

L11	S00'40'55"E	56.00'	
L12	N00°40'55"W	119.68'	
L13	N89"19'05"E	26.00'	
LEGEND			
	BOUNDARY		
CENTERLINE	OF RIGHT-OF-WAY		
STREET RIGHT-OF-WAY LINE		,	10040
LOT LINE		12249	
LOT ADDRESS			16
			6
LOT NUMBER			_
LOT NUMBE	R		•
LOT NUMBE			_
BLOCK NUM			•
BLOCK NUM	BER	AP NO. 533	0

DIRECTION

S77'03'01"E

N00*40'55"W

S77*03'01"E N89*19'05"E

N06'42'32"W

N00*40'55"W

S06*42'32"E

S00*40'55"E

N89*19'05"E 56.00'

STREET NAMES	LENGTH (FT)
CHIANTI DRIVE	999.99
GALESTRO PLACE	230.04
CORTONA PLACE	164.55

PLAT NOTES AND RESTRICTIONS

1. THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO AMERICA ESTATES UNIT ONE REPLAT A SUBDIVISION BY THE PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT (M.U.D.) No. 1 IN ACCORDANCE WITH ITS REGULATIONS AND WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED AT THE INTERSECTION OF CHIANTI DRIVE AND SOUTHWICK DRIVE TO SERVE THE SUBDIVISION.

2. TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. 2009 6077 25 3

3. THIS SUBDIVISION LIES WITHIN ZONE ____XY__ AS DESIGNATED IN PANEL NO. 480212 0250B, DATED SEPTEMBER 4, 1991, OF THE FEMA FLOOD INSURANCE RATE MAPS FOR EL PASO COUNTY, TEXAS. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.

- 4. ALL UTILITY EASEMENTS ARE 10 FEET WIDE UNLESS OTHERWISE SPECIFIED.
- 5. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RESTRICTIONS DEPARTMENT, INSTRUMENT NO. 2008 0077 2003.
- 6.º THIS SUBDIVISION LIES WITHIN THE SOCORRO INDEPENDENT SCHOOL DISTRICT.
- 7. BUILDINGS SHALL BE SETBACK FROM PROPERTY LINE AS FOLLOWS:
- FRONT = 20.00 FEET $BACK = 20.00 FEE^{-1}$
- SIDE ADJACENT TO STREET = 10.00 FEET

8, NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. 9. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE PASO DEL ESE MUNICIPAL UTILITY DISTRICT (MUD) NO. 2. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY PASO DEL ESE MUNICIPAL UTILITY DISTRICT (MUD) NO. 2 IN ACCORDANCE WITH ITS RULES AND REGULATIONS. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. ALL WATER, WASTEWATER AND STORM DRAINAGE IMPROVEMENTS MAY BE INSPECTED BY THE DISTRICT. ALL WATER, WASTEWATER AND STORM DRAINAGE EASEMENTS AND IMPROVEMENTS SHALL BE OWNED OR LEASED TO, AND OPERATED AND MAINTAINED BY PASO DEL ESE MUNICIPAL

10. ALL DRAINAGE, WATER AND WASTEWATER EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED OR LEASED TO, AND MAINTAINED BY PASO DEL ESE MUNICIPAL UTILITY DISTRICT (MUD) NO. 1 IN ACCORDANCE WITH ITS RULES AND REGULATIONS.

11. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

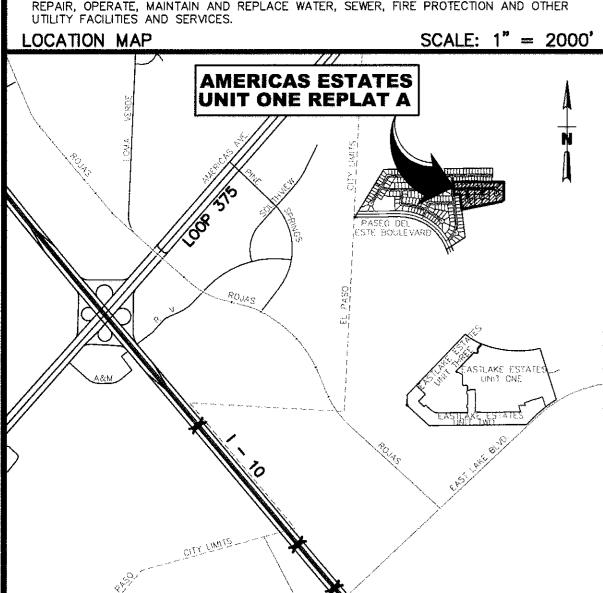
UTILITY DISTRICT (MUD) NO. 2 IN ACCORDANCE WITH ITS RULES AND REGULATIONS.

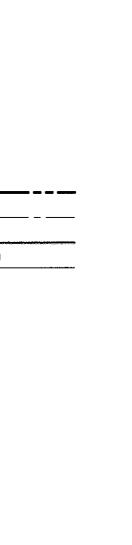
12. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE PASO DEL ESE MUNICIPAL UTILITY DISTRICT NO. 1 WATER AND WASTEWATER SYSTEM, PURSUANT TO RULES AND REGULATIONS OF PASO DEL ESE MUNICIPAL UTILITY DISTRICT (MUD) NO. 1, AND OTHER APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.

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

14. THE PRIVATE STREET (LOT 44, BLOCK 6) SHALL BE MAINTAINED BY HOME OWNER'S

15. ALL PRIVATE STREETS SHALL BE DESIGNATED AS A UTILITY/DRAINAGE EASEMENT FOR ACCESS AND USE BY PASO DEL ESE M.U.D. NO. 1 AND OTHER ENTITIES TO CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REPLACE WATER, SEWER, FIRE PROTECTION AND OTHER





METES AND BOUNDS DESCRIPTION

and bounds as follows.

parcel herein described;

Place and Lassiter Place, Americas Estates, Unit One, as recorded in Instrument Number

20080012035, Plat Records, El Paso County, Texas, and being more particularly described by metes

COMMENCING for reference at an existing City Monument found at the center line intersection of

89"19"05"East, a distance of 26.00 feet to a 1/2 inch rebar with survey cap No. "TX5337" set on

the easterly right-of-way line of Southwick Drive for the POINT OF BEGINNING of the parcel herein described, identical to the southwest corner of Lot 46, Block 6, Americas Estates Unit One;

THENCE, leaving the easterly right—of—way line of Southwick Drive and following the south boundary line of Lots 46 thru 53, Block 6, Americas Estates Unit One, North 89*19*05*East, a distance of

438.35 feet to a 1/2 inch rebar with survey cap No. TX5337 set on the south boundary line of

set on the south boundary line of said Lot 58 for an angle point;

Unit One for the northeast corner of the parcel herein described;

Stansbury Drive (52.00 feet wide) and Southwick Drive (52.00 feet wide); THENCE, leaving the

center line of Stansbury Drive and following the center line of Southwick Drive, South 00'40'55'

East, a distance of 136.00 feet; THENCE, leaving the center line of Southwick Drive, North

FOUND CITY MONUMENT STANSBURY DRIVE **AMERICAS ESTATES** N8919'05"E 10,027 sq. ft. 23 00 00 10,6 23 70 00 00 10,6 22,562 sq. ft. PORTION OF TRACT 1 A.G. BELL SURVEY NO. 315 1/2, EL PASO COUNTY, TEXAS AMERICAS ESTATES UNIT ONE, REPLAT A" A 10.7893 acre parcel being a replat of Lots 16 thru 44, Block 6, Carmichael Drive, Huntcliffe

DETAIL "A"

CHIANTI DRIVE

(PRIVATE STREET)

12255

AMERICAS ESTATES

12249

10' UTILITY EASEMENT

THENCE, leaving the boundary line common to Americas Estates Unit One and said Tract 1 and following the east boundary line of Lots 11 thru 15, Block 6, Americas Estates Unit One, North 06'42'32" West, a distance of 317.44 feet to a 1/2 inch rebar with survey cap No. "TX5337" set for an angle point, identical to the northeast corner of said Lot 15;

9,741 sq. ft. 9,524 sq. ft. 9,307 sq. ft.

S89"19'05"W

125,00'

18,343 sq. ft.

10,267 sq. ft. ∞ 🔯

THENCE, following the north boundary line of said Lot 15, South 83'17'28" West, a distance of 120.00 feet to a 1/2 inch rebar with survey cap No. "TX5337" set on the easterly right-of-way line of Southwick Drive for an angle point, identical to the northwest corner of said Lot 15

THENCE, following the easterly right-of-way line of Southwick Drive, North 06°42'32" West, a distance of 94.79 feet to a 1/2 inch rebar with survey cap No. "TX5337" set for a point of

THENCE, continuing along the easterly right-of-way line of Southwick Drive and following the arc of a curve to the right having a radius of 474.00 feet, a central angle of 06° 01'37", an arc distance of 49.86 feet and whose long chord bears North 03°41'43" West, a distance of 49.84 feet

THENCE, continuing along the easterly right—of—way line of Southwick Drive, North 00°40°55" West, a distance of 119.68 feet to the TRUE POINT OF BEGINNING.

(ETJ) UNDER LOCAL GOVERNMENT CODE 212,001.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: AMERICAS ESTATES UNIT ONE REPLAT A IS LOCATED WITHIN EL PASO COUNTY APPROXIMATELY 2,000 FEET EAST OF THE CITY LIMITS OF EL PASO AND 2.0 MILES WEST OF THE TOWN OF HORIZON CITY AND WITHIN THE CITY OF EL PASO'S 5 MILE EXTRATERRITORIAL JURISDICTION

AMERICAS ESTATES UNIT ONE REPLAT A

BEING A REPLAT OF LOTS 16-45, BLOCK 6 AND CARMICHAEL DRIVE, HUNTCLIFFE PLACE AND LASSITER PLACE, AMERICAS ESTATES UNIT ONE, EL PASO COUNTY, TEXAS. CONTAINING 10.7893± ACRES

DEDICATION

RAKMR I Ltd. By Rakmr Texas Inc., its General Partner Randal S. O'leary, President, the owner of this land, do hereby present this map and dedicate their respective portions of property to the use of the public, the utility and drainage easements as hereon laid down and designated, including easements for overhang of service wires for pole type utilities and the right for installation of service poles alongside lot lines as may be required, easements for 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.

Randal S. O'leary, President RAKMR I Ltd. By: RAKMR Texas Inc. It's General Partner

STATE OF TEXAS COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Randal S. O'Leary, 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 for the purpose and consideration herein expressed.

ACKNOWLEDGEMENT

CITY PLANNING 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

EL PASO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 232.028(A)

EL PASO COUNTY CLERK

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this day of <u>December</u> 2008, in file No. <u>20080097252</u>

orge L. Azcara

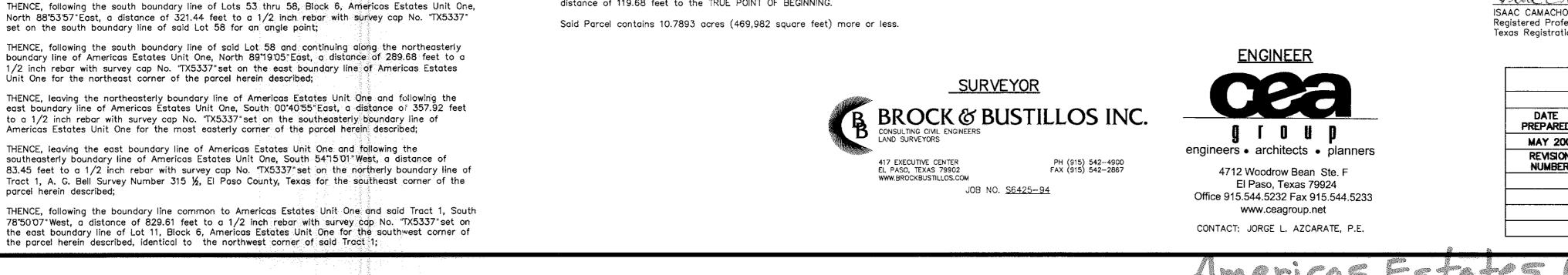
05075

Subdivision improvement plans prepared by and under the supervision of CEA Group. JORGE L. AZCARATE, P.E. Licensed Professional Engineer Texas License No. 85075

This plat represents a survey made on the ground under my supervision and is in compliance with the current professional and technical standards of the Texas Board of Professional Land Surveying.

VIAL CAMBELO 11/05/08 ISAAC CAMACHO, R.P.L.S. Registered Professional Land Surveyor Texas Registration No. 5337

	AMERI	CAS ESTATE	S REPLAT	A
		FINAL PLAT (1 (OF 2)	
DATE PREPARED	DRAWN BY:	DESIGN BY:	CHECKED BY:	APPROVED BY:
MAY 2008	GIOVANI PERAZA	GIOVANI PERAZA	JORGE L. AZCARATE	JORGE L. AZCARATE
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY:
	,			



GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft.

18,576 sq. ft.

9,049 sq. f

20' UTILITY ESMT.

S89"19'05"W

FUTURE AMERICAS

ESTATES UNIT TWO

STANSBURY STREET

FUTURE AMERICAS

ESTATES UNIT TWO

22

4