

# 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.

## DEDICATION

STATE OF TEXAS  
COUNTY OF EL PASOS  
SKY MOUNTAIN ESTATES EL PASO I AND II LTD., PROPERTY OWNER(S) OF THIS LAND, HEREBY PRESENT THIS PLAT AND DEED TO THE USE OF THE PUBLIC, THE EASEMENTS AS HEREON 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 PASOS  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF Feb 20 07 BY Richard Thomas  
*Richard Thomas*  
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES June 19, 2010

## CITY PLAN COMMISSION

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS

DAY OF March 20 07 A.D.  
EXECUTIVE SECRETARY *[Signature]* CHAIRPERSON  
APPROVED FOR FILING THIS 20th DAY OF March 20 07 A.D.  
BY *[Signature]*  
DEVELOPMENT SERVICES DIRECTOR

## FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, THIS 20th DAY OF March 20 07 A.D. IN FILE NO. 20070028965

COUNTY CLERK *[Signature]* BY DEPUTY *[Signature]*

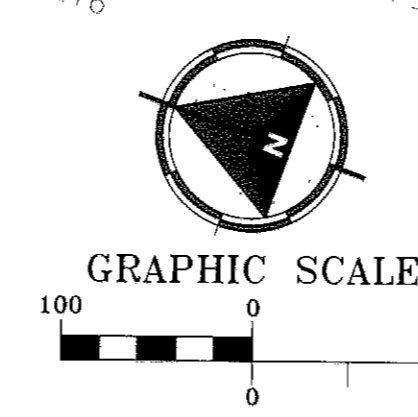
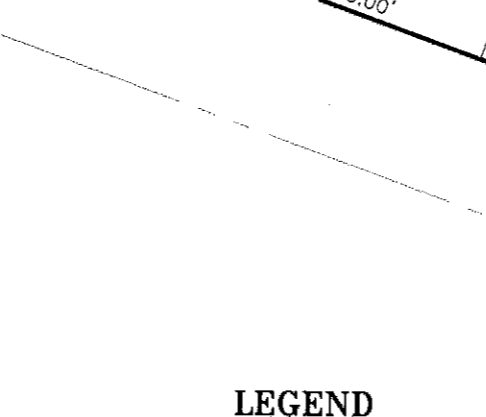
THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.  
*[Signature]* 02/02/07  
ISAC CAMACHO  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS LICENSE NO. 5337

SUBDIVISION IMPROVEMENT PLANS PREPARED BY AND UNDER THE SUPERVISION OF A TEXAS LICENSED PROFESSIONAL ENGINEER  
*[Signature]* 02/02/2007  
ROMAN BUSTILLOS, P.E. NO. 88450



## PLAT NOTES & RESTRICTIONS CONTINUED

- 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.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_.



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

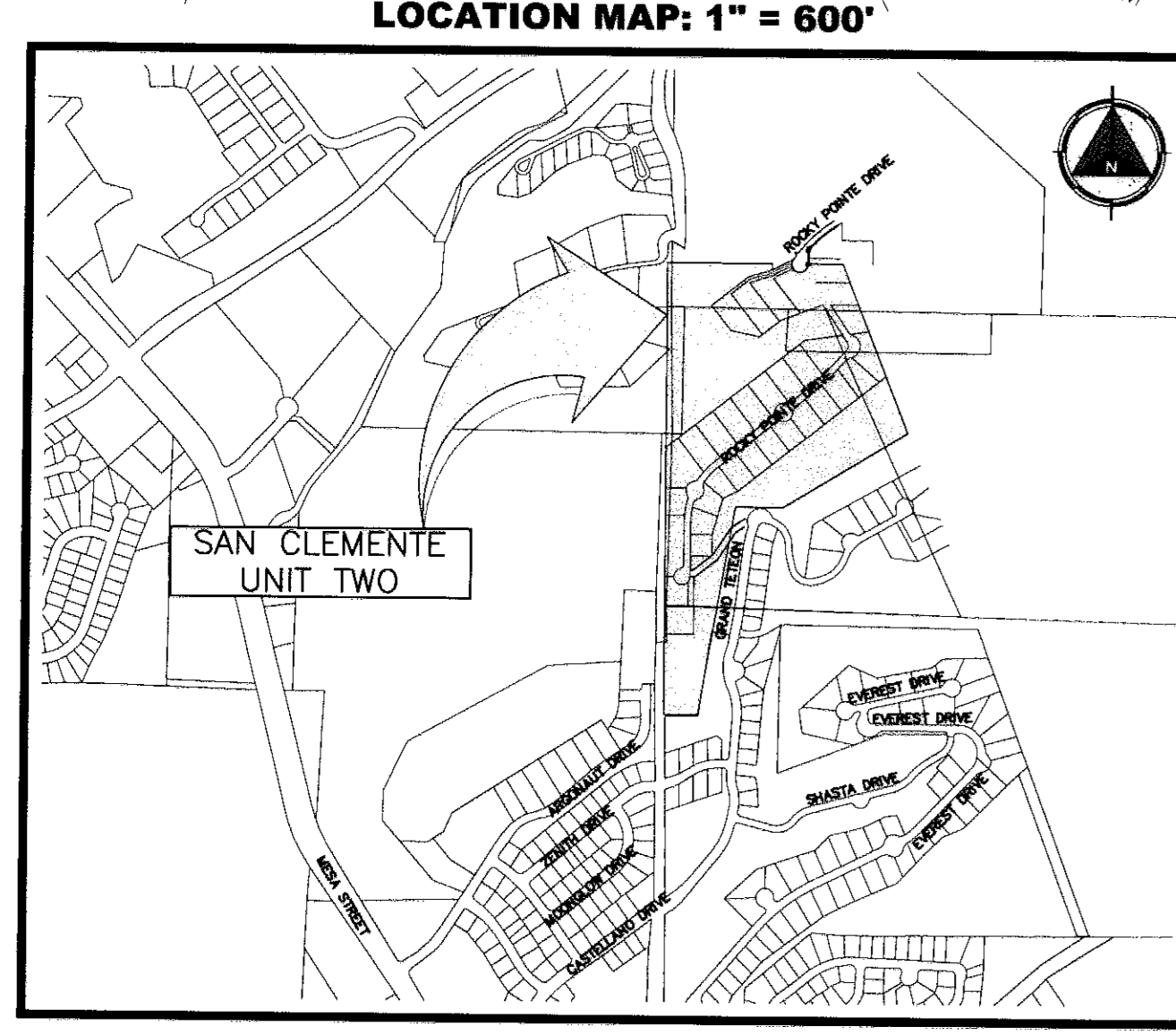
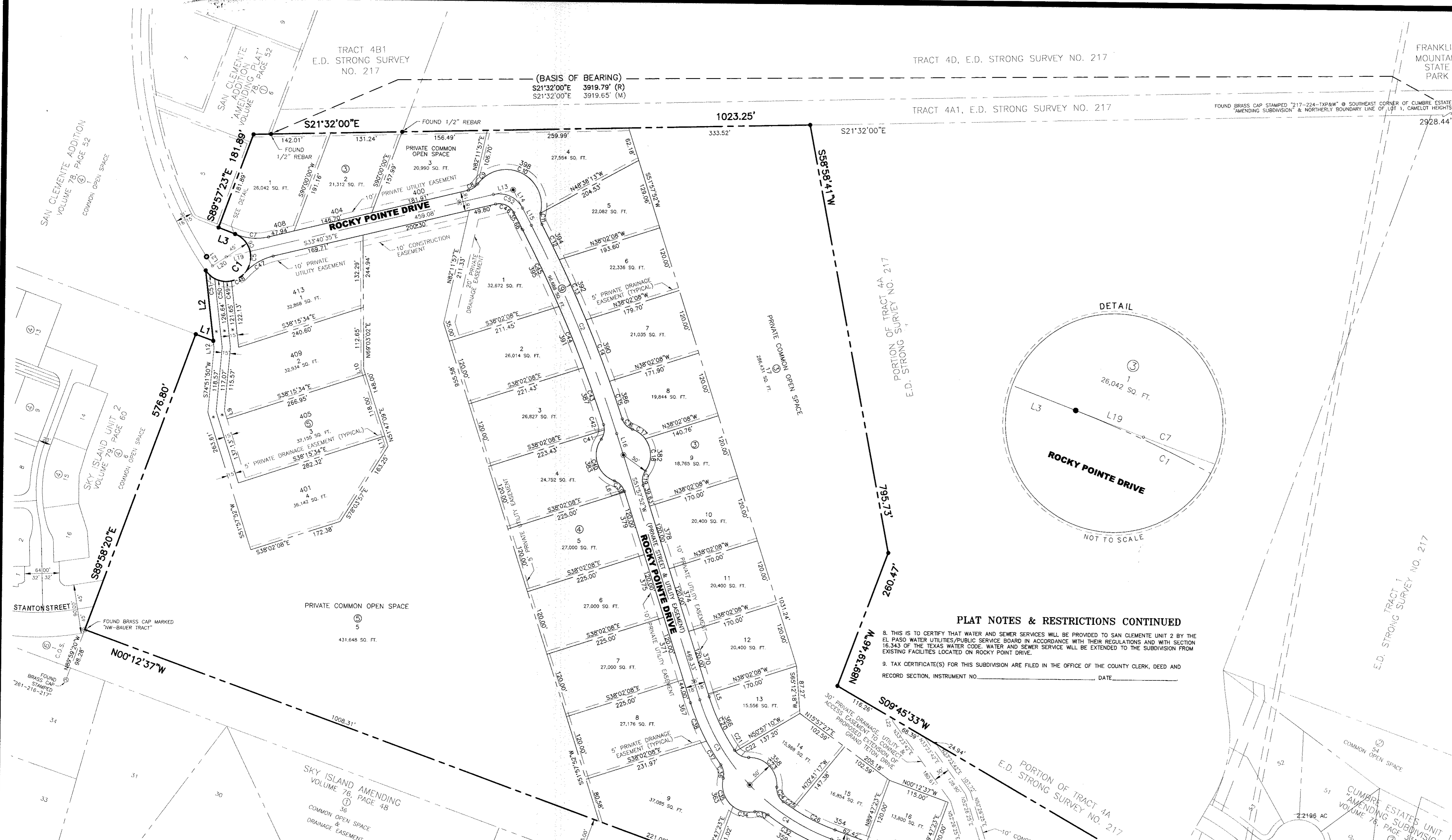
LINE	BEARING	LENGTH
L1	S00°00'00"E	34.50
L2	N63°08'17"E	129.75
L3	N00°48'40"E	42.80
L4	N89°47'23"E	32.00
L5	N51°57'52"E	5.70
L6	N51°57'52"E	1.53
L7	N89°47'23"E	36.00
L8	N89°47'23"E	20.00
L9	N51°57'52"E	16.03
L10	N51°47'09"E	10.46
L11	N51°47'09"E	19.54
L12	N63°08'17"E	12.35
L13	S33°40'35"E	37.29
L14	S42°00'29"W	37.29
L15	S42°00'29"W	36.66
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°19'28"E	20.00
L22	N56°58'36"E	6.45

DESCRIPTION	ACREAGE
TOTAL AREA	41.0454 AC
LOT AREA	18.1225 AC
STREET AREA	2.2196 AC
ACCESS EASEMENT AREA	1.0287 AC
OPEN SPACE AREA	20.4138 AC
AVERAGE SLOPE	27.637%
PLAT NOTES & RESTRICTIONS	18.4704 AC

## PLAT NOTES & RESTRICTIONS

- 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.
- ALL DWELLINGS IN THIS SUBDIVISION SHALL PROVIDE FIRE PROTECTION SPRINKLER SYSTEMS.
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION. INSTRUMENT NO. 20070028971 DATE: 3/25/07
- 5 FOOT WIDE PRIVATE DRAINAGE EASEMENT FOR RUN-OFF CONVEYANCE ON EACH LOT (TYPICAL) UNLESS OTHERWISE SPECIFIED.
- DEVELOPMENT SETBACKS ARE PER PUD ZONING AND/OR APPROVED SITE DEVELOPMENT PLANS AND/OR COVENANTS.
- ROCKY POINT DRIVE IS LOT 5, BLOCK 6, PRIVATE STREET AND UTILITY EASEMENT 2.2196 ACRES.
- THIS SUBDIVISION LIES WITHIN THE EL PASO INDEPENDENT SCHOOL DISTRICT.
- PRIVATE COMMON ACCESS EASEMENT

Tax Instrument No 20070028966, 20070628967, 20070028968  
20070028969, 20070028970



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	412.17	N44°59'11"E	95°27'23"
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	64°28'08"
C6	45.00	43.60	23.68	41.91	N28°34'05"E	55°50'39"
C7	100.00	60.19	31.04	59.29	S16°25'54"E	34°28'21"
C8	30.00	12.46	6.32	12.37	S45°34'39"E	23°48'07"
C9	30.00	28.71	4.39	8.68	S85°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	143°26"
C13	2392.62	120.82	60.42	120.80	N49°21'26"E	253°35"
C14	2392.62	120.27	60.15	120.25	N49°14'38"E	252°48"
C15	2392.62	72.60	36.30	72.60	N50°33'12"E	154°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°08'41"
C18	50.00	63.05	36.49	58.25	N68°28'15"E	72°44'55"
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°38'50"W	52°42"
C22	30.00	27.62	14.88	26.85	N02°17'44"E	48°44'55"
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	S142°35'1"W	323°26"
C26	382.00	86.09	43.23	85.91	N03°14'45"W	102°40'17"
C27	50.00	32.18	16.67	31.82	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	63.75	S39°01'16"W	78°27'47"
C30	30.00	41.08	24.49	37.95	N30°11'67"E	102°40'17"
C31	418.00	40.86	20.44	40.84	S02°35'23"W	53°06'00"
C32	418.00	86.21	43.26	86.06	S11°17'53"W	114°09'00"
C33	30.00	25.61	13.65	24.84	N02°17'44"E	48°44'55"
C34	50.00	42.61	22.70	41.34	N07°15'08"W	48°58'04"
C35	50.00	57.90	32.88	54.72	S50°17'34"W	68°20'42"
C36	30.00	25.61	13.65	24.84	N59°00'23"E	48°58'04"
C37	418.00	86.47	43.26	86.06	S11°17'53"W	114°09'00"
C38	418.00	78.42	38.32	76.31	S46°43'17"E	69°56'30"
C39	30.00	27.82	15.00	26.83	N25°52'37"E	53°07'48"
C40	50.00	92.64	66.25	79.95	S51°54'53"W	106°09'58"
C41	30.00	18.37	9.43	18.09	N80°30'17"E	48°44'55"
C42	30.00	9.69	4.89	9.65	N82°20'38"E	35°08'15"
C43	2356.62	110.54	55.28	110.53	N50°03'38"E	241°15"
C44	2356.62	120.42	60.22	120.41	N47°15'10"E	250°40"
C45	2356.62	155.51	77.79	155.49	N43°53'55"E	48°45'52"
C46	30.00	39.63	23.31	36.81	N04°09'17"E	75°41'04"
C47	100.00	62.01	32.04	61.03	S51°26'32"W	35°31'54"
C48	45.00	28.41	14.70	27.94	S51°07'17"E	36°10'24"
C49	45.00	15.10	7.62	15.03	S23°23'24"E	107°13'23"
C50	45.00	16.45	8.32	16.36	S03°20'18"E	202°54'40"
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"

B 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