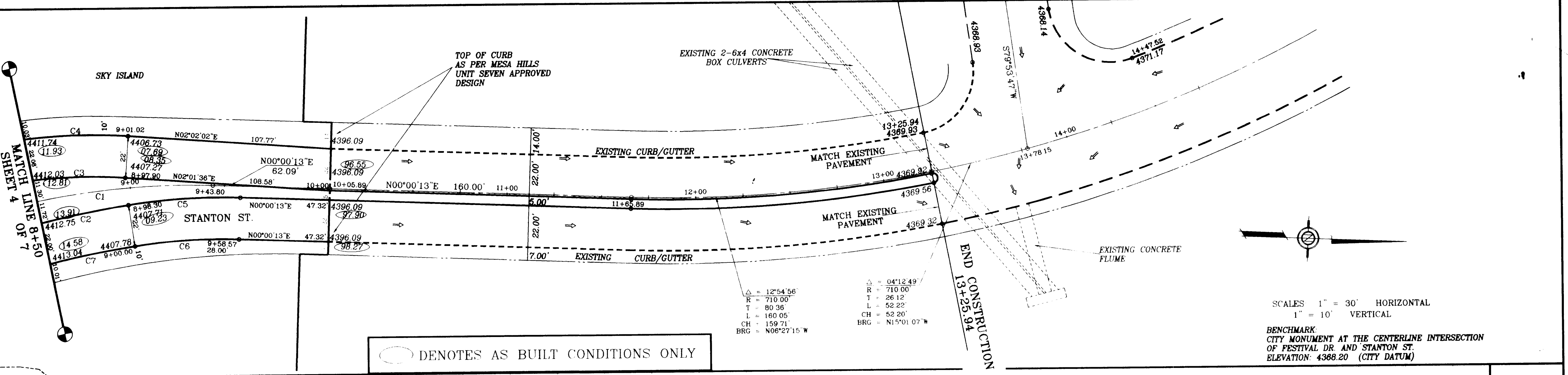
**CONDE, INC.**  
1700 LEE TRAVINO STE 400  
EL PASO, TEXAS

STANTON STREET EXTENSION  
STANTON ST.

REVISIONS: 3/30/00 A-D

SCALE: 1" = 30'	JOB NO: 996-33	DATE: AUG 1997	SHT 4 OF 7
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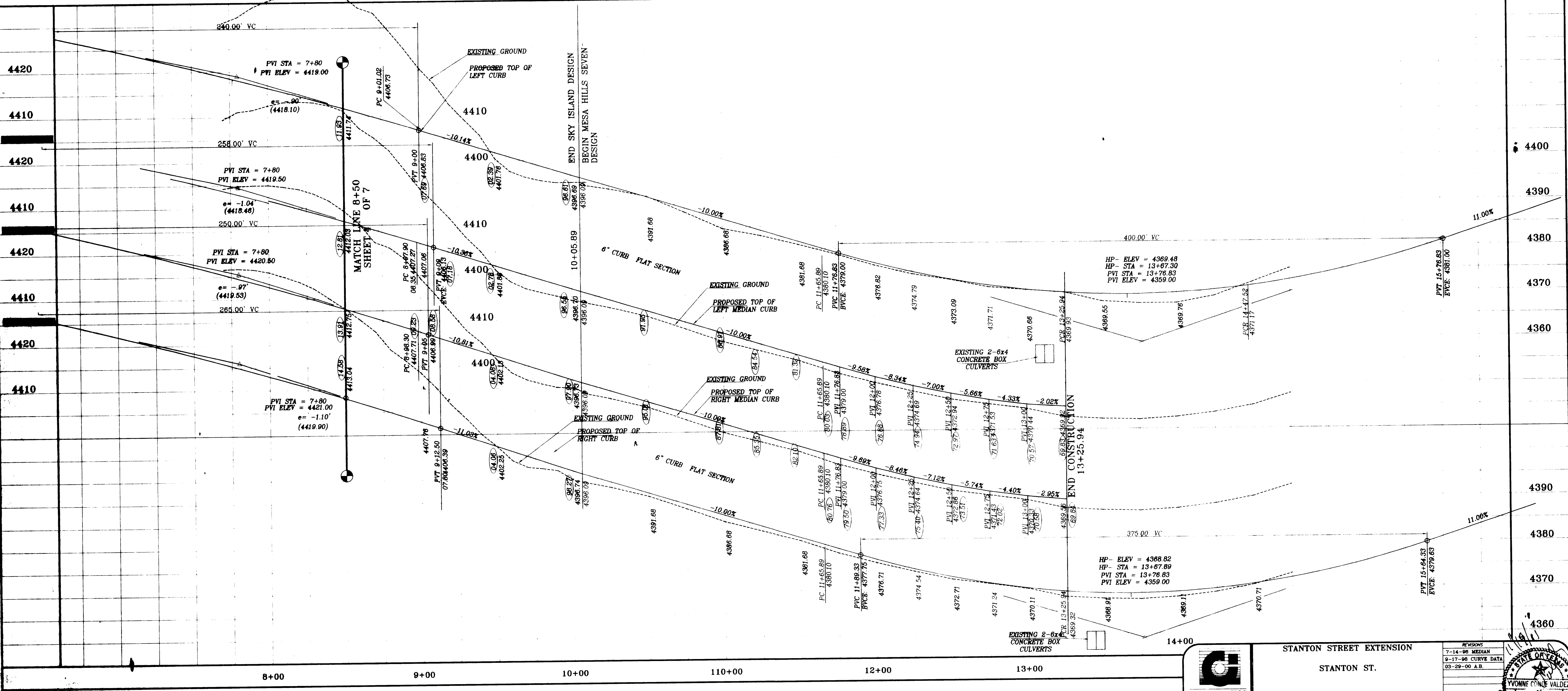
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	400.00	63.70	41.11	23.53	S09°42'51"E	13°28'07"
C2	400.00	63.70	24.10	48.15	S13°22'44"E	09°33'10"
C3	400.00	63.70	84.72	49.22	S03°14'33"E	10°32'18"
C4	400.00	63.70	27.72	55.19	S09°25'33"E	10°55'11"
C5	400.00	63.70	28.65	59.41	S05°17'58"E	10°33'22"
C6	400.00	63.70	27.72	55.34	S05°17'58"E	10°33'22"
C7	400.00	63.70	28.04	46.02	S13°22'44"E	09°33'10"



○ DENOTES AS BUILT CONDITIONS ONLY

SCALES 1" = 30' HORIZONTAL  
1" = 10' VERTICAL

BENCHMARK:  
CITY MONUMENT AT THE CENTERLINE INTERSECTION  
OF FESTIVAL DR. AND STANTON ST.  
ELEVATION: 4388.20 (CITY DATUM)



CONDE, INC  
1700 LEE TRADING STE 400  
EL PASO, TEXAS

STANTON STREET EXTENSION

STANTON ST.

SCALE: 1" = 30'

JOB NO: 996-33

DATE: AUG 1997

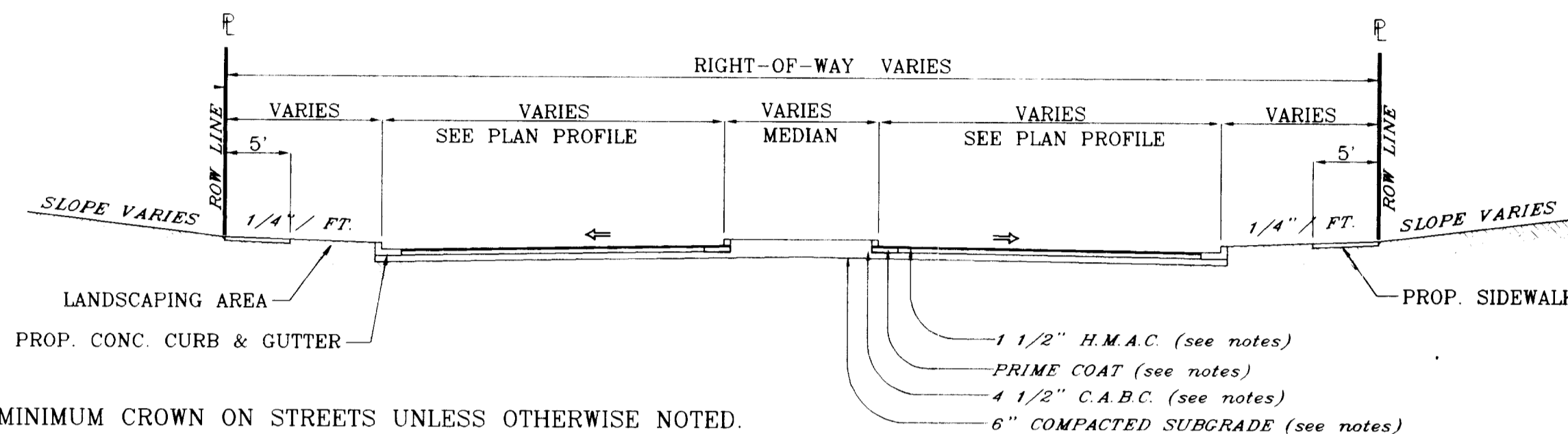
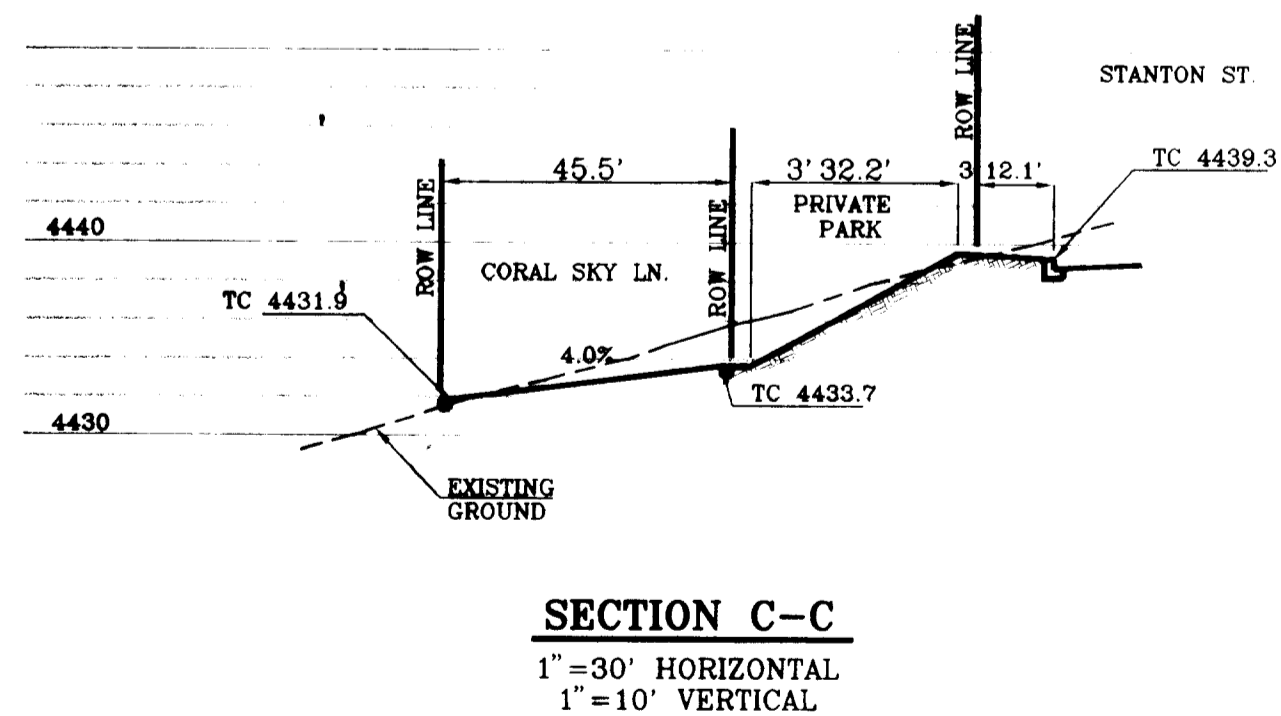
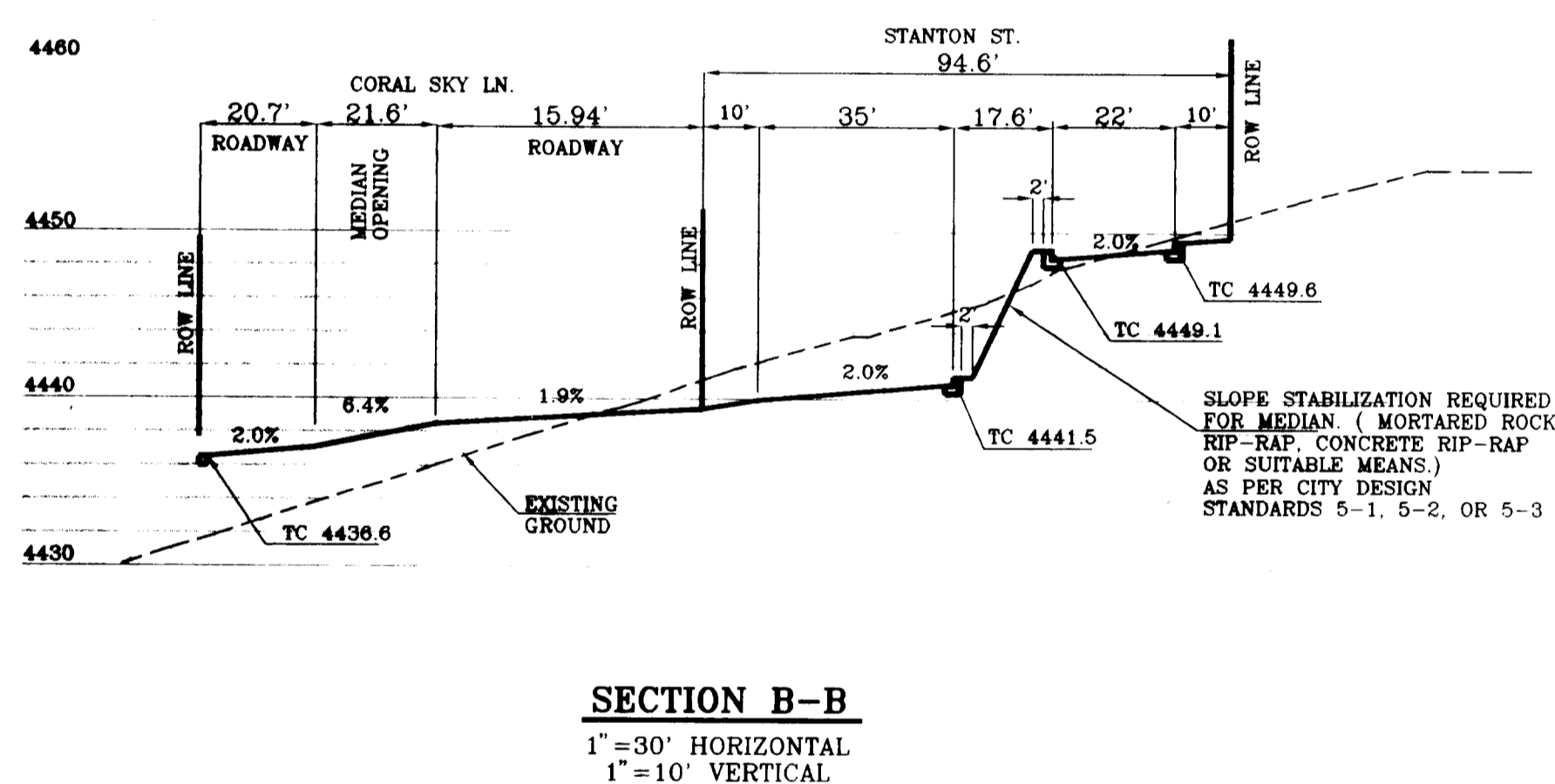
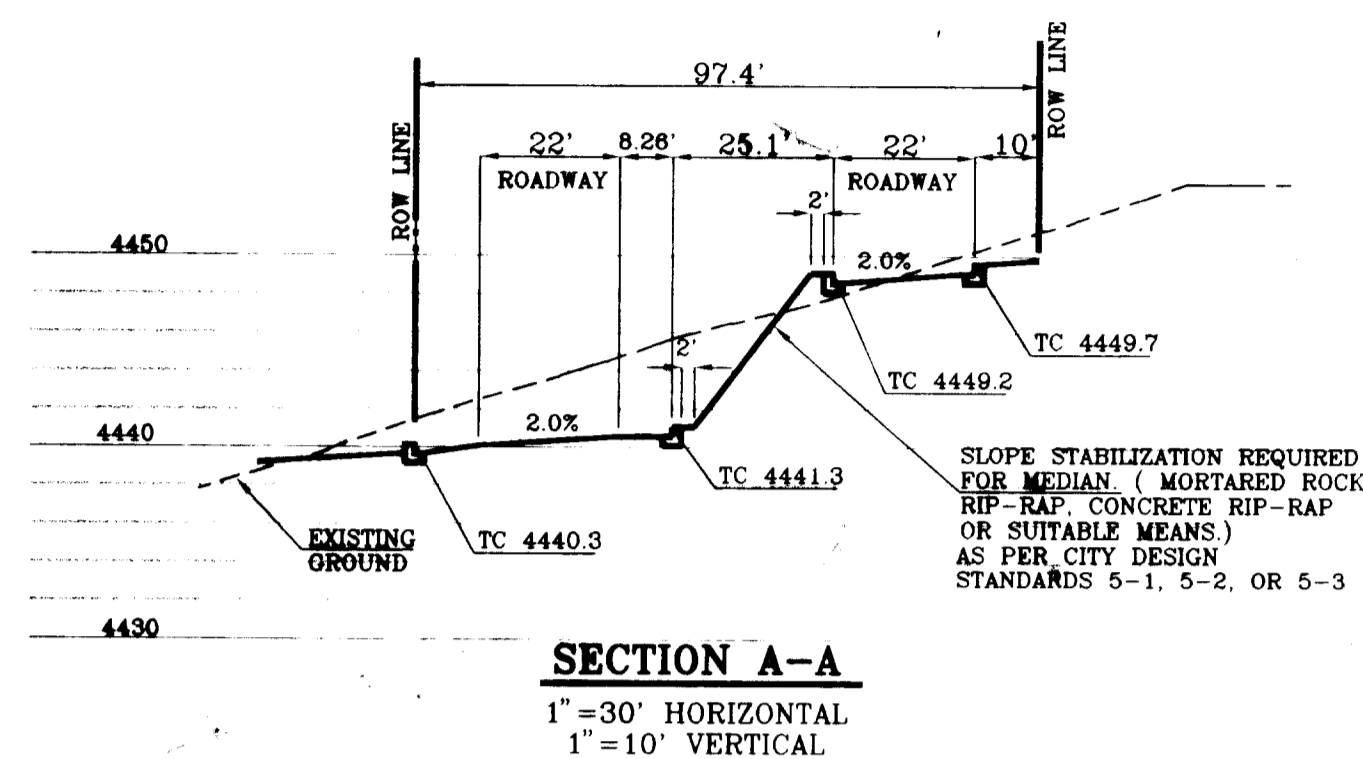
SHT 5 OF 7

REVISIONS

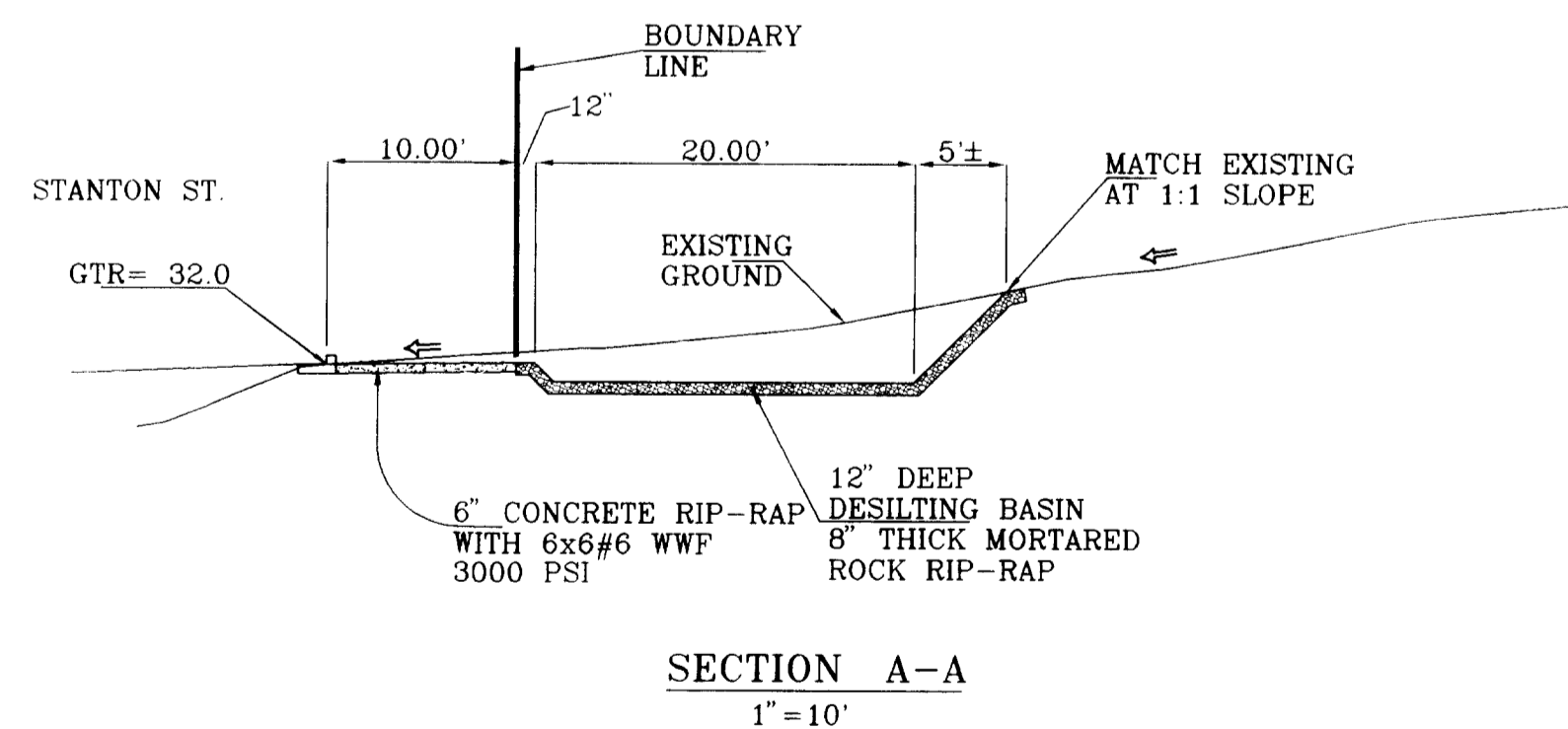
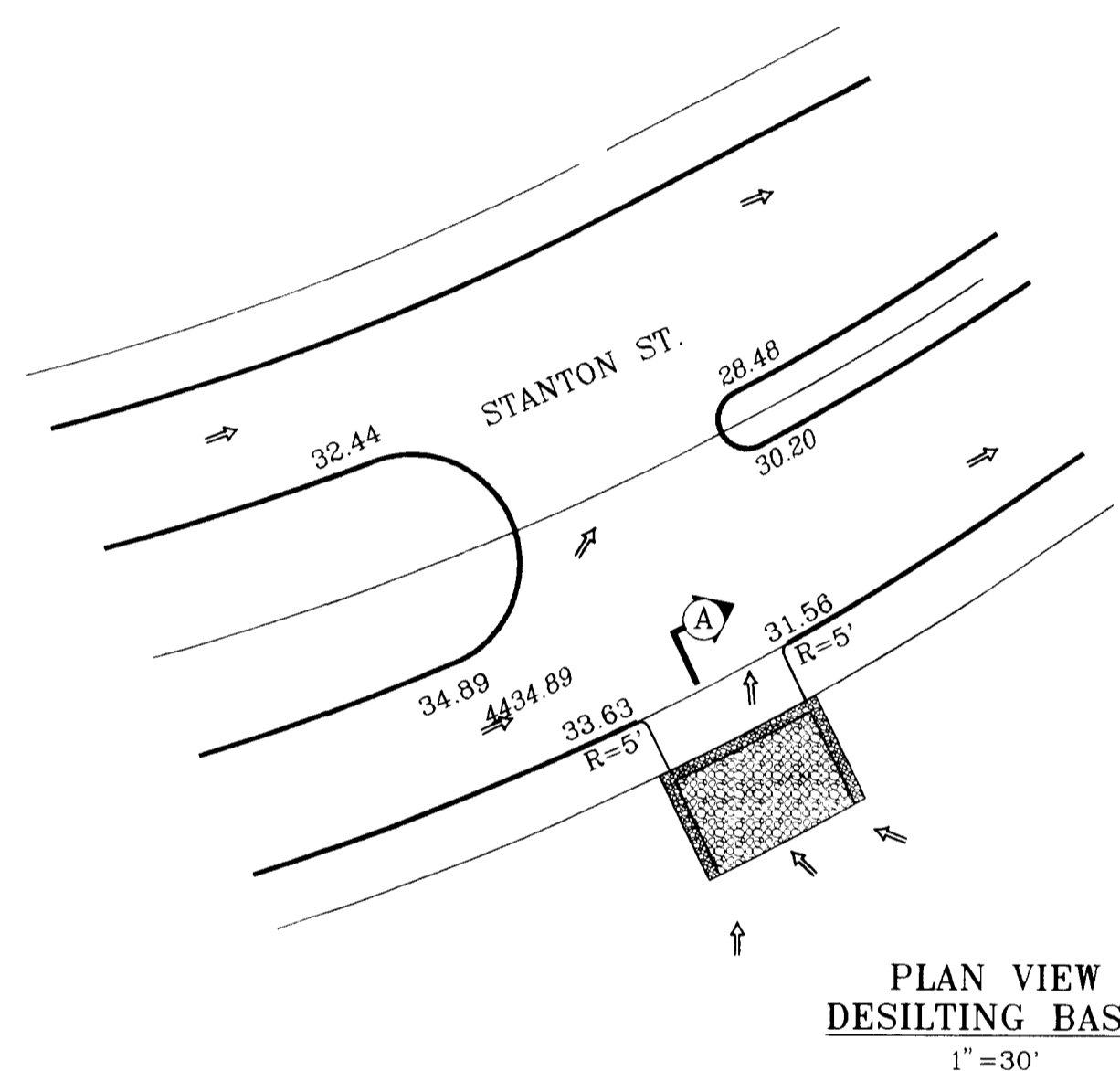
7-14-98 MEDIAN

9-17-98 CURVE DATA

03-29-00 A.B.



\* 2% MINIMUM CROWN ON STREETS UNLESS OTHERWISE NOTED.



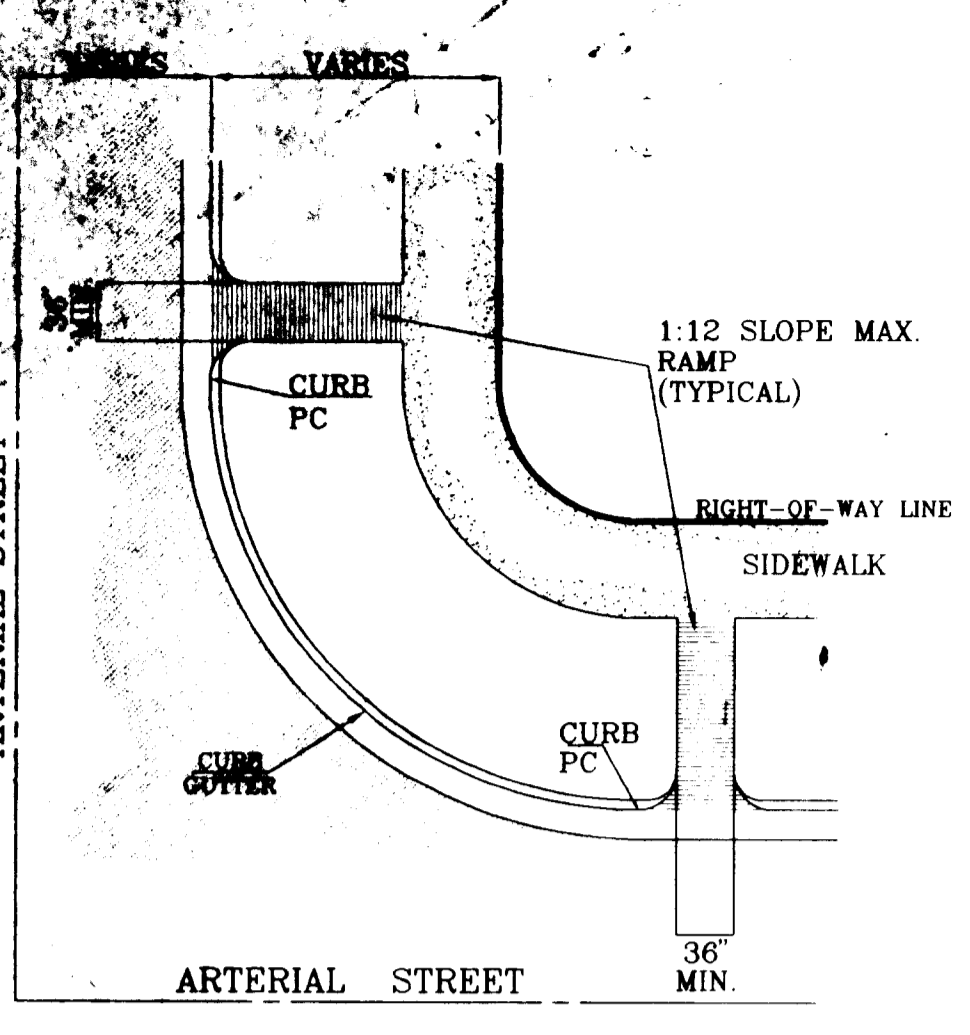
**NOTES**

- SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY AS PER ASTM D1557.
- BASE TO BE COMPACTED TO NOT LESS THAN 100% DENSITY IN ACCORDANCE WITH ASTM D1557.
- BITUMINOUS MATERIAL SHALL CONFORM TO AC-10 OR TYPE "B" IN ACCORDANCE WITH ASTM D3318.
- PRIME COAT TO BE 0.25 GAL. PER SQUARE YARD (MINIMUM COVERAGE) MC-70.
- COMPACTION TESTS WHERE REQUIRED BY THE CITY ENGINEER MUST BE PAID FOR BY THE DEVELOPER.
- C.B.R. TESTS WILL BE REQUIRED AT 500 FOOT INTERVALS AFTER SUBGRADE IS PLACED AND/OR A MINIMUM OF TWO TESTS IF STREET IS LESS THAN 500 FEET.
- STRICT VERTICAL CONTROL OF ALL CURB AND GUTTER ELEVATIONS WILL BE MAINTAINED. BLUE TOPPING WILL BE REQUIRED THROUGHOUT.
- ALL PLANS MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF EL PASO SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS.
- HMAC, BASE, SUBGRADE WILL BE IN ACCORDANCE WITH THE LATEST CITY OF EL PASO SPECIFICATIONS.
- MINIMUM PAVEMENT DESIGN DETAILS ARE SHOWN. ACTUAL PAVEMENT DESIGN WILL BE DETERMINED BY: C.B.R.

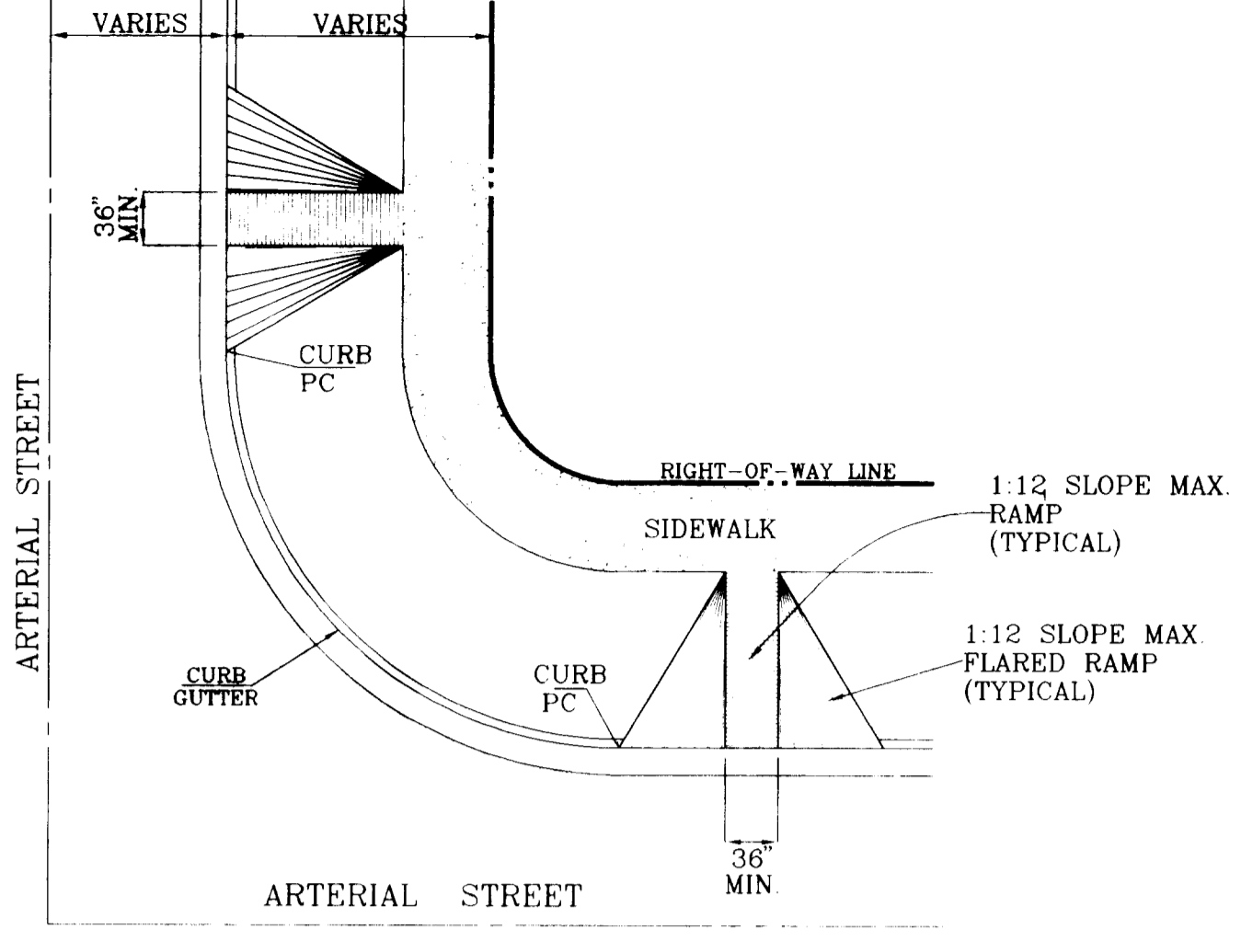
**TRENCHING:**

ALL TRENCHING SHALL BE DONE IN STRICT ACCORDANCE WITH OSHA-2226.

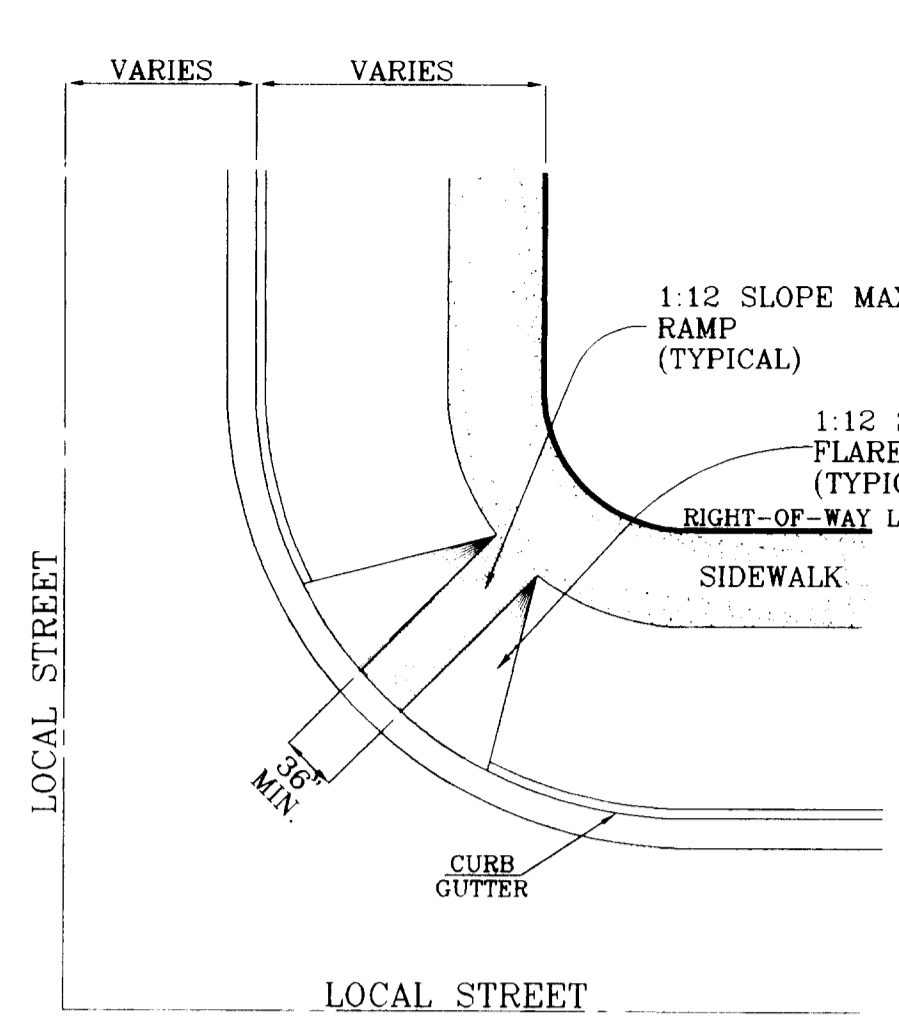
 CONDE, INC. 1700 LEE TRAVINO STE 400 EL PASO, TEXAS	SCALE:	DATE:	SHT 6 OF 7
	AS SHOWN	OCT 87	
STANTON STREET EXTENSION TYPICAL STREET SECTION AND DETAILS		REVISIONS 1 2 3 4 5 6 7 8 9 10	 YVONNE CONDE VALDEZ PROFESSIONAL ENGINEER



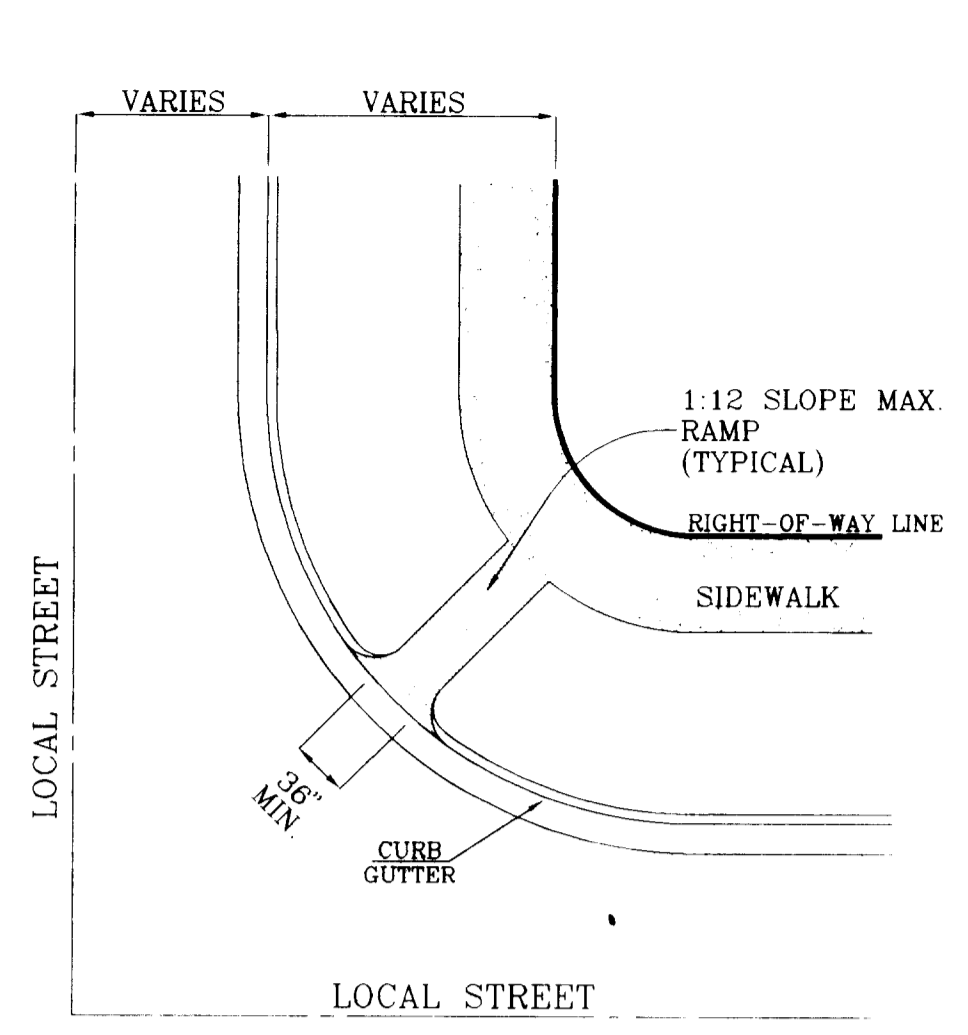
**STRAIGHT CURB RAMP DESIGN WITH CURB RETURNS**  
AS PER CITY DESIGN STANDARD 6-10



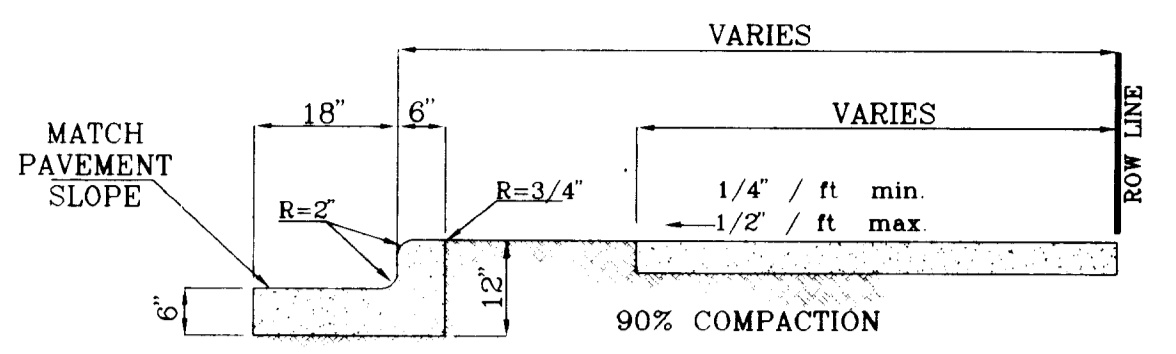
**STRAIGHT CURB RAMP DESIGN WITH FLARED SIDES**  
AS PER CITY DESIGN STANDARD 6-13



**DIAGONAL CURB RAMP DESIGN WITH FLARED SIDES**  
AS PER CITY DESIGN STANDARD 6-11

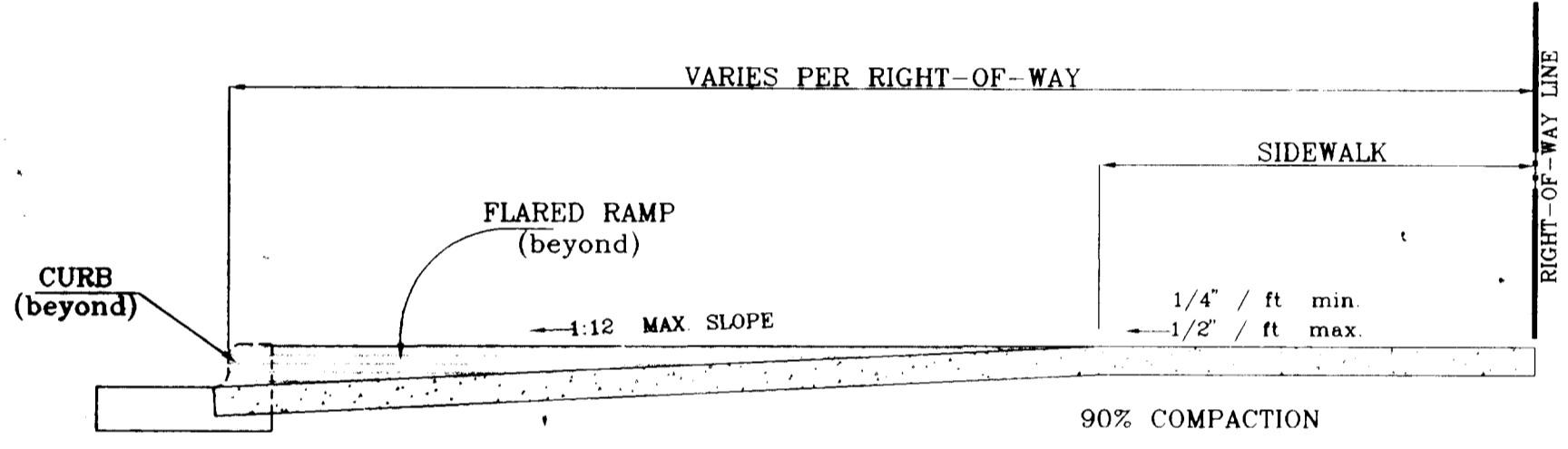


**DIAGONAL CURB RAMP DESIGN WITH CURB RETURNS**  
AS PER CITY DESIGN STANDARD 6-12

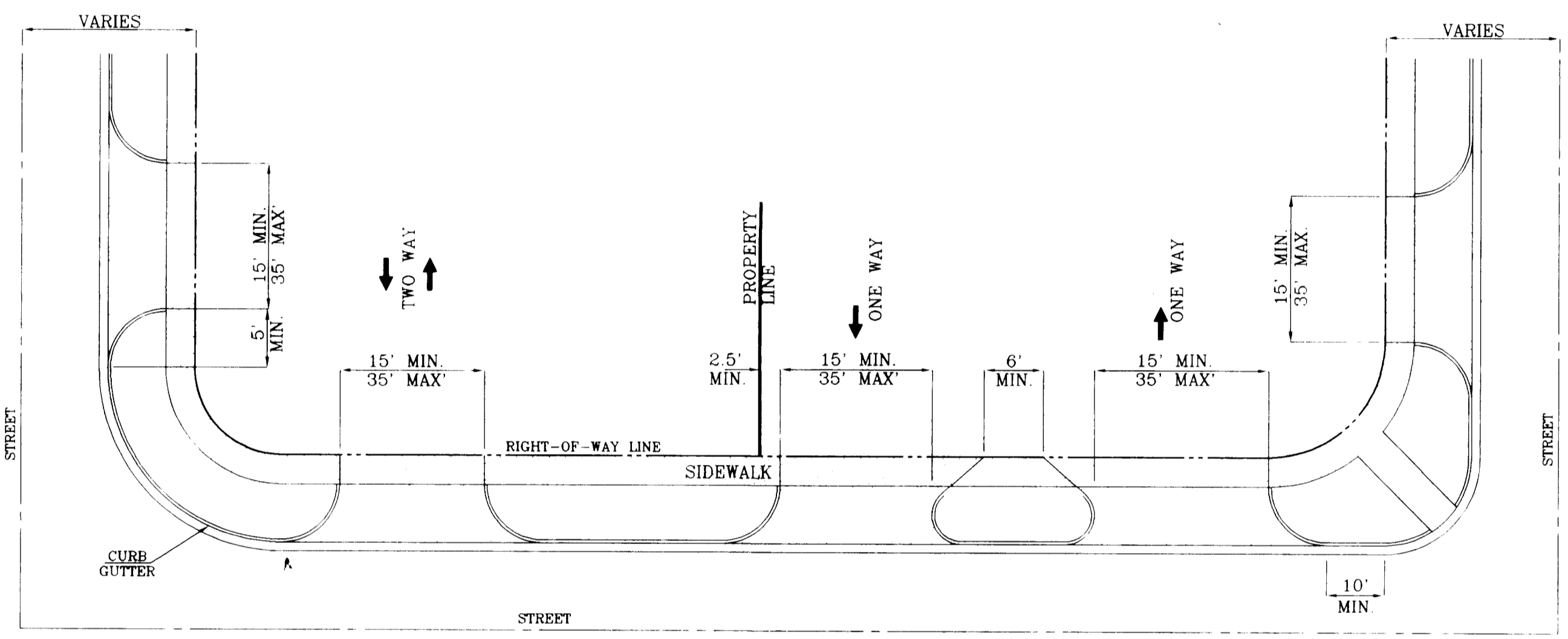


- NOTES:
1. CONCRETE SHALL BE 3000 P.S.I. MINIMUM
  2. DUMMY JOINTS REQUIRED AT 10' O.C. FOR CURB/GUTTER AND 5' O.C. FOR SIDEWALK.
  3. EXPANSION MATERIAL REQUIRED AT CURB RETURNS WITH 1/2\"/>

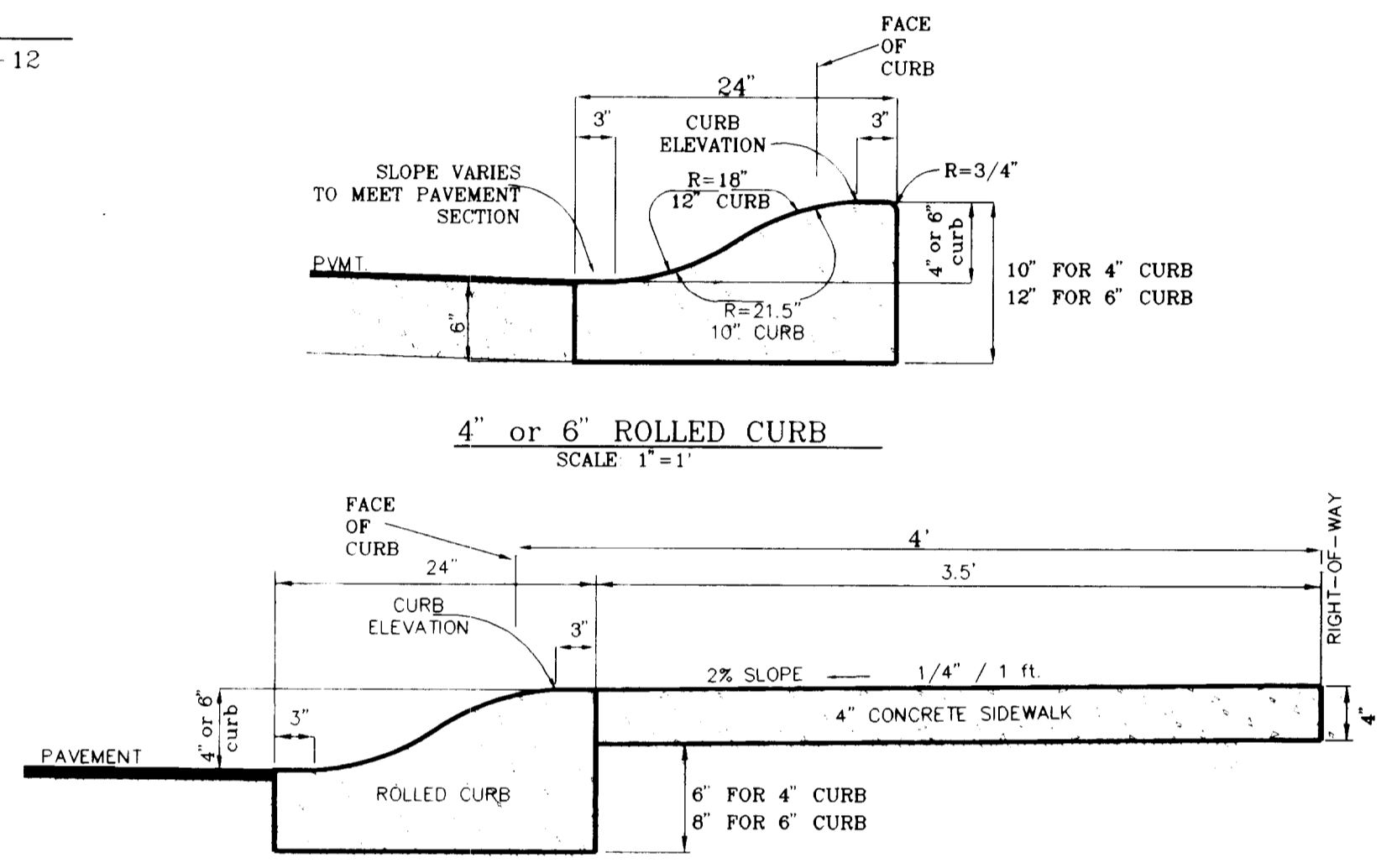
**TYPICAL CURB AND SIDEWALK DETAIL**  
AS PER CITY DESIGN STANDARD 6-1



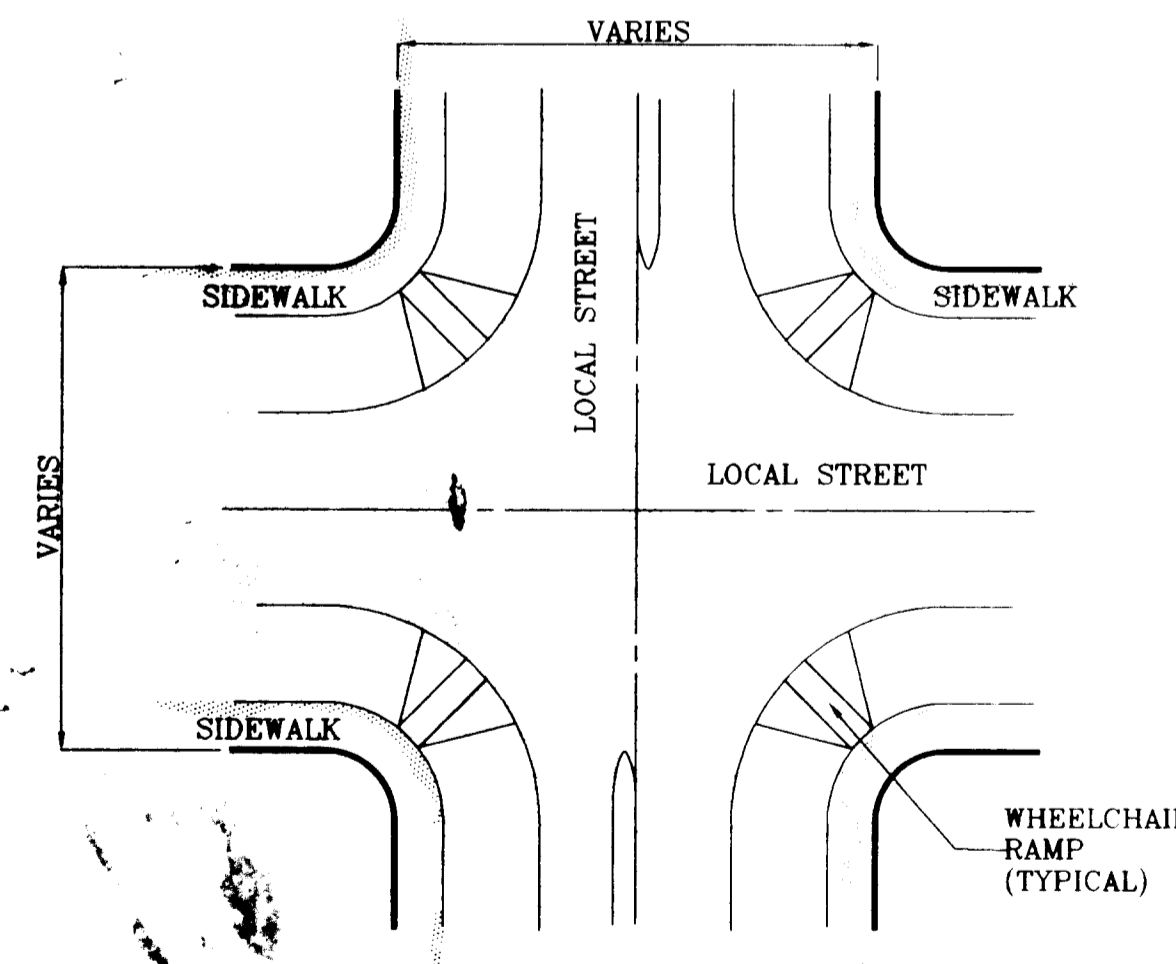
**TYPICAL RAMP SECTION**  
AS PER CITY DESIGN STANDARD



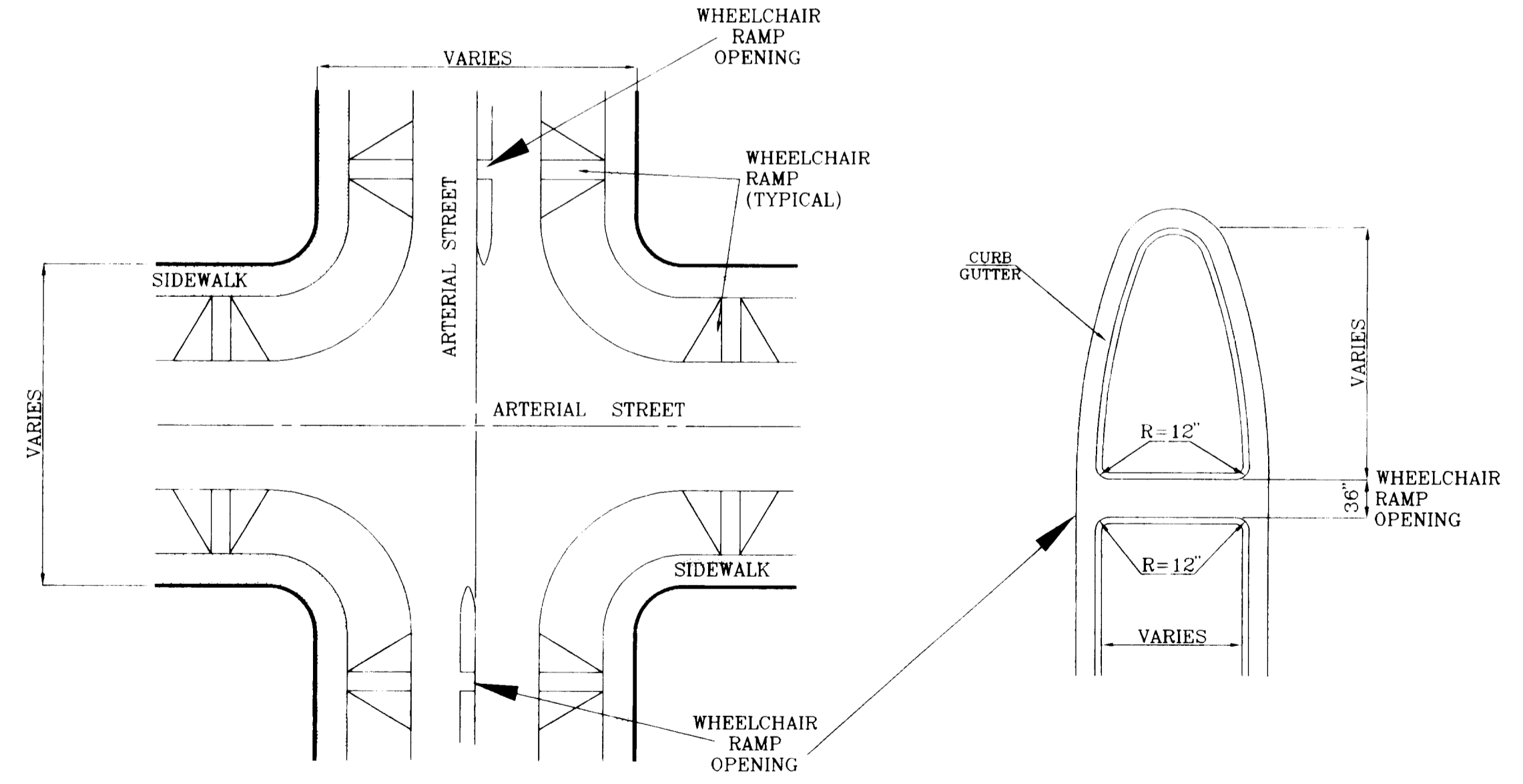
**COMMERCIAL / INDUSTRIAL DRIVEWAYS TYPICAL**  
AS PER CITY DESIGN STANDARD



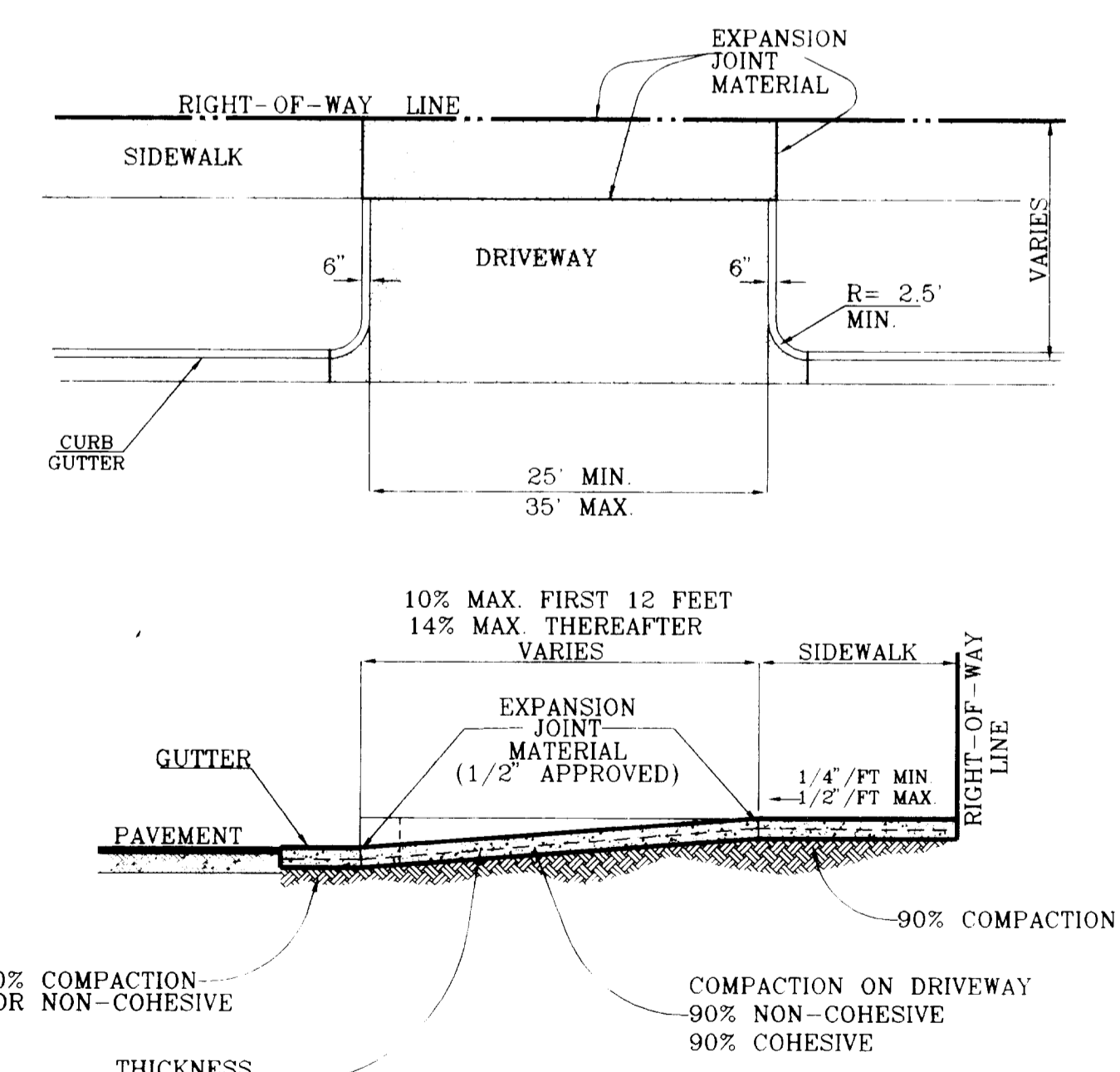
**TYPICAL ROLLED CURB DETAIL AT CUL-DE-SACS**



**MEDIAN CURB RAMP DESIGN LOCAL STREET**  
AS PER CITY DESIGN STANDARD 6-15



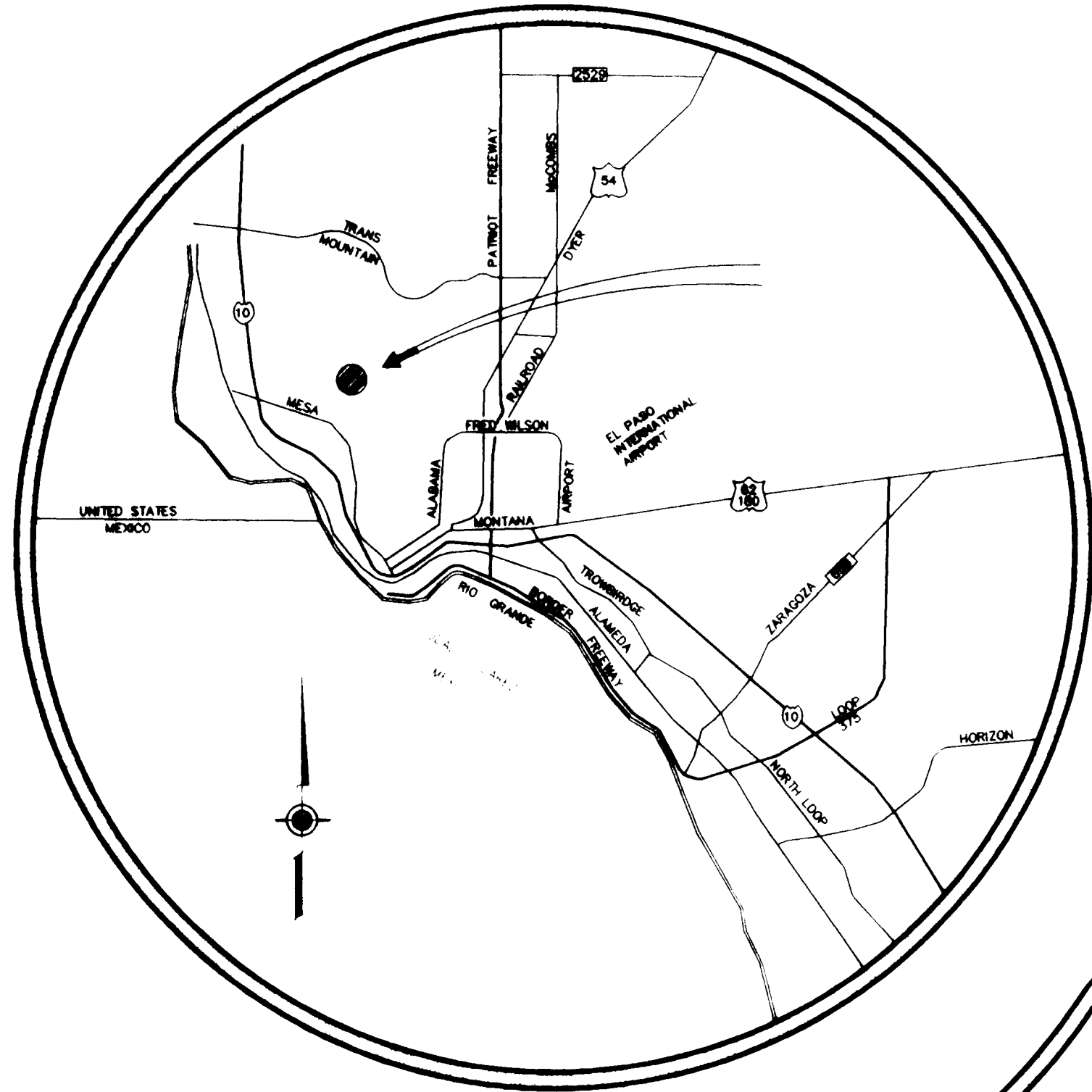
**MEDIAN CURB RAMP DESIGN ARTERIAL STREET**  
AS PER CITY DESIGN STANDARD 6-14



**DRIVEWAY PLAN / SECTION TYPICAL**  
AS PER CITY DESIGN STANDARD 6-8, 6-9

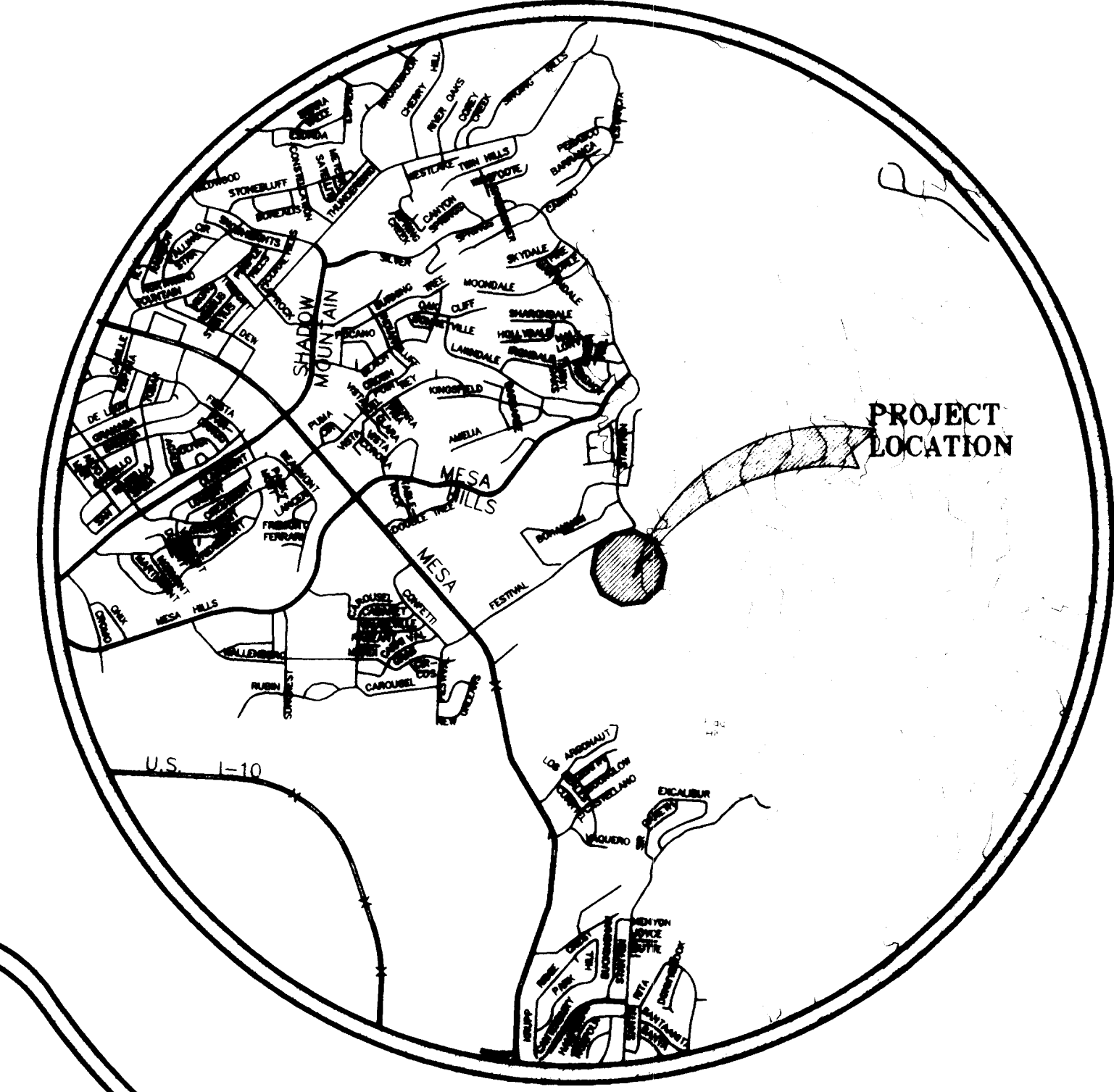
 CONDE, INC. 1790 LEE TREVINO STE 400 EL PASO, TEXAS	STANTON STREET EXTENSION		REVISIONS
	TYPICAL DETAILS SIDEWALK-DRIVEWAY-WC RAMPS		
	SCALE: AS SHOWN	DATE: OCT 97	SHT 7 OF 7

# STANTON STREET EXTENSION

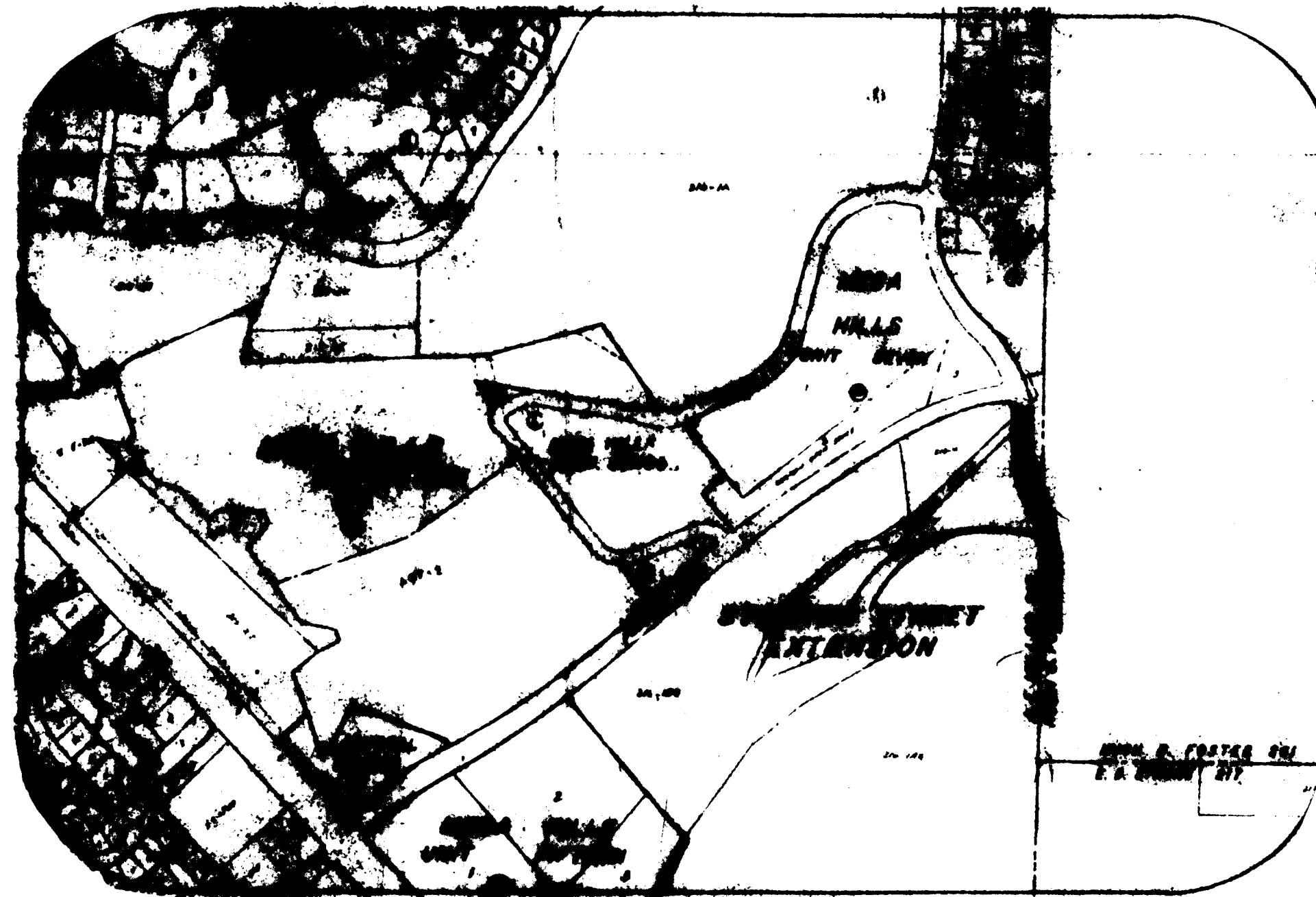


VICINITY MAP

INDEX		
TITLE	SHEET No.	
COVER SHEET	1	OF 7
PLAT DESCRIPTION	2	OF 7
GRADING PLAN	3	OF 7
DRAINAGE PLAN	3	OF 7
PLAN & PROFILE	4-5	OF 7
STANDARD DETAILS	6-7	OF 7

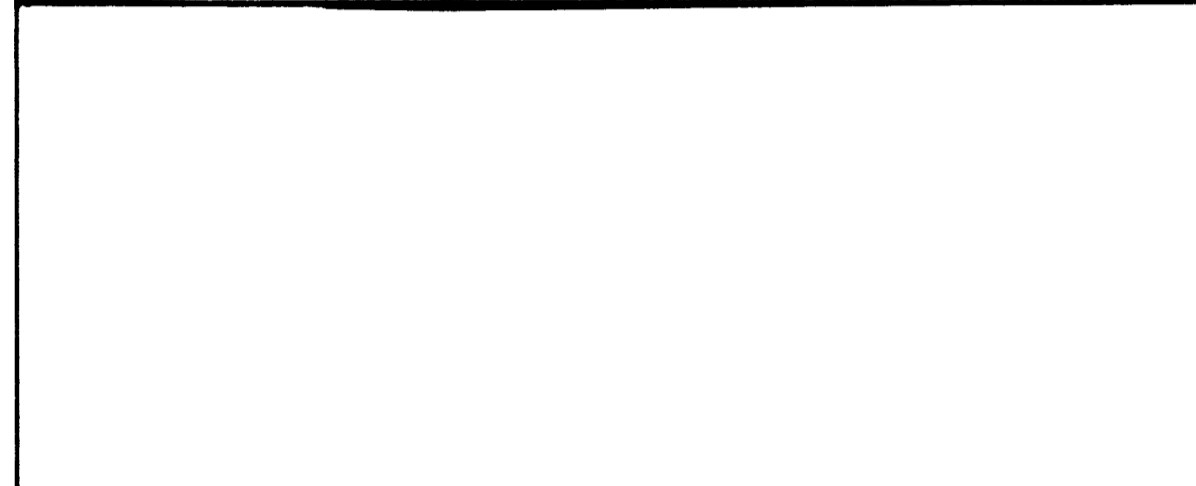
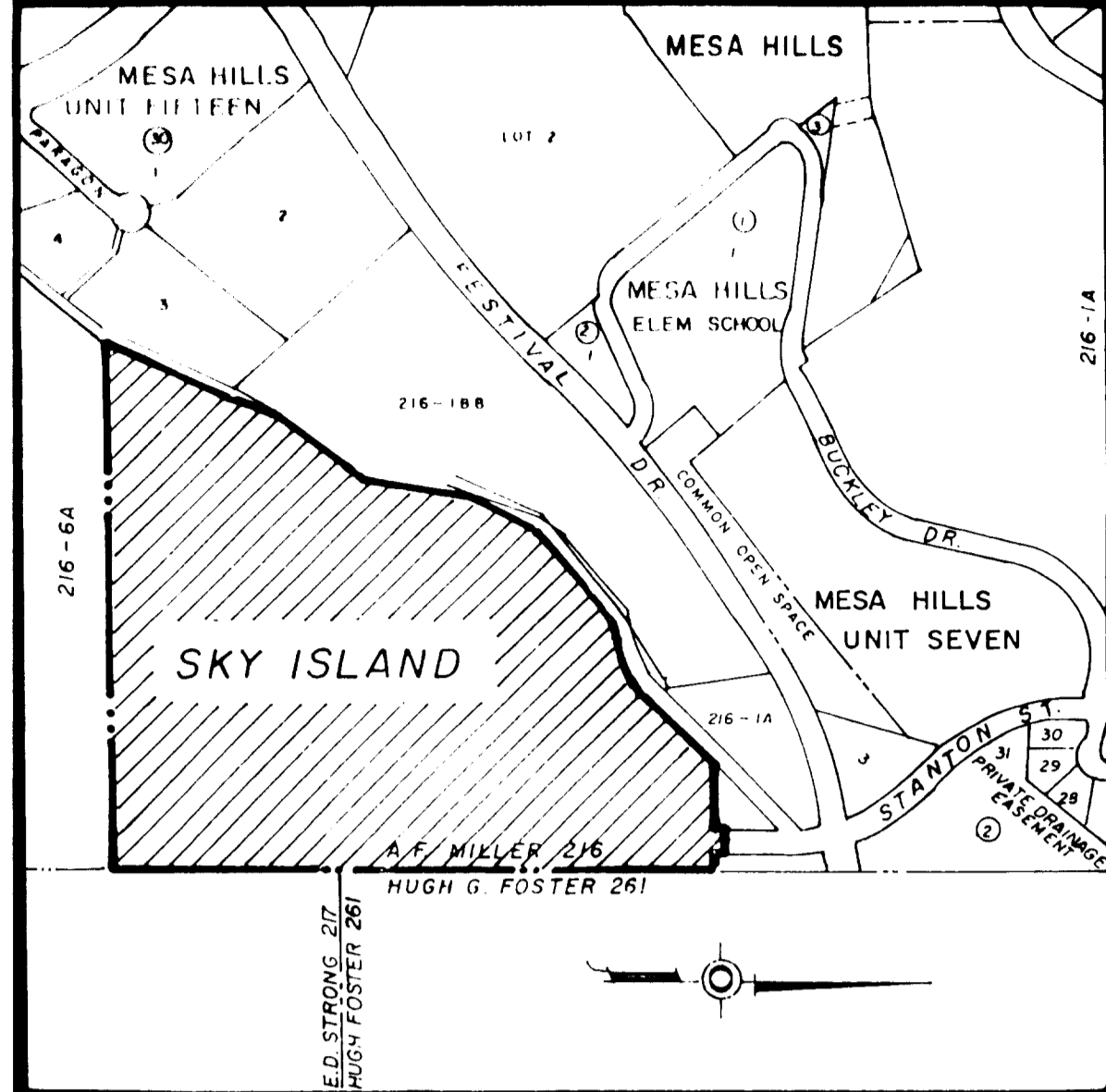


LOCATION MAP





LOCATION MAP SCALE: 1"=600'



DEDICATION
Sky Island Partnership LTD, the owner of this land does hereby present this map and dedicate if not previously dedicated its respective portion of said property to the use of the public streets drives and utility easements as herein laid down and designated including easements for overhead of electric wires conduits and pipes for underground utilities, the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs

Witness our signature this 8 day of April 1998
SKY ISLAND PARTNERSHIP LTD
CORYCON LLC MANAGING PARTNER
Vernon W. Schoemaker
Vernon W. Schoemaker Manager

ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF DALLAS
Before me the undersigned authority on this day personally appeared Vernon W. Schoemaker, Manager of Corycon LLC its Managing Partner 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 8 day of April 1998
Suzann Talbott
Notary Public in and for Dallas County My Commission Expires 7-9-2000

CITY PLAN COMMISSION
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 23 day of June 1998
Roy Gilyard Secretary
Sam Shallenberger Chairperson

Approved for filing this 21 day of April 1998
Gonzalo Cedillos
Deputy Director for Engineering

FILING
Filed and recorded in the office of the County Clerk of El Paso County.
Texas this 21st day of April 1998, A.D. in Volume 73 of the Plat Record Page 20 File No 98025957
Hector Enriquez, Jr. County Clerk
Monica Valdez By Deputys

Prepared by and under the supervision of
YVONNE CONDE CURRY, P.E.
Registered Professional Engineer
Registration No 64648
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
Ronald B. Conde
Registered Professional Land Surveyor
Texas License No 5152

Yvonne Conde Curry
Ronald B. Conde

NOTES
VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING STANTON STREET, SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. 98025958 BOOK PAGE DATE 4-21-98
RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. 98025960 BOOK PAGE DATE 4-21-98
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 CONDE INC TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

INDICATES PROPOSED CITY MONUMENT

Table with columns: LINE, DIRECTION, DISTANCE. Lists boundary lines L1 through L21 with bearings and distances.

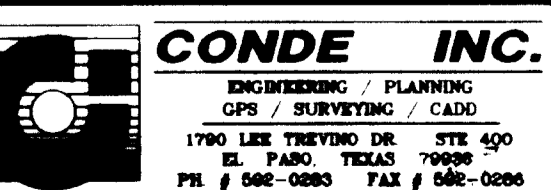
Table with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Lists curve data for C1 through C24.

Table with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Lists curve data for C46 through C110.

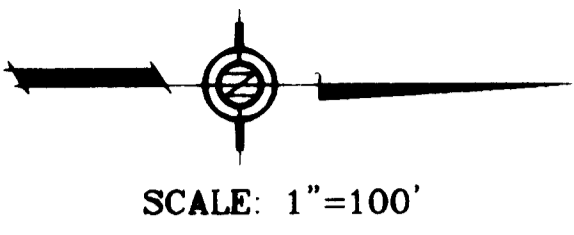
SKY ISLAND
BEING A PORTION OF TRACTS 1A4 AND 1B8,
A.F. MILLER SURVEY NO. 216,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 56.790 Ac.

SCALE: 1"=100'

DATE OF PREPARATION APRIL 07 1998



SKY ISLAND 600560-1

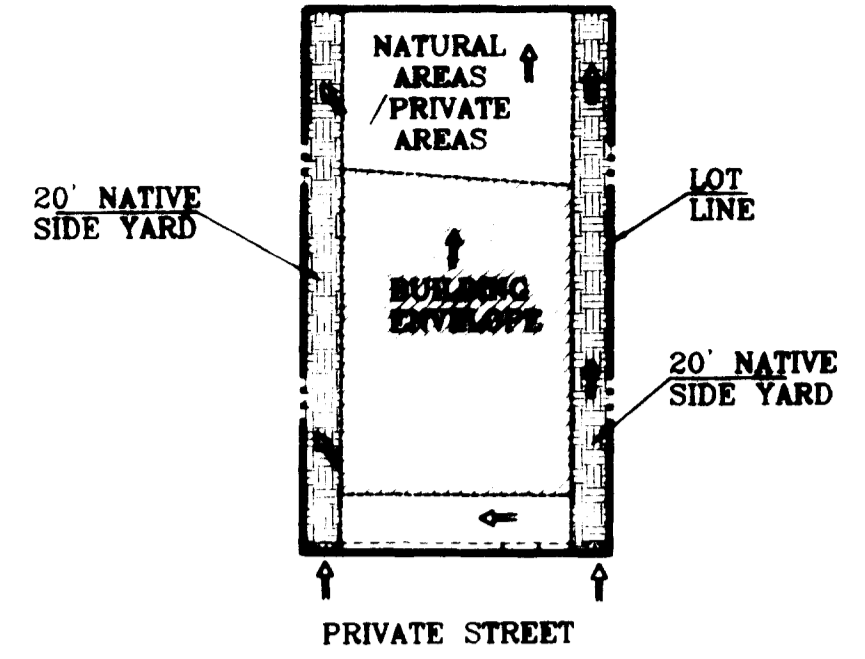


SCALE: 1"=100'

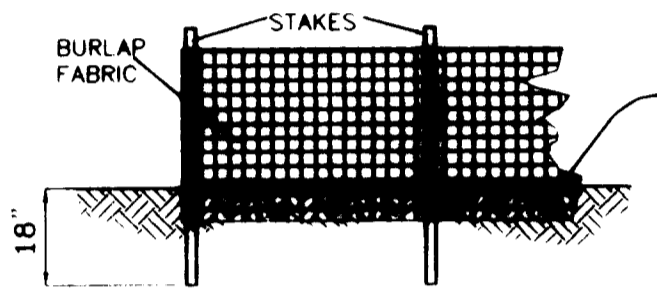
**DEVELOPMENT NOTES:**

PERTAINING TO LOTS 21-34, 13-15, 2,3

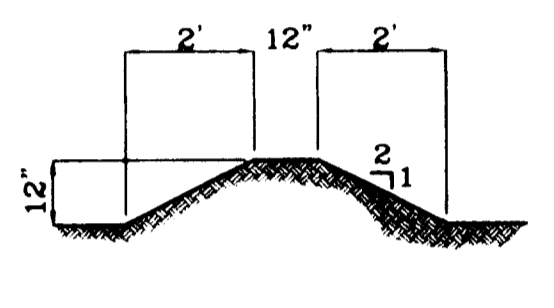
- 1 BUILDING ENVELOPE AREAS SHOWN ARE THE LIMITS OF THE LOCATION FOR THE PROPOSED BUILDING SIDE YARDS TO REMAIN NATIVE VEGETATION
- 2 THE DRIVEWAYS MUST ENTER THE LOT IN THE FRONT YARD AND NOT THE SIDE YARD
- 3 THE LOTS MUST ACCEPT NATURAL DRAINAGE FROM THE UNDISTURBED AREA OF THE ADJACENT LOT AND THE RUNOFF FROM THE STREET. RUNOFF FROM THESE AREAS SHALL BE CONVEYED TO THE REAR OF THE LOT. RUNOFF FROM THESE AREAS SHALL BE DISPERSED IN SUCH A MANNER AS TO AVOID POINT DISCHARGES THAT WILL CAUSE EROSION DOWNSTREAM
- 4 DRIVEWAYS SHALL NOT OBSTRUCT THE CONVEYANCE OF RUNOFF FROM THE FRONT YARD AND STREET
- 5 WALLS SHALL NOT BE PLACED ABUTTING THE STREET RIGHT-OF-WAY
- 6 THE LOTS SHOULD CONVEY RUNOFF AS SHOWN ON THE "TYPICAL LOT GRADING"



**TYPICAL LOT GRADING**  
1"=100'



**TYPICAL SILT FENCE**  
1"=3'



**TYPICAL BERM**  
1"=3'

**EROSION AND SEDIMENT CONTROLS**  
**TEMPORARY STABILIZATION**

A TEMPORARY BERM OR SILT FENCE (SEE DETAIL) WILL BE PLACED ALONG THE PERIMETER OF THE PROPERTY DURING CONSTRUCTION ACTIVITIES.

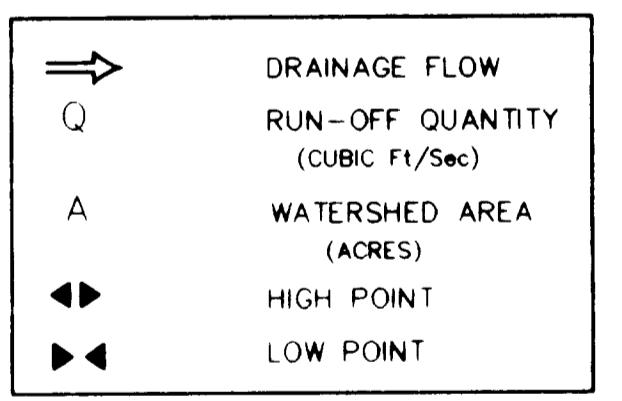
**OFFSITE VEHICLE TRACKING**

A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEPED DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE.

**EROSION AND DUST CONTROL PLAN**

DRAINAGE AREA	AREA ( acres )			tc min.	C	I <sub>50</sub> in/hr	Q <sub>50</sub> cfs
	TOTAL	STREET	LOTS				
I	8.661	0	2.122	12	0.75	4.38	26.45
II	17.577	0.320	9.089	11	0.75	4.49	59.20
III	25.222	0.944	10.062	14	0.75	4.18	79.06
IV	5.329	0.689	1.256	10	0.75	4.60	18.39
A	28.0	—	—	11	0.75	4.49	94.29
B	13.0	—	—	15	0.75	4.09	39.88

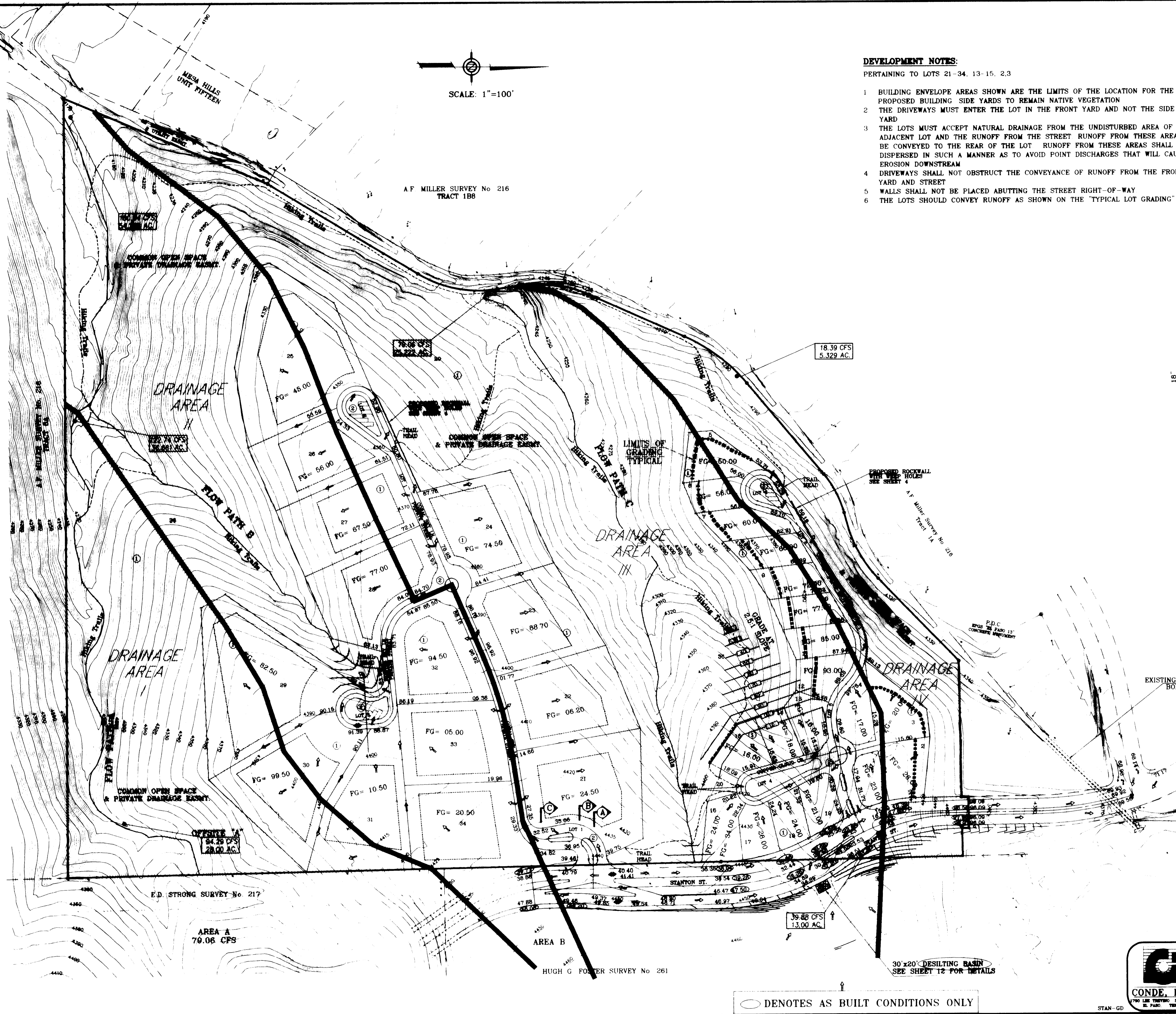
**LEGEND**



**NOTES:**

- 1 PROPOSED ROCKWALLS AS PER CITY DESIGN STDs
- 2 THIS SUBDIVISION IS LOCATED IN FLOOD ZONE C
- 3 A RETAINING WALL SHALL BE REQUIRED BETWEEN LOTS OR BETWEEN STREET AND LOT HAVING A DIFFERENCE OF 2 FEET OR MORE

BENCHMARK  
CITY MONUMENT AT THE CENTERLINE INTERSECTION  
OF FESTIVAL DR. AND STANTON ST.  
ELEVATION 4388.20 (CITY DATUM)



○ DENOTES AS BUILT CONDITIONS ONLY

CONDE, INC.  
1700 LEE STREET, SUITE 400  
EL PASO, TEXAS

SKY ISLAND  
STANTON STREET EXTENSION  
GRADING AND DRAINAGE PLAN

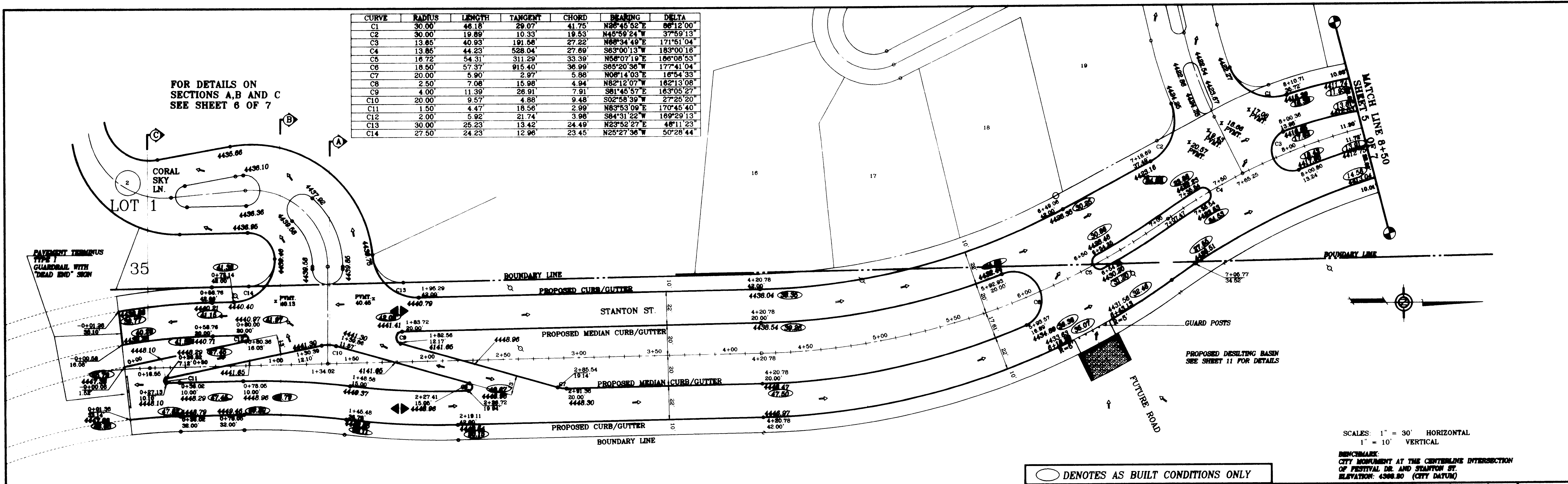
REVISIONS  
03-29-00 AB

DATE: AUG 1997  
JOB NO: 996-33  
SHT 3 OF 7

600560-1

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00	46.18	29.07	41.75	N85°45'52"E	86°12'00"
C2	30.00	19.89	10.33	19.53	N45°59'24"W	37°59'13"
C3	13.85	40.93	191.56	27.22	N68°34'49"E	171°51'04"
C4	13.85	44.23	528.04	27.69	S83°00'13"W	183°00'18"
C5	16.72	54.31	311.29	33.39	N55°07'19"E	106°08'53"
C6	18.50	57.37	915.40	36.99	S85°20'36"W	177°41'04"
C7	20.00	5.90	2.97	5.88	N06°14'03"E	16°54'33"
C8	2.50	7.08	15.98	4.94	N82°12'07"W	162°13'08"
C9	4.00	11.39	26.91	7.91	S81°45'57"E	163°05'27"
C10	20.00	9.57	4.88	9.48	S02°58'39"W	27°25'20"
C11	1.50	4.47	18.56	2.99	N85°53'09"E	170°45'40"
C12	2.00	5.92	21.74	3.98	S84°31'22"W	169°29'13"
C13	30.00	25.23	13.42	24.49	N23°52'27"E	48°11'23"
C14	27.50	24.23	12.96	23.45	N25°27'36"W	50°28'44"

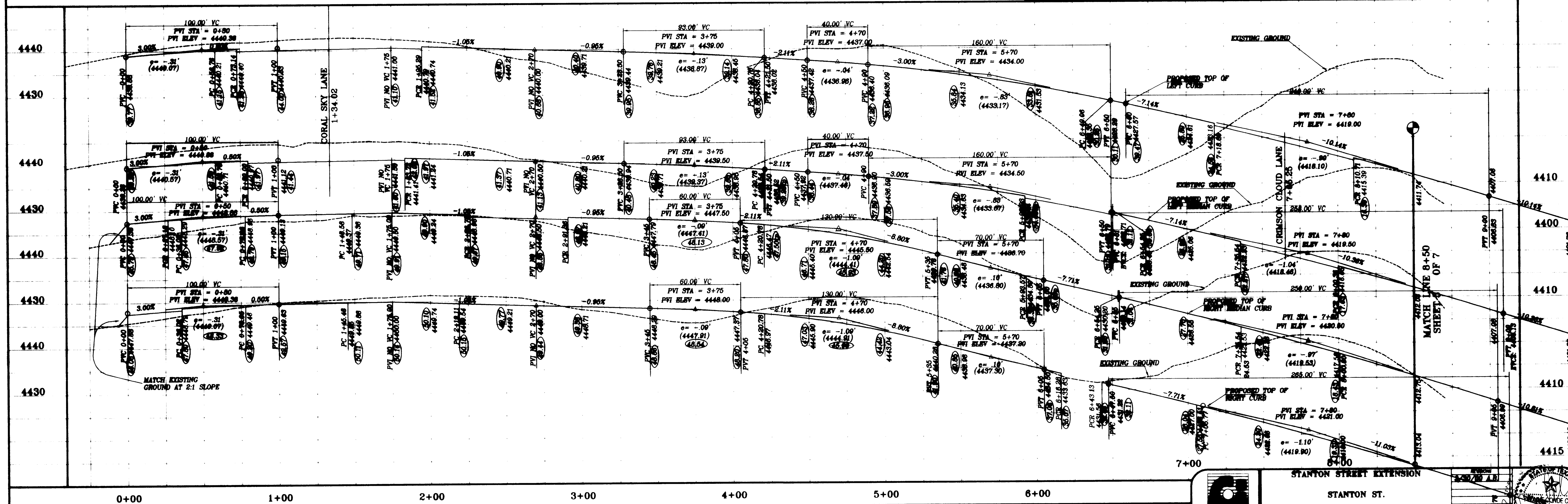
FOR DETAILS ON SECTIONS A, B AND C SEE SHEET 6 OF 7



SCALE: 1" = 30' HORIZONTAL  
1" = 10' VERTICAL

BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF FESTIVAL DR. AND STANTON ST. ELEVATION: 4388.80 (CITY DATUM)

○ DENOTES AS BUILT CONDITIONS ONLY



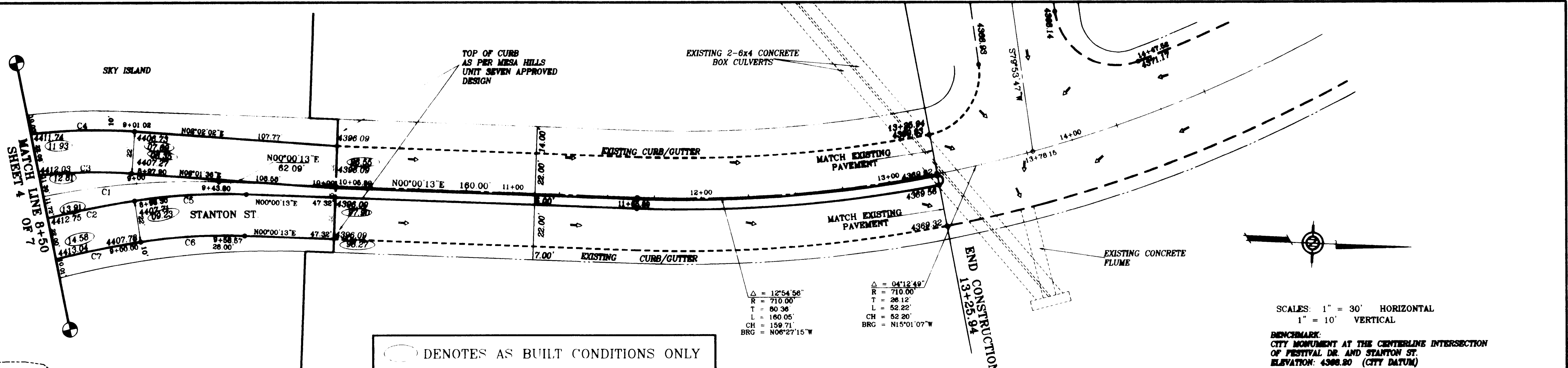
STANTON STREET EXTENSION  
STANTON ST.

CONDIC INC. SCALE: 1"=30' JOB NO: 998-33 DATE: AUG 1997 SHT 4 OF 7

STAN-A

600660-1

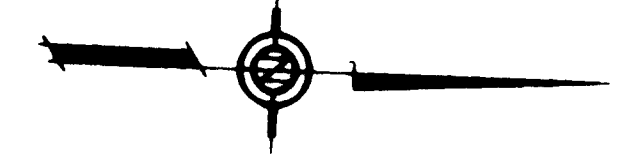
CURVE	PC	PT	LC	STATION	CH	BRG	DELTA	R	L	T
C1	7+00	7+80	7+80	7+80	12.00	159.71	125.56°	710.00	82.09	80.36
C2	8+00	8+80	8+80	8+80	12.00	159.71	125.56°	710.00	82.09	80.36
C3	9+00	9+80	9+80	9+80	12.00	159.71	125.56°	710.00	82.09	80.36
C4	10+00	10+80	10+80	10+80	12.00	159.71	125.56°	710.00	82.09	80.36
C5	11+00	11+80	11+80	11+80	12.00	159.71	125.56°	710.00	82.09	80.36
C6	12+00	12+80	12+80	12+80	12.00	159.71	125.56°	710.00	82.09	80.36
C7	13+00	13+80	13+80	13+80	12.00	159.71	125.56°	710.00	82.09	80.36
C8	14+00	14+80	14+80	14+80	12.00	159.71	125.56°	710.00	82.09	80.36



○ DENOTES AS BUILT CONDITIONS ONLY

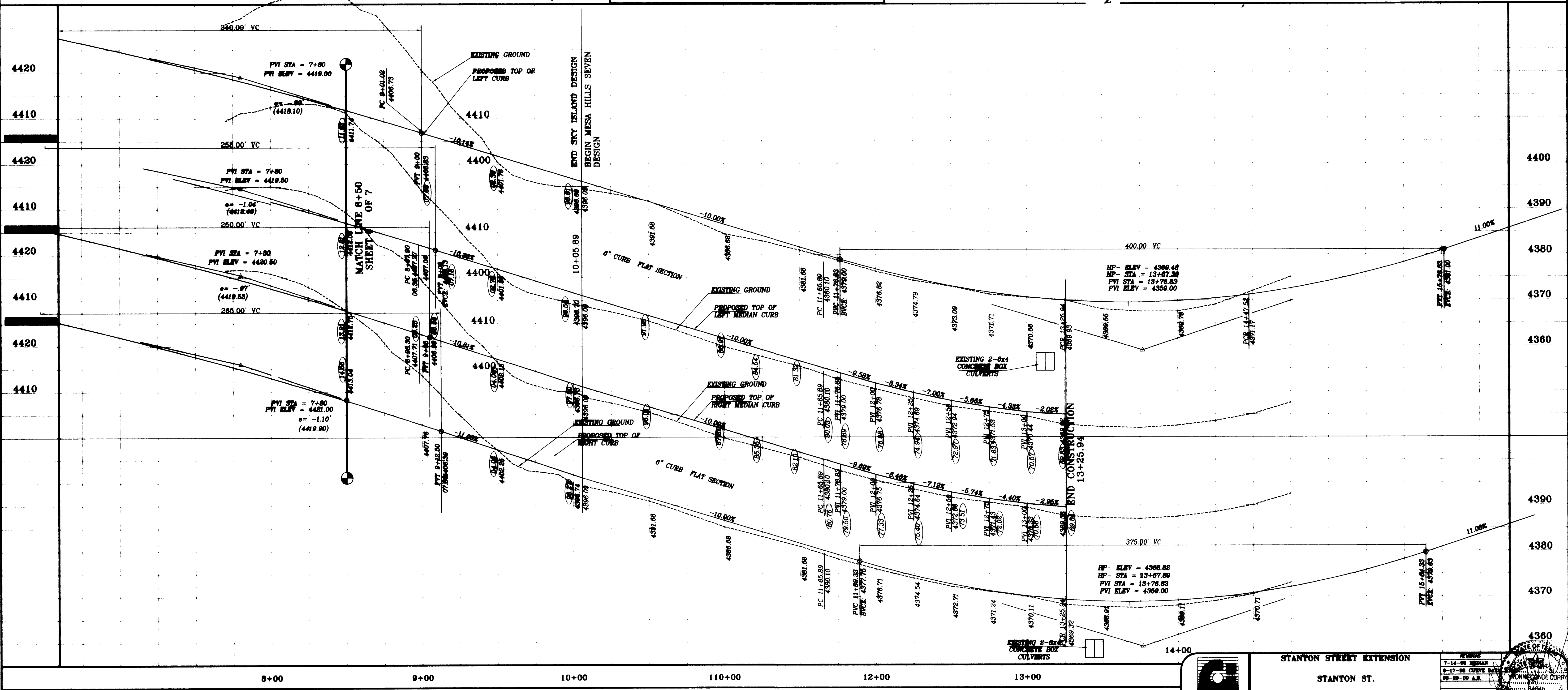
Δ = 125.56°  
R = 710.00'  
T = 80.36'  
L = 160.05'  
CH = 159.71'  
BRG = N08°27'15"W

Δ = 0412.49°  
R = 710.00'  
T = 26.12'  
L = 52.22'  
CH = 52.26'  
BRG = N15°01'07"W



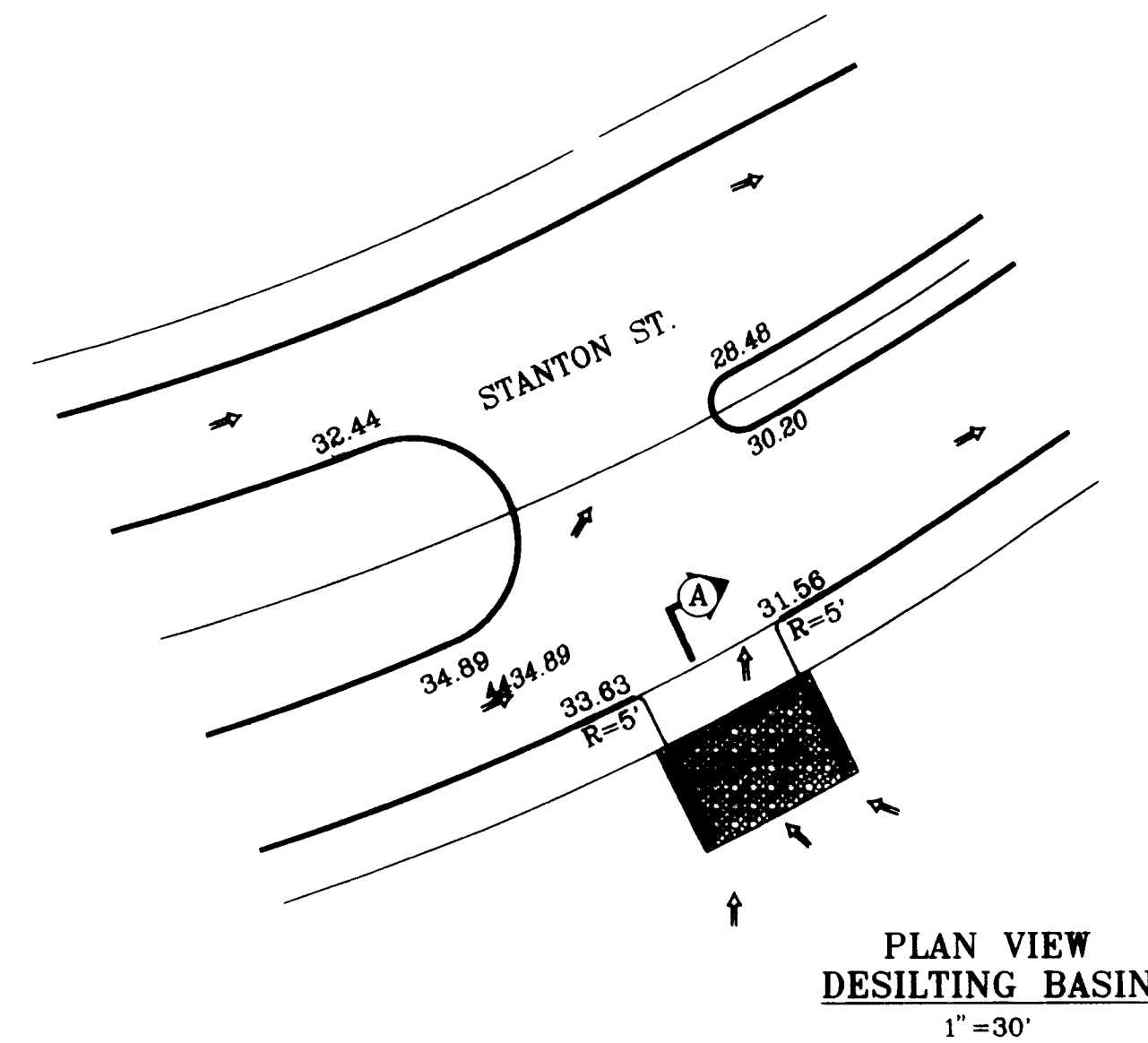
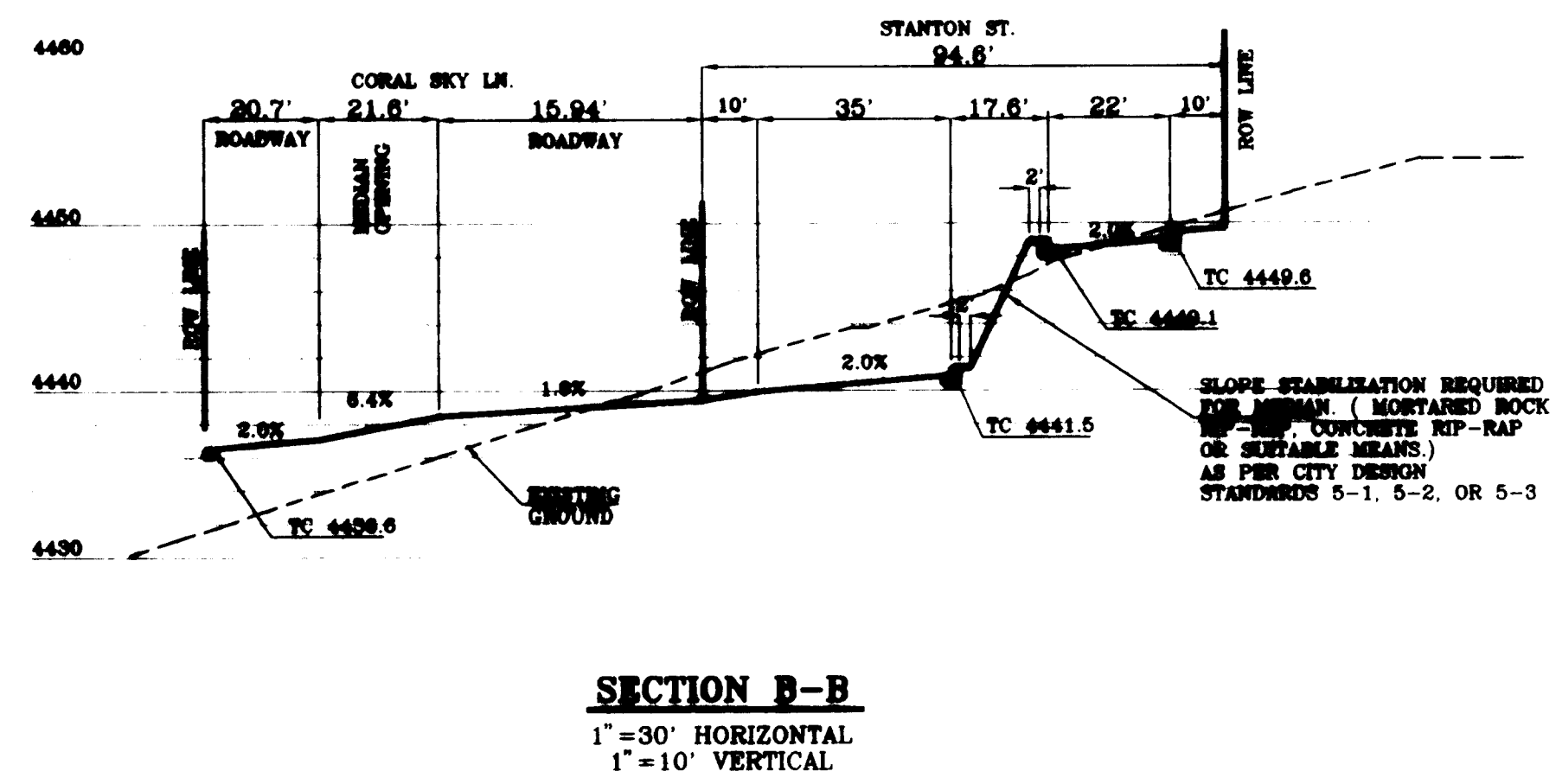
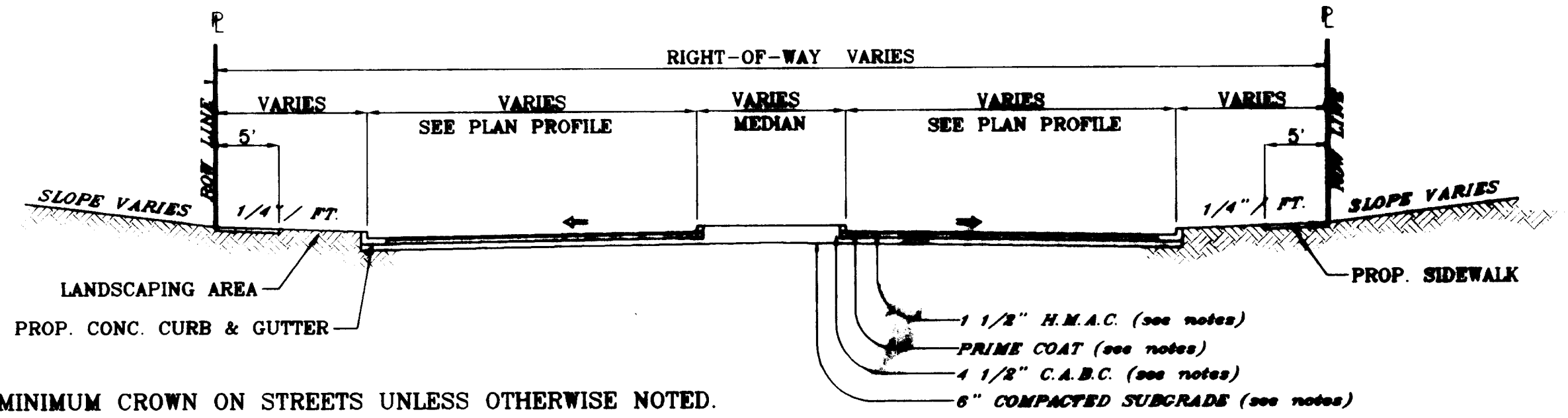
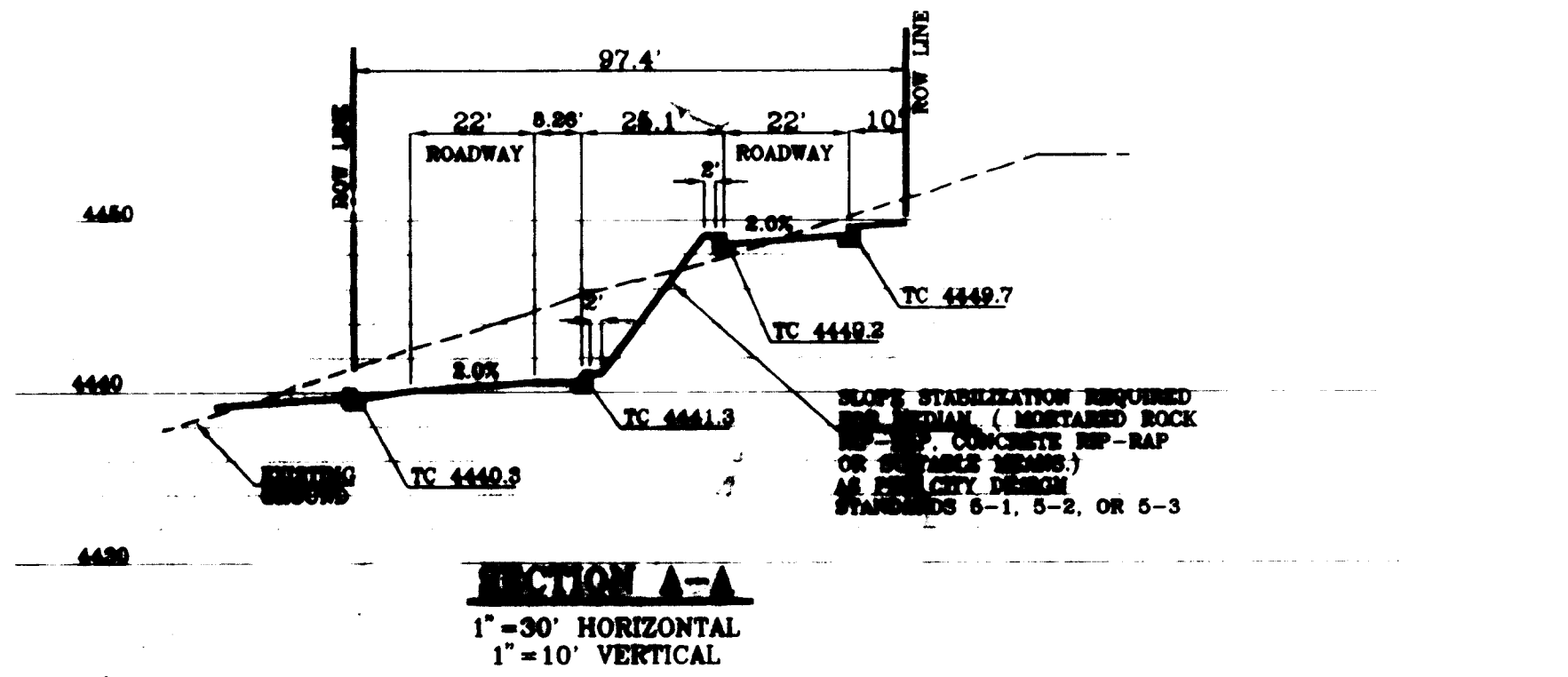
SCALES: 1" = 30' HORIZONTAL  
1" = 10' VERTICAL

BENCHMARK:  
CITY MONUMENT AT THE CENTERLINE INTERSECTION  
OF FESTIVAL DR. AND STANTON ST.  
ELEVATION: 4368.80 (CITY DATUM)

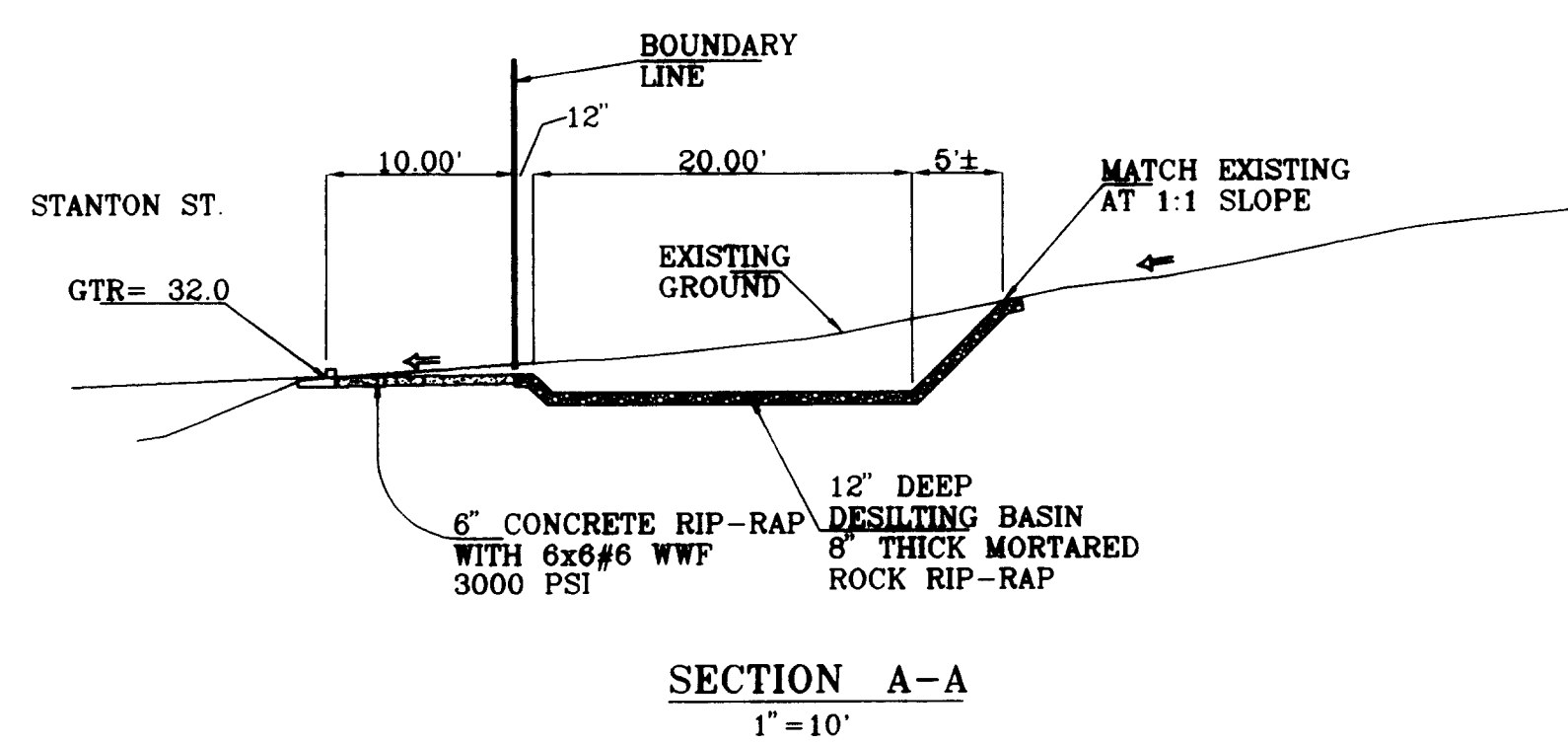
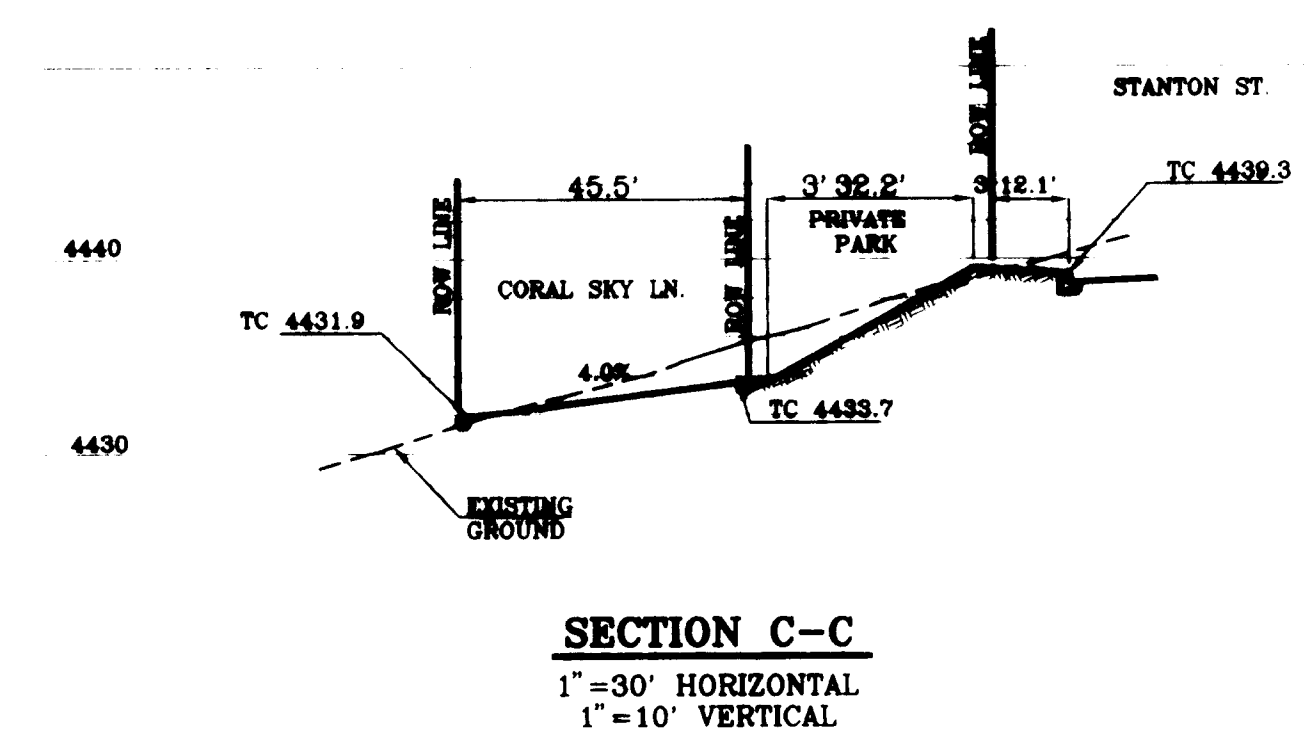


	STANTON STREET EXTENSION			
	STANTON ST.			
SCALE: 1"=30'	JOB No: 996-33	DATE: AUG 1997	SHT 5 OF 7	

600660-1

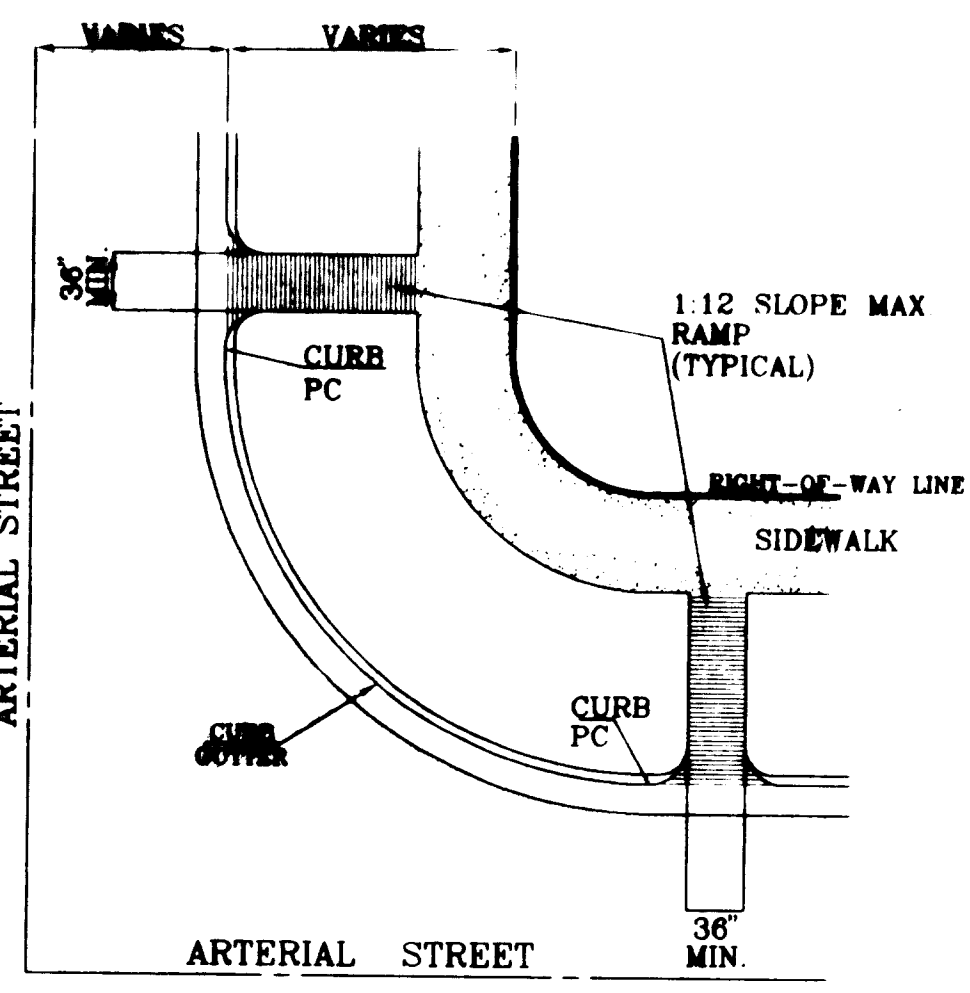


- NOTES**
- SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY AS PER ASTM D1557.
  - BASE TO BE COMPACTED TO NOT LESS THAN 100% DENSITY IN ACCORDANCE WITH ASTM D1557.
  - BITUMINOUS MATERIAL SHALL CONFORM TO AC-10 OR TYPE "B" IN ACCORDANCE WITH ASTM D3318.
  - PRIME COAT TO BE 0.25 GAL. PER SQUARE YARD (MINIMUM COVERAGE) MC-70.
  - COMPACTION TESTS WHERE REQUIRED BY THE CITY ENGINEER MUST BE PAID FOR BY THE DEVELOPER.
  - C.B.R. TESTS WILL BE REQUIRED AT 500 FOOT INTERVALS AFTER SUBGRADE IS PLACED AND/OR A MINIMUM OF TWO TESTS IF STREET IS LESS THAN 500 FEET.
  - STRICT VERTICAL CONTROL OF ALL CURB AND GUTTER ELEVATIONS WILL BE MAINTAINED. BLUE TOPPING WILL BE REQUIRED THROUGHOUT.
  - ALL PLANS MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF EL PASO SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS.
  - HMAC, BASE, SUBGRADE WILL BE IN ACCORDANCE WITH THE LATEST CITY OF EL PASO SPECIFICATIONS.
  - MINIMUM PAVEMENT DESIGN DETAILS ARE SHOWN. ACTUAL PAVEMENT DESIGN WILL BE DETERMINED BY: C.B.R.

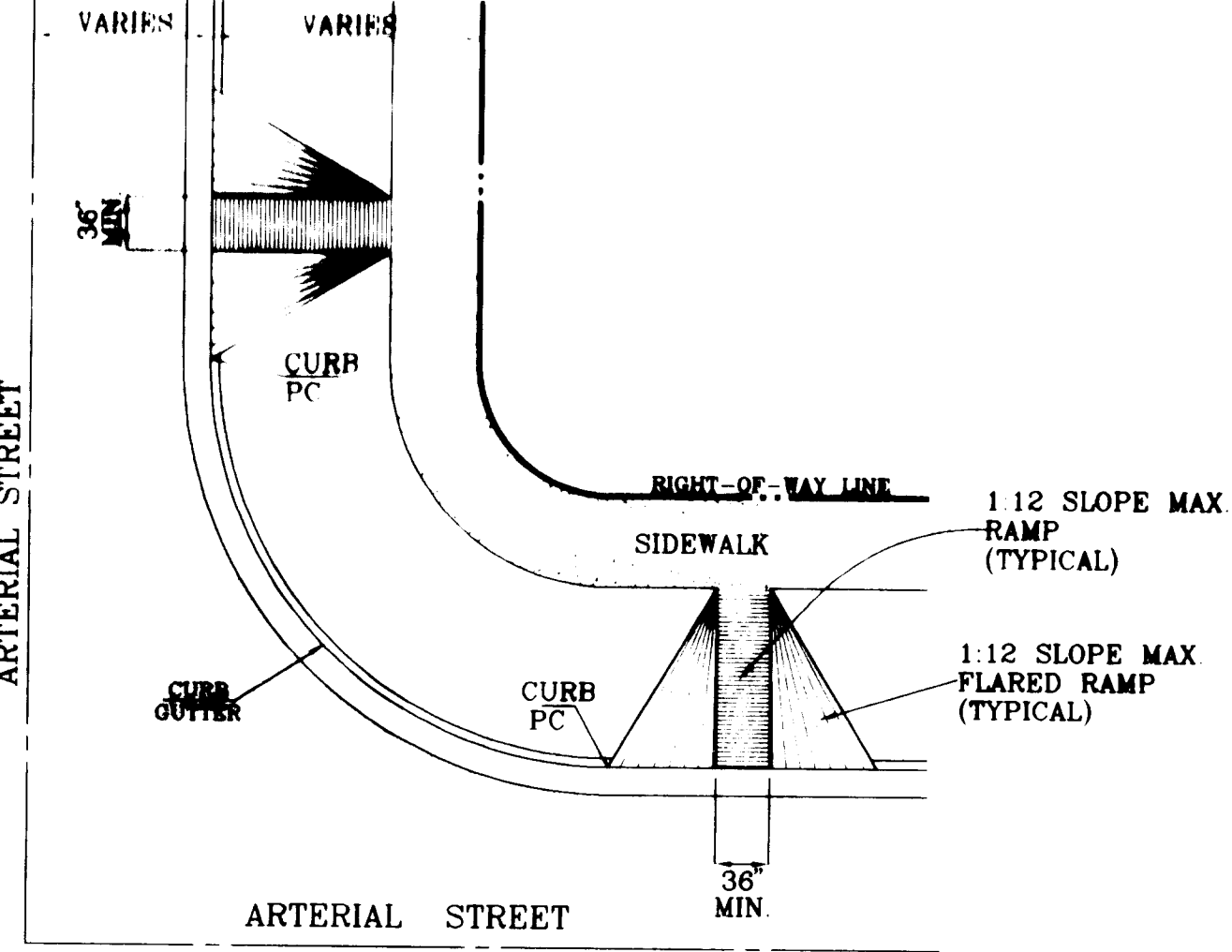


**TRENCHING:**  
ALL TRENCHING SHALL BE DONE IN STRICT ACCORDANCE WITH OSHA-2226.

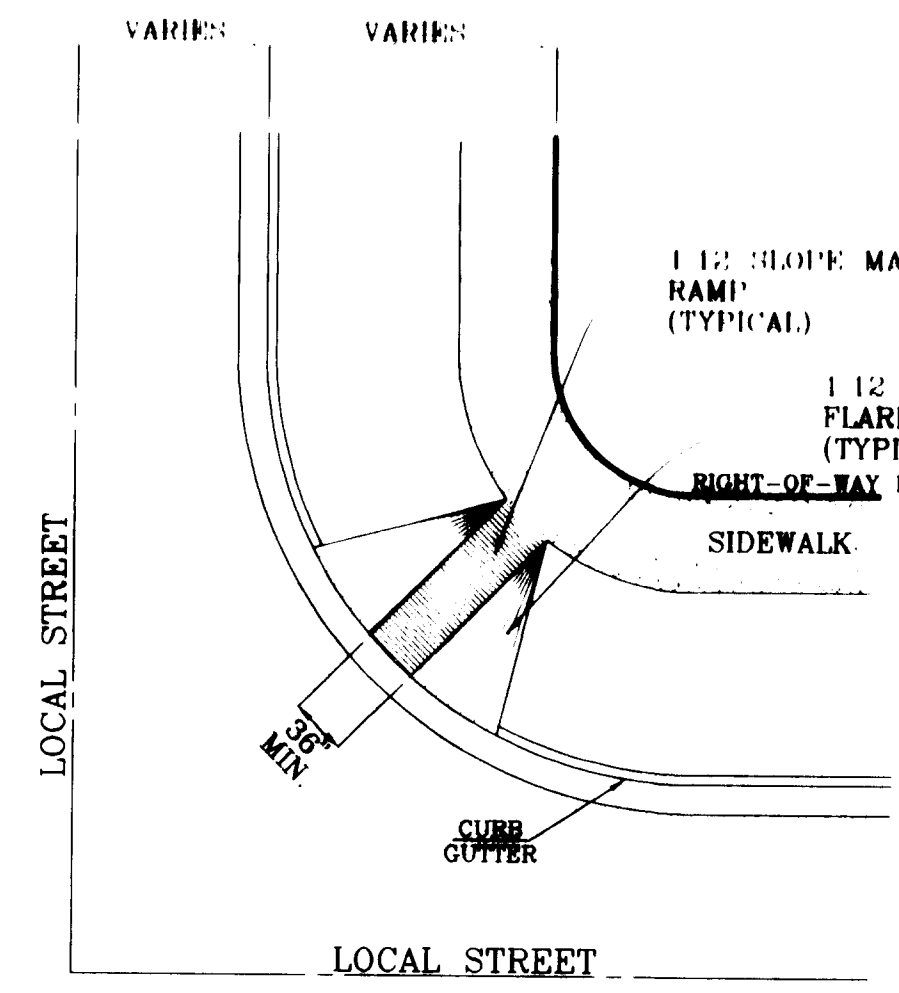
	STANTON STREET EXTENSION		
	TYPICAL STREET SECTION AND DETAILS		
SCALE: AS SHOWN	JOB NO: 997-33	DATE: OCT 97	SHT 6 OF 7



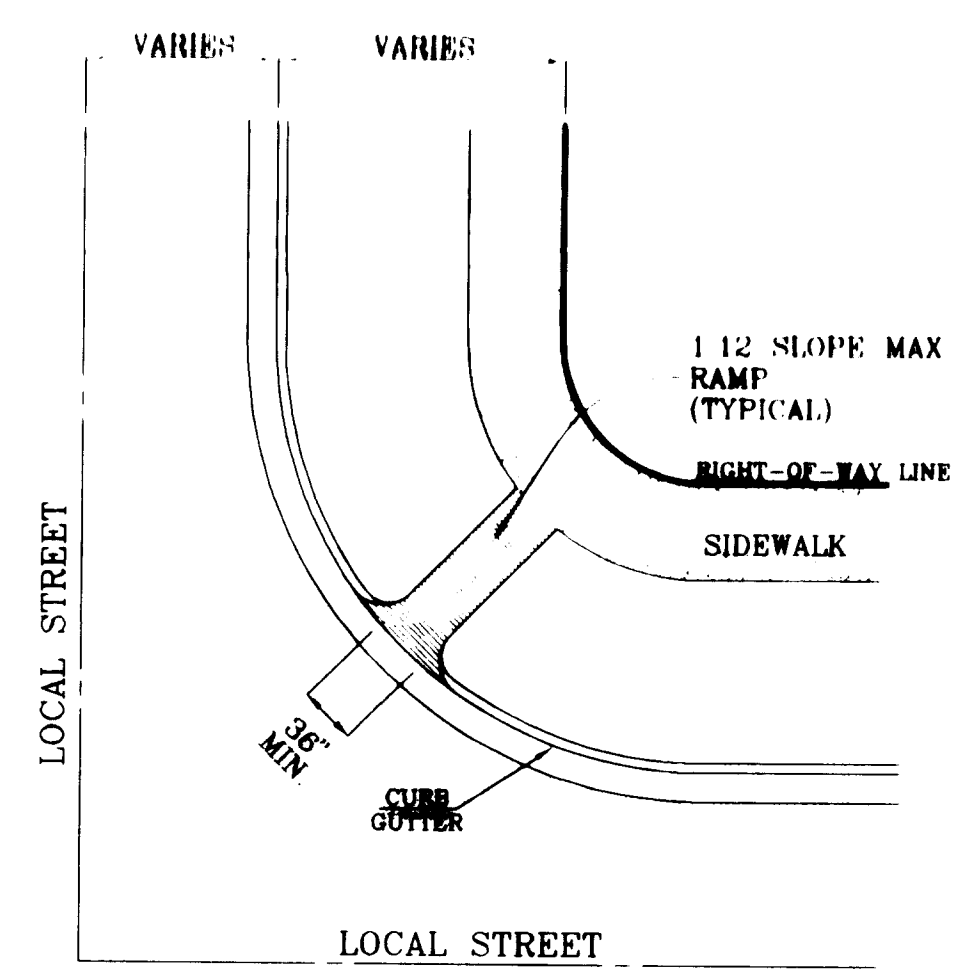
**STRAIGHT CURB RAMP DESIGN WITH CURB RETURNS**  
AS PER CITY DESIGN STANDARD 6-10



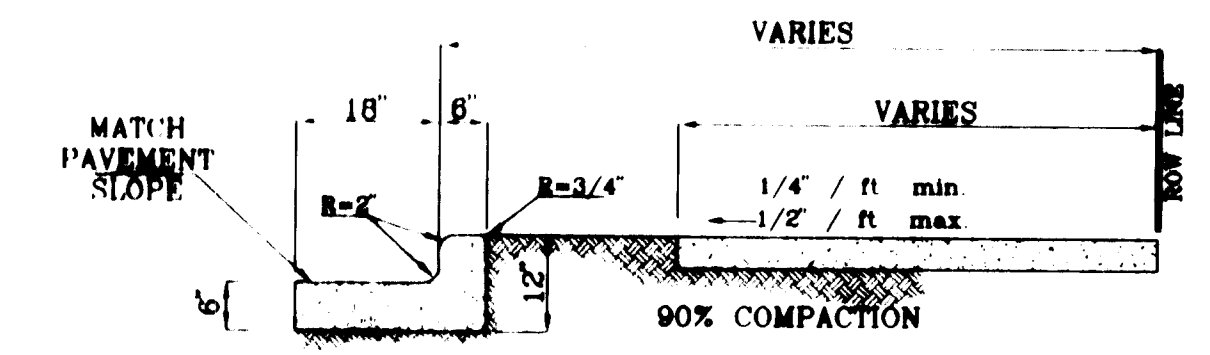
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**DIAGONAL CURB RAMP DESIGN WITH FLARED SIDES**  
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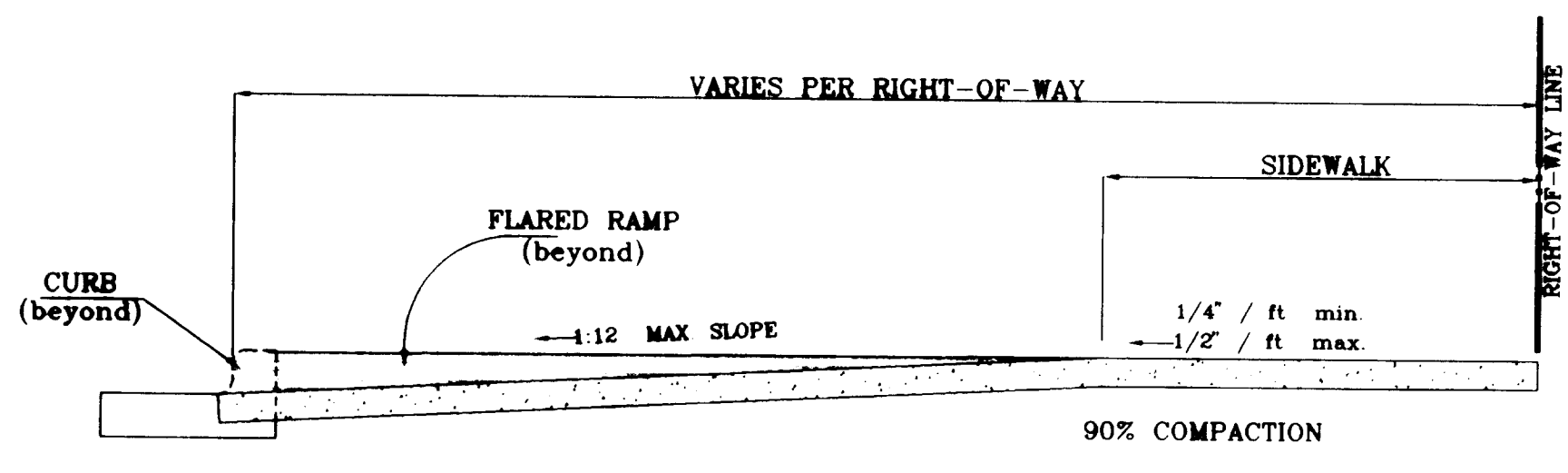


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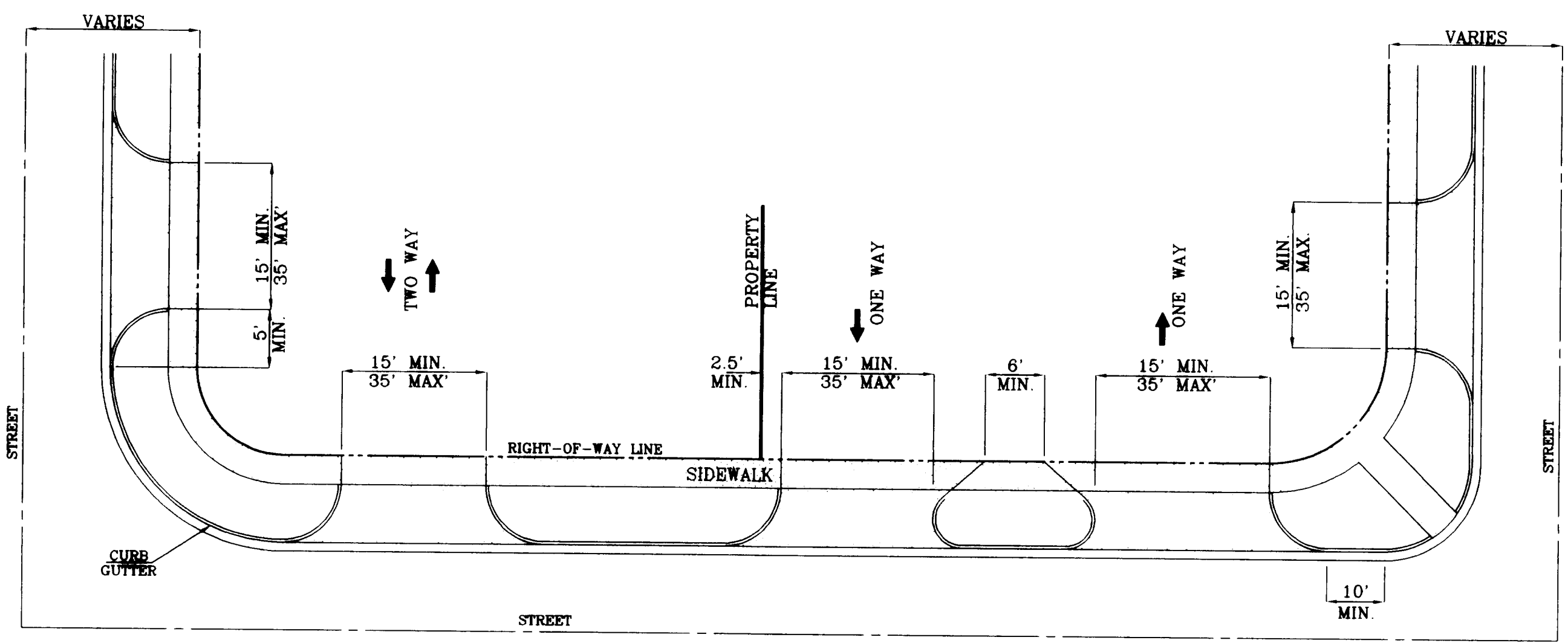


- NOTES
1. CONCRETE SHALL BE 3000 P.S.I. MINIMUM.
  2. DUMMY JOINTS REQUIRED AT 10' O.C. FOR CURB/GUTTER AND 5' O.C. FOR SIDEWALK.
  3. EXPANSION MATERIAL REQUIRED AT CURB RETURNS WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
  4. EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR CURBS.
  5. WHENEVER SIDEWALK ABUTS ROCK OR MASONRY STRUCTURES SUCH AS CURBS OR BUILDINGS, EXPANSION JOINT FILLER SHALL BE USED IN ACCORDANCE WITH STANDARD SPECIFICATIONS.

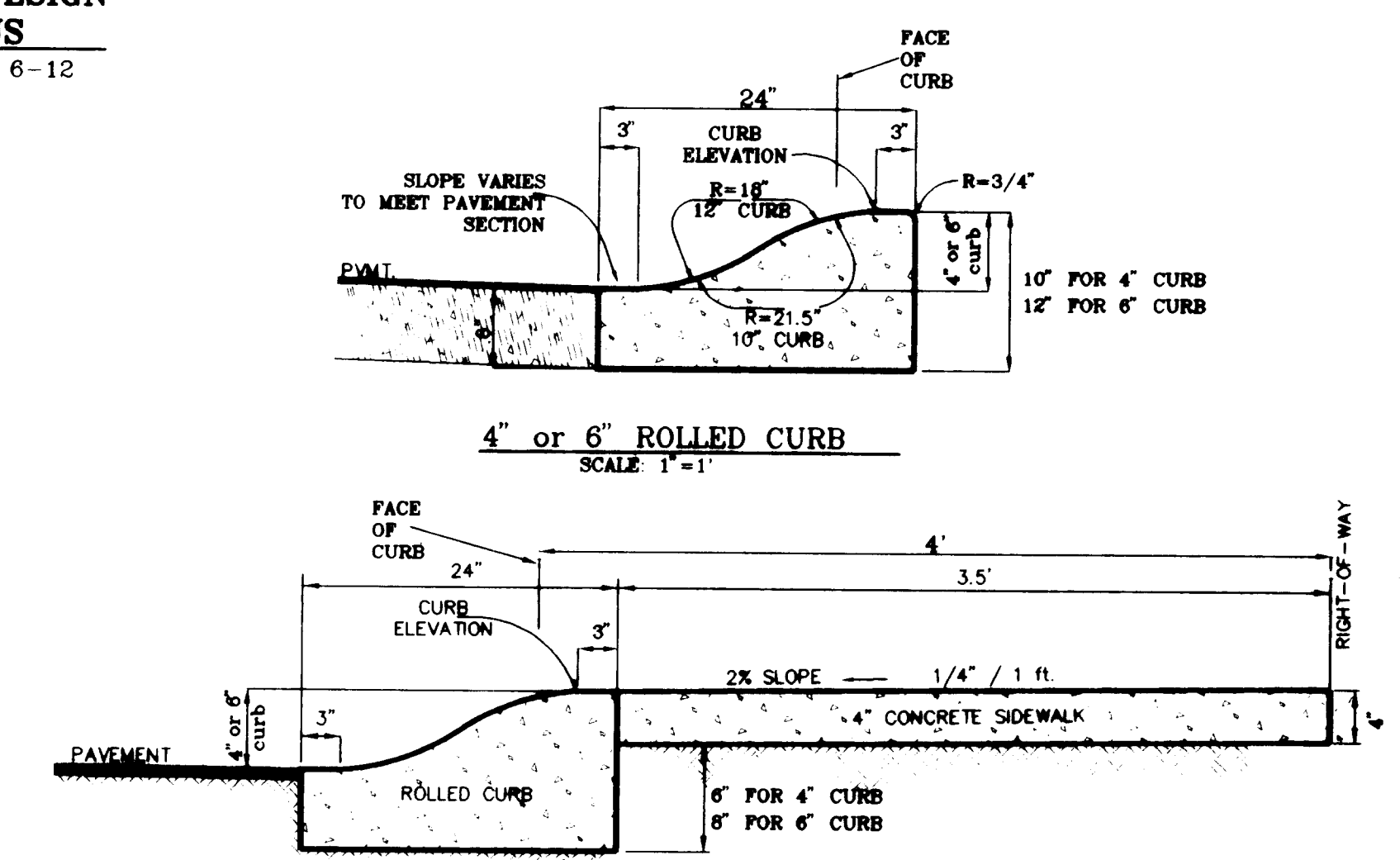
**TYPICAL CURB AND SIDEWALK DETAIL**  
AS PER CITY DESIGN STANDARD 6-1



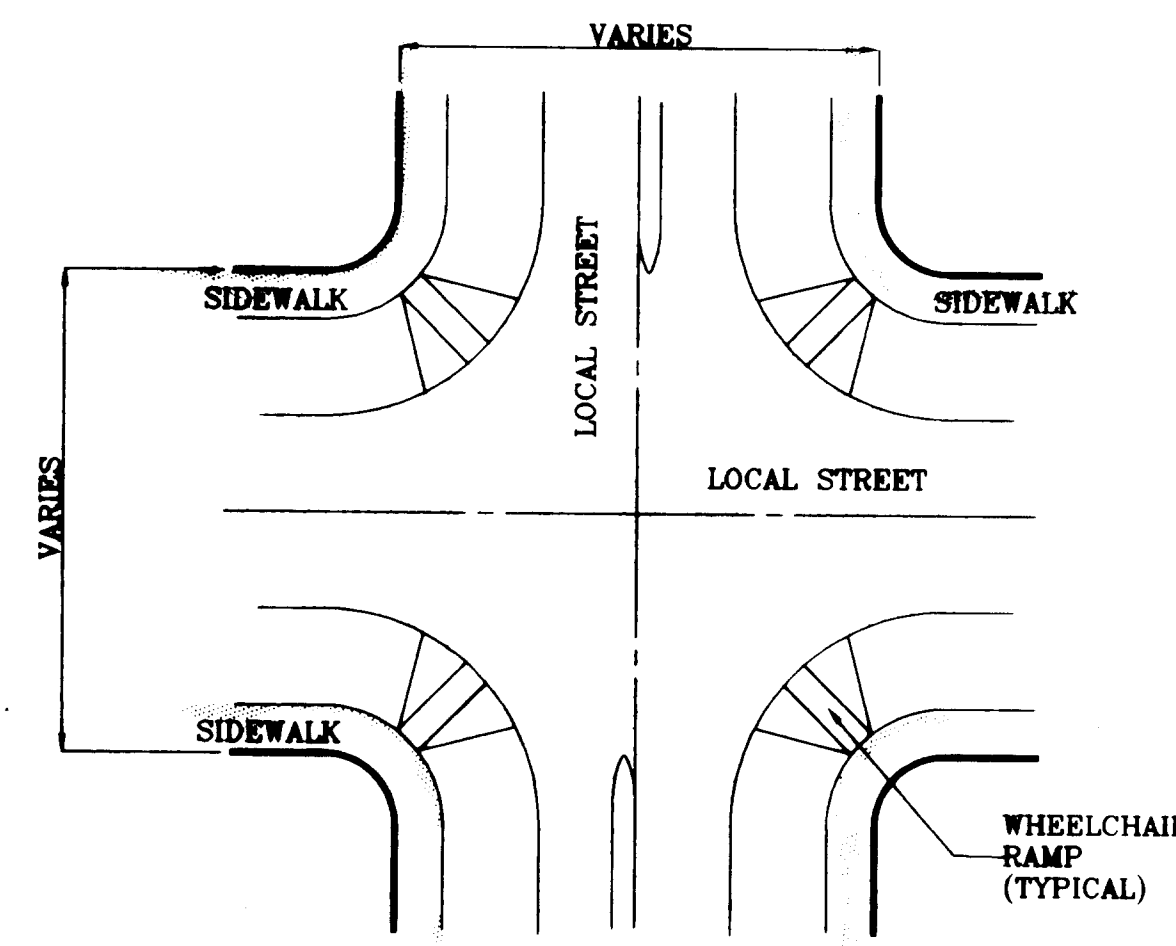
**TYPICAL RAMP SECTION**  
AS PER CITY DESIGN STANDARD



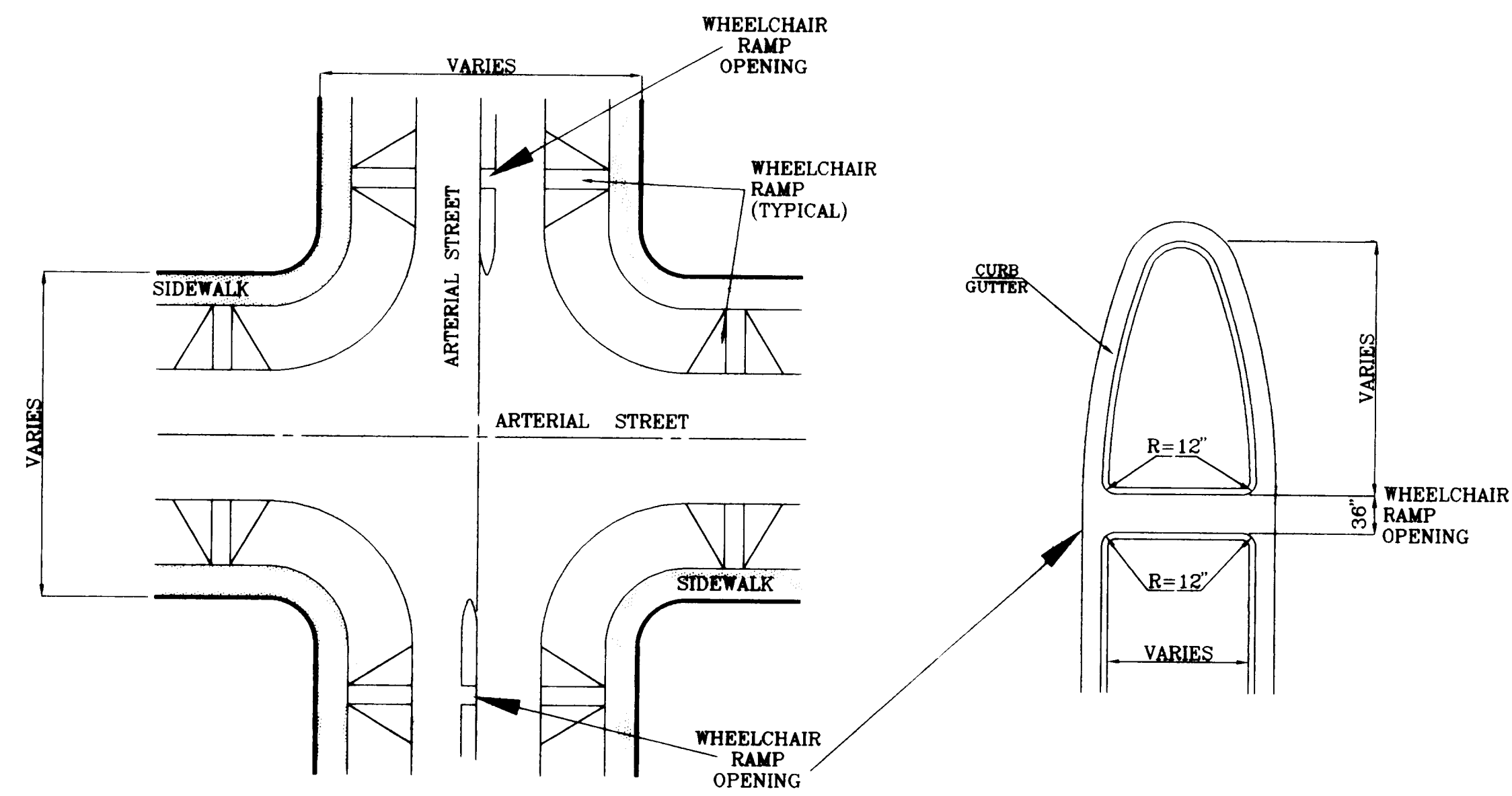
**COMMERCIAL / INDUSTRIAL DRIVEWAYS TYPICAL**  
AS PER CITY DESIGN STANDARD



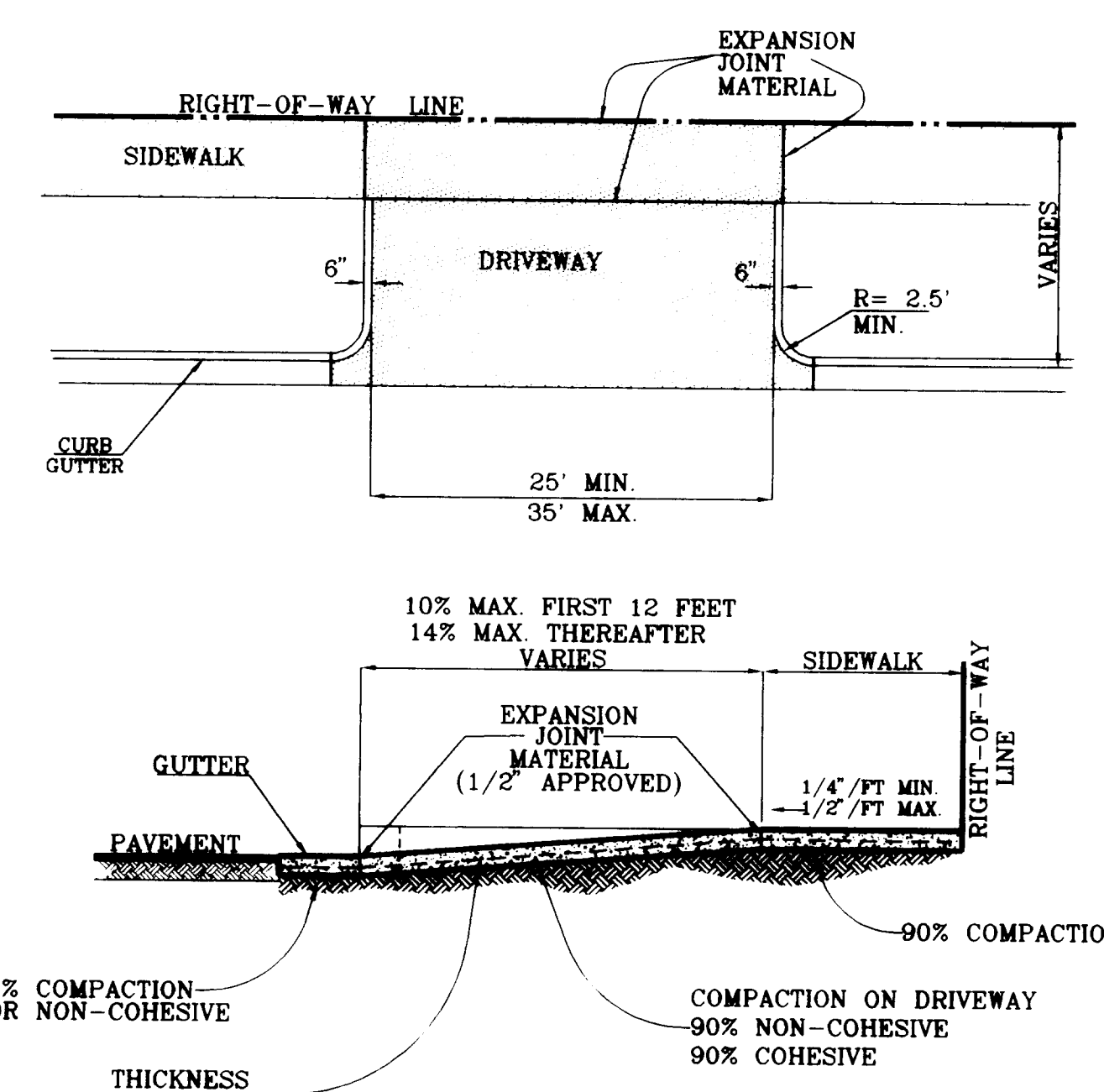
**TYPICAL ROLLED CURB DETAIL AT CUL-DE-SACS**



**MEDIAN CURB RAMP DESIGN LOCAL STREET**  
AS PER CITY DESIGN STANDARD 6-15



**MEDIAN CURB RAMP DESIGN ARTERIAL STREET**  
AS PER CITY DESIGN STANDARD 6-14



**DRIVEWAY PLAN / SECTION TYPICAL**  
AS PER CITY DESIGN STANDARD 6-8, 6-9

	STANTON STREET EXTENSION		REVISIONS
	TYPICAL DETAILS		
	SIDEWALK-DRIVEWAY-WC RAMPS		
SCALE	DATE	SHT	OF
AS SHOWN	OCT 97	7	7

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