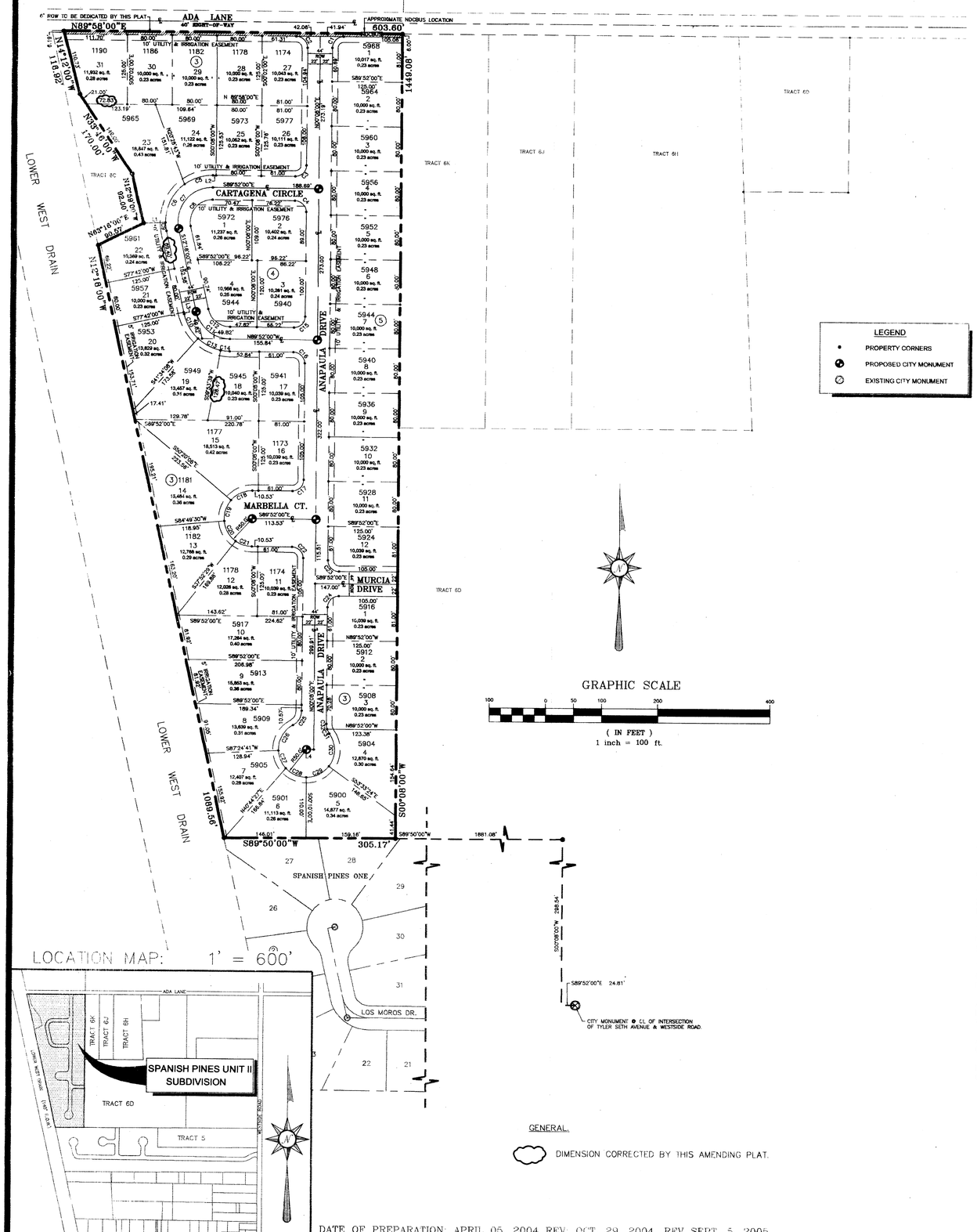
AMENDING SUBDIVISION PLAT
SPANISH PINES UNIT II
SUBDIVISION

LOTS 1-31 BLOCK 3, LOTS 1-4 BLOCK 4 AND LOTS 1-12 BLOCK 5
SPANISH PINES UNIT II
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING 15.00 ACRES



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD
C1	31.36	20.00	89°50'00"	19.94	S45°03'00"W	28.24
C2	31.47	20.00	90°10'00"	20.06	N44°57'00"W	28.33
C3	31.42	20.00	90°00'00"	20.00	N45°08'00"E	28.28
C4	31.42	20.00	90°00'00"	20.00	N44°52'00"W	28.28
C5	54.18	84.00	36°97'23"	28.07	S71°59'19"W	53.25
C6	80.34	84.00	54°47'50"	43.54	S25°48'43"W	77.31
C7	110.84	62.00	102°28'00"	77.16	S38°55'00"W	96.66
C8	71.51	40.00	102°28'00"	49.78	S38°55'00"W	62.38
C9	15.68	84.00	10°40'48"	7.85	S06°57'36"E	15.63
C10	51.32	84.00	35°00'13"	26.49	S29°48'07"E	50.52
C11	83.94	62.00	77°34'00"	49.82	S51°05'00"E	77.67
C12	54.15	40.00	77°34'00"	32.14	S51°05'00"E	50.11
C13	45.93	84.00	31°19'37"	23.55	S62°58'02"E	45.36
C14	16.47	84.00	11°14'19"	8.26	S84°14'55"E	16.45
C15	31.42	20.00	90°00'00"	20.00	N45°08'00"E	28.28
C16	31.42	20.00	90°00'00"	20.00	N44°52'00"W	28.28
C17	31.42	20.00	90°00'00"	20.00	N45°08'00"E	28.28
C18	42.90	50.00	49°09'22"	22.87	S65°33'19"W	41.59
C19	40.28	50.00	46°09'08"	21.30	S17°54'04"W	39.20
C20	42.85	50.00	49°05'52"	22.84	S29°43'26"E	41.55
C21	31.06	50.00	35°35'38"	16.05	S72°04'11"E	30.56
C22	31.42	20.00	90°00'00"	20.00	N44°52'00"W	28.28
C23	31.42	20.00	90°00'00"	20.00	S44°52'00"E	28.28
C24	31.42	20.00	90°00'00"	20.00	S45°08'00"W	28.28
C25	31.85	30.00	60°49'25"	17.61	N30°32'42"E	30.37
C26	55.45	50.00	63°32'44"	30.97	S29°11'03"W	52.66
C27	35.14	50.00	40°16'26"	18.33	S22°43'30"E	34.43
C28	41.28	50.00	47°18'20"	21.90	S66°00'50"E	40.12
C29	46.47	50.00	53°14'58"	25.06	N63°12'32"E	44.81
C30	52.93	50.00	72°06'37"	30.40	N00°31'48"E	58.86
C31	8.77	30.00	16°44'49"	4.42	S27°09'11"E	8.74
C32	9.90	30.00	18°54'50"	5.00	S09°19'26"E	9.86

LINE TABLE		
LINE	LENGTH	BEARING
L1	39.34	S87°41'31"W
L2	5.69	N89°52'00"W
L3	3.18	S12°18'00"E
L4	13.00	N89°52'00"W

LEGEND
- PROPERTY CORNERS
- PROPOSED CITY MONUMENT
- EXISTING CITY MONUMENT

NOTES:

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No._____ BOOK _____ PAGE _____ DATE _____

SET 5/8" REBAR AT ALL EXTERIOR BOUNDARY CORNERS.

TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. 200600 34339 BOOK _____ PAGE _____ DATE _____

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

TIES SHOWN TO EXISTING CITY MONUMENTS ARE BASED ON RECORD INFORMATION ONLY.

ALL LOTS WITHIN SPANISH PINES II SUBDIVISION SHALL COMPLY WITH SECTION 19.16.060, RESIDENTIAL ON-SITE PONDING.

ACCESS TO LOTS 1, BLOCK 3 SHALL BE FROM OTHER DEDICATED STREET. ACCESS TO ADA LANE IS HEREBY PROHIBITED.

THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO SPANISH PINES UNIT II SUBDIVISION BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON WESTSIDE DRIVE.

POSTAL DELIVERY SERVICE WILL BE PROVIDED BY NDCBUS.

ALL RESIDENTIAL LOTS WITHIN THIS DEVELOPMENT SHALL BE SUBJECT TO ON SITE PONDING AND THE MAXIMUM DEPTH OF PONDING SHALL BE 12-INCHES WITH A 100 - YEAR DESIGN STORM.

ALL LOTS SHALL HAVE PERMANENT ELEVATION MARKERS INSTALLED PRIOR TO BUILDING OCCUPANCY.

THE MOVING, COVERING OR ALTERING OF THE PERMANENT ELEVATION MARKERS IS PROHIBITED. FILLING OR CHANGING THE ELEVATION OF THE LOT OR THE POND IS PROHIBITED.

THE CITY OF EL PASO HAS THE RIGHT AND IS GRANTED PERMANENT RIGHT OF ACCESS TO INSPECT THE ON-SITE PONDING AND THE PERMANENT ELEVATION MARKERS.

THE IMPAIRMENT OF THE RESIDENTIAL ON-SITE PONDING IS PROHIBITED. THE RESIDENTIAL OWNER SHALL BE REQUIRED TO RESTORE THE FUNCTIONALITY OF THE ON-SITE PONDING OF THE LOT IN THE EVENT IT IS IMPAIRED.

THE DEED OF THE PROPERTY SHALL DECLARE THAT THE PROPERTY IS SUBJECT TO ON-SITE PONDING REQUIREMENTS, MAINTENANCE OF ELEVATION MARKERS, STANDING WATER ON LOT IN GRASS AND EGRESS FOR INSPECTION AND ALL OTHER RESTRICTION AS SET FORTH IN SECTION 19.16.060.

THE OWNERS OF THE RESIDENTIAL LOTS ON THIS PLAN, WHICH IS ON-SITE PONDING, SHALL WAIVE ANY CLAIM OR CAUSE OF ACTION AGAINST THE CITY, OFFICIALS OR EMPLOYEES, FOR ANY DEATH, INJURY OR PROPERTY DAMAGE RESULTING FROM ALTERATION OF THE PONDING CAPACITY FOR THAT LOT.

ALL LOTS ARE RESTRICTED TO NO MORE THAN 50% OF THE AREA OF THE RESIDENTIAL LOT CONVEYED BY THE DEED MAY EVER BE COVERED BY IMPROVEMENTS OF ANY KIND, EITHER TEMPORARY OR PERMANENT, WHICH WILL SHED STORM WATERS ONTO THE LOT.

AN OWNER OF A RESIDENTIAL LOT SHALL CORRECT ANY DRAINAGE PROBLEMS ON THE LOT WITHIN 45 CALENDAR DAYS OF THE RECEIPT OF SUCH NOTICE.

DEED RESTRICTIONS SHALL BE ENFORCED BY INJUNCTIVE RELIEF WITHOUT THE REQUIREMENT FOR BOND OR OTHER SECURITY.

GENERAL:

DIMENSION CORRECTED BY THIS AMENDING PLAT.

DATE OF PREPARATION: APRIL 05, 2004 REV: OCT. 29, 2004, REV SEPT. 5, 2005

CONSULTING COMPANY
1790 N. LEE TREVINO DR. SUITE 503
EL PASO, TEXAS 79936
TEL (915) 633-6422 FAX (915) 633-6424

DEDICATION

ENRIQUE ESCOBAR & T.F. TRUST, property owner of this land, hereby present this plat and dedicate to the use of the public, the streets, drives, and utility easements, as hereon laid down and designated, including easements for overhang 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 13 day of December, 2005

ENRIQUE ESCOBAR & T.F. TRUST, Owners

ENRIQUE ESCOBAR, President

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Enrique Escobar know 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 purposes and considerations herein expressed.

Given under my hand and seal of office this 13 day of December, 2005

OFFICIAL SEAL
Tony Davila
State of Texas
My Commission Expires
March 5, 2008

Notary Public in and for El Paso County

March 5, 2008
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 19.08.070, as to meeting the requirements for a review of an amending plat.

Executive Secretary
City Plan Commission

Subdivision Coordinator

Approved for filing this 13th day of January, 2006

DEVELOPMENT SERVICES DIRECTOR

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 1 day of May, 2006 A.D. in Volume _____ of the Plat Record, Page _____ File No. 20060039378

Waldo Alarcon
County Clerk

Susana M. Avila
By Deputy

DRE Del Rio Engineering, Inc.
P.O. Box 220251 El Paso, Texas 79913 915/833-2400

Subdivision improvement plans were prepared by and under the supervision of S.B. Masoud, Registered Professional Engineer, # 70774

S.B. MASOUD 70774 REGISTERED PROFESSIONAL ENGINEER

S.B. Masoud, R.P.E. #70774

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.

Carlos M. Jimenez, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 3950

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