

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 overhead or 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.
Its 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.

Given under my hand and seal of office this 7th day of November, 2008.
Kim A. Bandy
Notary Public and for El Paso County
My Commission Expires 3-22-09

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 Government Code of Texas this 2nd day of November, 2008.

Approved for filing this 1 day of December, 2008.
Victor D. Torres
Development Services Director

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

We the undersigned certify that this plat of AMERICAS ESTATES UNIT ONE REPLAT A subdivision was reviewed and approved by the El Paso County Commissioners Court on 10-13 2008
Anthony Cho
EL PASO COUNTY JUDGE DATE

ATTEST: EL PASO COUNTY CLERK DATE

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 10 day of December, 2008, in file No. 20080097252 of the Plat Records.

County Clerk *Suzanna Aguilera* by Deputy

Subdivision improvement plans prepared by and under the supervision of CEA Group.

Jorge L. Azcarate
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.
Isaac Camacho 11/05/08
ISAAC CAMACHO, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 5337

AMERICAS ESTATES 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:

CURVE	LENGTH	DELTA	RADIUS	CHORD DIR.	CHORD
C1	49.86'	06°01'37"	474.00'	N03°41'43"W	49.84'
C2	31.42'	90°00'00"	20.00'	S45°40'55"E	28.28'
C3	11.80'	13°37'54"	50.00'	S83°51'28"E	11.87'
C4	11.90'	13°37'54"	50.00'	S83°51'28"E	11.87'
C5	16.49'	23°37'01"	40.00'	N77°30'34"E	16.37'
C6	8.49'	06°57'10"	70.00'	N89°10'39"E	8.49'
C7	69.60'	56°58'10"	70.00'	S78°51'41"E	66.77'
C8	66.21'	54°11'48"	70.00'	S23°16'42"E	63.77'
C9	12.60'	10°18'58"	70.00'	S08°58'40"W	12.59'
C10	19.75'	56°34'21"	20.00'	S14°09'01"E	18.96'
C11	52.98'	60°17'59"	50.00'	S71°8'42"E	59.12'
C12	131.85'	151°05'39"	50.00'	N88°39'24"E	96.84'
C13	51.09'	58°32'53"	50.00'	N18°10'52"E	48.90'
C14	24.41'	69°55'38"	20.00'	N12°29'29"E	22.92'
C15	35.71'	68°12'35"	30.00'	N56°34'37"W	33.64'
C16	31.42'	90°00'00"	20.00'	S44°19'05"W	28.28'
C17	17.08'	48°55'04"	20.00'	S25°08'27"E	16.56'
C18	63.25'	72°28'45"	50.00'	S13°21'36"E	59.12'
C19	57.98'	66°28'18"	50.00'	S36°19'56"W	54.78'
C20	57.98'	66°28'18"	50.00'	N57°27'46"W	54.78'
C21	63.25'	72°28'45"	50.00'	N11°59'46"E	59.12'
C22	17.08'	48°55'04"	20.00'	N23°46'37"E	16.56'
C23	31.42'	90°00'00"	20.00'	N45°40'55"W	28.28'
C24	31.42'	90°00'00"	20.00'	S44°19'05"W	28.28'
C25	43.95'	02°35'08"	874.00'	S04°58'29"E	43.95'
C26	53.63'	03°28'47"	874.00'	S04°58'29"E	53.63'
C27	12.17'	49°11'47"	20.00'	S31°00'53"E	18.65'
C28	73.34'	84°02'36"	50.00'	S07°24'14"W	66.94'
C29	64.06'	73°24'10"	50.00'	S86°07'37"W	59.76'
C30	73.45'	84°10'00"	50.00'	N15°05'18"W	67.02'
C31	13.29'	15°13'34"	50.00'	N34°36'29"E	13.25'
C32	16.89'	48°39'44"	20.00'	N17°52'24"E	16.48'
C33	57.56'	03°12'51"	1026.00'	N04°50'03"W	57.55'
C34	45.57'	02°32'42"	1026.00'	N01°57'16"W	45.57'
C35	47.12'	90°00'00"	30.00'	N45°40'55"W	42.43'
C36	10.71'	12°16'04"	50.00'	S83°11'03"W	10.69'
C37	10.71'	12°16'04"	50.00'	S83°11'03"W	10.69'
C38	33.52'	96°01'37"	20.00'	S41°18'16"W	29.73'
C39	23.52'	02°50'37"	474.00'	N05°21'14"W	23.52'
C40	28.34'	03°11'00"	474.00'	N02°16'25"W	28.33'
C41	105.19'	08°01'37"	1000.00'	S03°41'43"E	105.14'
C42	87.86'	90°00'00"	56.00'	S45°40'55"E	79.20'
C43	2.93'	03°21'20"	50.00'	N89°00'19"W	2.93'
C44	8.97'	10°16'34"	50.00'	N82°11'19"W	8.96'
C45	26.33'	03°01'04"	500.00'	S02°11'27"E	26.33'

LINE	DIRECTION	DISTANCE
L1	S77°03'01"E	5.02'
L2	S00°40'55"E	30.96'
L3	N00°40'55"W	20.96'
L4	S77°03'01"E	8.08'
L5	N89°19'05"E	28.04'
L6	N06°42'32"W	28.81'
L7	N00°40'55"W	23.68'
L8	S06°42'32"E	47.89'
L9	S00°40'55"E	48.42'
L10	N89°19'05"E	56.00'
L11	S00°40'55"E	56.00'
L12	N00°40'55"W	119.68'
L13	N89°19'05"E	26.00'

LEGEND

SUBDIVISION BOUNDARY	---
CENTERLINE OF RIGHT-OF-WAY	---
STREET RIGHT-OF-WAY LINE	---
LOT LINE	---
LOT ADDRESS	①
LOT NUMBER	②
BLOCK NUMBER	③
FOUND CITY MONUMENT	○
SET 1/2" REBAR WITH SURVEY CAP NO. 5337	○

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

PLAT NOTES AND RESTRICTIONS

- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO AMERICAS ESTATES UNIT ONE REPLAT A SUBDIVISION BY THE PASO 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.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. 20080097253
- THIS SUBDIVISION LIES WITHIN ZONE "X", 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.
- ALL UTILITY EASEMENTS ARE 10 FEET WIDE UNLESS OTHERWISE SPECIFIED.
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS DEPARTMENT, INSTRUMENT NO. 20080077248
- THIS SUBDIVISION LIES WITHIN THE SOCORRO INDEPENDENT SCHOOL DISTRICT.
- BUILDINGS SHALL BE SETBACK FROM PROPERTY LINE AS FOLLOWS:
FRONT = 20.00 FEET
BACK = 20.00 FEET
SIDE = 5.00 FEET
SIDE ADJACENT TO STREET = 10.00 FEET
- NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
- THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE PASO DEL ESTE MUNICIPAL UTILITY DISTRICT (MUD) NO. 2. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY PASO DEL ESTE 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 ESTE MUNICIPAL UTILITY DISTRICT (MUD) NO. 2 IN ACCORDANCE WITH ITS RULES AND REGULATIONS.
- ALL DRAINAGE, WATER AND WASTEWATER EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED OR LEASED TO, AND MAINTAINED BY PASO DEL ESTE MUNICIPAL UTILITY DISTRICT (MUD) NO. 1 IN ACCORDANCE WITH ITS RULES AND REGULATIONS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE PASO DEL ESTE MUNICIPAL UTILITY DISTRICT NO. 1 WATER AND WASTEWATER SYSTEM, PURSUANT TO RULES AND REGULATIONS OF PASO DEL ESTE MUNICIPAL UTILITY DISTRICT (MUD) NO. 1, AND OTHER APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
- THE PRIVATE STREET (LOT 44, BLOCK 6) SHALL BE MAINTAINED BY HOME OWNER'S ASSOCIATION. (H.O.A.)
- ALL PRIVATE STREETS SHALL BE DESIGNATED AS A UTILITY/DRAINAGE EASEMENT FOR ACCESS AND USE BY PASO DEL ESTE M.U.D. NO. 1 AND OTHER ENTITIES TO CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REPLACE WATER, SEWER, FIRE PROTECTION AND OTHER UTILITY FACILITIES AND SERVICES.

METES AND BOUNDS DESCRIPTION "AMERICAS ESTATES UNIT ONE, REPLAT A"

A 10.7893 acre parcel being a replat of Lots 16 thru 44, Block 6, Carmichael Drive, Huntcliffe 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 and bounds as follows:

- COMMENCING for reference at an existing City Monument found at the center line intersection of 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 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 said Lot 53 for an angle point;
- THENCE, following the south boundary line of Lots 53 thru 58, Block 6, Americas Estates Unit One, North 88°53'57" East, a distance of 321.44 feet to a 1/2 inch rebar with survey cap No. TX5337 set on the south boundary line of said Lot 58 for an angle point;
- THENCE, following the south boundary line of said Lot 58 and continuing along the northeasterly boundary line of Americas Estates Unit One, North 89°19'05" East, a distance of 289.68 feet to a 1/2 inch rebar with survey cap No. TX5337 set on the east boundary line of Americas Estates Unit One for the northeast corner of the parcel herein described;
- THENCE, leaving the northeasterly boundary line of Americas Estates Unit One and following the east boundary line of Americas Estates Unit One, South 00°40'55" East, a distance of 357.92 feet to a 1/2 inch rebar with survey cap No. TX5337 set on the southeasterly boundary line of Americas Estates Unit One for the most easterly corner of the parcel herein described;
- THENCE, leaving the east boundary line of Americas Estates Unit One and following the southeasterly boundary line of Americas Estates Unit One, South 84°15'01" West, a distance of 83.45 feet to a 1/2 inch rebar with survey cap No. TX5337 set on the northerly boundary line of Tract 1, A. G. Bell Survey Number 315 1/2, El Paso County, Texas for the southeast corner of the parcel herein described;
- THENCE, following the boundary line common to Americas Estates Unit One and said Tract 1, South 78°50'07" West, a distance of 829.61 feet to a 1/2 inch rebar with survey cap No. TX5337 set on the east boundary line of Lot 11, Block 6, Americas Estates Unit One for the southwest corner of the parcel herein described, identical to the northwest corner of said Tract 1;

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 on an angle point, identical to the northeast corner of said Lot 15;

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 curvature;

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 to a point of tangency;

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.

Said Parcel contains 10.7893 acres (469,982 square feet) more or less.

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 (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

SURVEYOR

BROCK & BUSTILLOS INC.
CONSULTING CIVIL ENGINEERS
LAND SURVEYORS
417 EXECUTIVE CENTER
EL PASO, TEXAS 79902
WWW.BROCK&BUSTILLOS.COM
PH (915) 542-4630
FAX (915) 542-2867
JOB NO. 58425-94

ENGINEER
cea
GROUP
engineers • architects • planners
4712 Woodrow Bean Ste. F
El Paso, Texas 79904
Office 915.544.5232 Fax 915.544.5233
www.ceagroup.net
CONTACT: JORGE L. AZCARATE, P.E.

Americas Estates Unit 1 Replat "A"