

# STONE GATE SUBDIVISION UNIT THREE

BEING A PORTION OF  
TRACT 1A, O.A. DANIELSON SURVEY 311  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING 10.920 ACRES

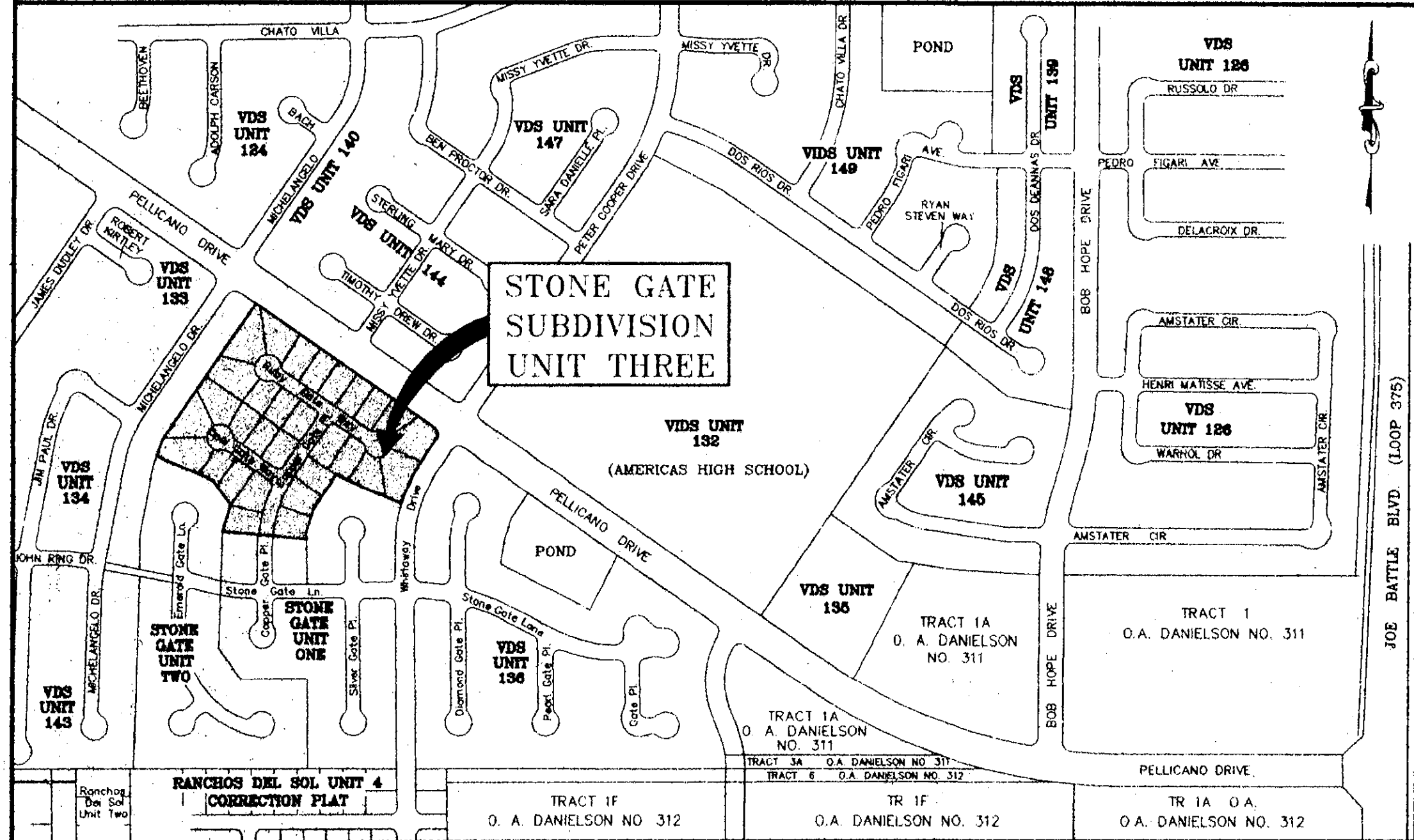
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	535.00	166.85	84.11	166.18	S25°39'44"W	175°09'
C2	30.00	47.13	30.00	42.43	S10°24'17"E	90°00'11"
C3	500.00	307.16	158.60	302.35	S16°59'53"W	35°11'51"
C4	500.00	51.80	25.93	51.78	S02°22'02"W	5°56'11"
C5	500.00	208.78	108.94	207.27	S17°17'53"W	23°55'30"
C6	500.00	48.57	23.30	48.55	S31°55'44"W	52°02'12"
C7	474.00	7.77	3.89	7.77	S34°07'38"W	0°56'23"
C8	474.00	118.19	59.40	117.88	S26°30'50"W	14°17'12"
C9	474.00	116.11	58.35	115.82	S12°21'11"W	14°02'07"
C10	526.00	81.97	41.07	81.89	S09°47'59"W	8°55'43"
C11	526.00	97.12	48.70	96.98	S19°33'13"W	10°34'44"
C12	20.00	28.01	16.86	25.78	N15°16'48"W	90°14'45"
C13	20.00	16.82	8.94	16.33	N79°29'52"W	48°11'23"
C14	49.00	30.04	15.51	29.57	S86°01'51"E	35°07'26"
C15	49.00	58.36	33.20	54.97	S34°20'56"E	68°14'23"
C16	49.00	54.15	30.21	51.43	S31°25'40"W	63°18'49"
C17	49.00	55.44	31.11	52.53	N84°30'14"W	64°49'23"
C18	49.00	38.38	20.24	37.41	N29°39'10"W	44°52'45"
C19	20.00	16.82	8.94	16.33	S31°19'29"E	48°11'23"
C20	20.00	31.43	20.02	28.30	N79°34'14"E	90°03'10"
C21	526.00	0.49	0.24	0.49	S34°34'14"W	0°03'10"
C22	20.00	31.42	20.00	28.28	S79°35'50"W	90°00'00"
C23	20.00	31.42	20.00	28.28	N10°24'10"W	90°00'00"
C24	20.00	16.82	8.94	16.33	N79°29'52"W	48°11'23"
C25	49.00	43.73	23.44	42.30	S76°01'24"E	51°08'16"
C26	49.00	57.07	32.27	53.90	S19°05'20"E	68°43'51"
C27	49.00	58.52	33.32	55.10	S48°29'24"W	68°25'36"
C28	49.00	77.04	49.07	69.35	N52°15'18"W	90°05'01"
C29	20.00	16.82	8.94	16.33	S31°18'29"E	48°11'23"
C30	20.00	4.22	2.12	4.21	S61°26'39"E	12°04'56"
C31	20.00	12.60	6.52	12.40	S85°32'20"E	36°06'27"
C32	49.00	59.23	33.84	55.69	N69°57'55"W	69°15'17"
C33	49.00	48.29	26.31	46.36	N08°06'28"W	56°27'36"
C34	49.00	50.23	27.57	48.06	N51°29'26"E	58°44'12"
C35	49.00	57.05	32.25	53.88	S65°47'21"E	66°42'13"
C36	49.00	21.57	10.96	21.40	S19°49'31"E	25°13'27"
C37	20.00	16.82	8.94	16.33	N31°18'29"W	48°11'23"

LINE	BEARING	LENGTH
L1	S34°35'49"W	101.79
L2	S34°35'50"W	141.51
L3	S16°59'53"W	98.02
L4	S00°36'03"E	23.00
L7	N17°37'03"E	102.61
L8	N36°44'02"W	107.75
L9	N21°14'34"E	69.50
L10	S52°24'11"E	35.00
L11	S84°39'52"E	26.00
L12	S84°39'52"E	26.00



LOCATION MAP

SCALE: 1" = 600'



**NOTES:**  
WATER AND SEWER SERVICES HAVE BEEN EXTENDED TO THIS SUBDIVISION (STONE GATE UNIT THREE) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND HAS BEEN CONSTRUCTED AND OPERABLE AS OF AUGUST 07, 2000.  
THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAN ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
INSTRUMENT No. 2000059222, BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATE \_\_\_\_\_  
TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.  
INSTRUMENT No. 2000059222, BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATE \_\_\_\_\_  
VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING PELLICANO DRIVE AND WHIRLWAY DRIVE, 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. 2000059222, BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATE \_\_\_\_\_

**NOTES:**  
RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
INSTRUMENT No. 2000059222, BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATE \_\_\_\_\_  
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.  
BEARINGS BASIS FOUND CITY MONUMENTS CENTERLINE STONE GATE LANE AS SHOWN ON MAP OF STONE GATE SUBDIVISION UNIT ONE RECORDED IN VOLUME 74, PAGE 13, PLAT RECORDS OF EL PASO COUNTY, TEXAS.

**MORENO CARDENAS INC, ENGINEERS**  
**CONDE INC, PROFESSIONAL LAND SURVEYORS**

DATE OF PREPARATION: JANUARY 07, 2000  
STGCAJN.DWG

**DEDICATION**

PELLICANO EAST II LTD, property owner of this land, hereby present this plot and dedicate to the use of the public the streets, drives, S.W.B.T. easements, and utility easements as hereon laid down and designated, including easements for overhead of 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 21<sup>st</sup> day of August, 2000.

PELLICANO EAST II LTD,  
BY: PELLICANO DEVELOPERS, INC.,  
ITS GENERAL PARTNER  
*s/ Timothy C. Foster*  
Timothy C. Foster, PRESIDENT

ATTEST: NOT REQUIRED

**ACKNOWLEDGEMENT**

STATE OF TEXAS  
COUNTY OF EL PASO  
Before me, the undersigned authority, on this day personally appeared Timothy C. Foster, President of PELLICANO DEVELOPERS, INC., 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 21<sup>st</sup> day of August, 2000.  
*s/ Susan Mc Millan* 3-16-01  
Notary Public in and for El Paso County My Commission Expires

**CITY PLAN COMMISSION**

This subdivision is hereby approved as to the plotting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this 9<sup>th</sup> day of March, 2000.  
*s/ Patricia D. Adauto* Secretary  
*s/ Joe Weismiller* Chairperson  
Approved for filing this 22<sup>nd</sup> day of August, 2000.  
*s/ Terry Williams* Deputy Director For Building Services

**FILING**

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 23<sup>rd</sup> day of August, 2000, A.D. in Volume 75 of the Plat Record, Page 52 File No. 2000059222  
*s/ Hector Enriquez, Jr.* County Clerk  
*s/ Fanny Lamison* By Deputy

**FILING MAP**

Subdivision improvement plans prepared by me or under the supervision of Moreno Cardenas, Inc., Engineers  
*s/ Jorge L. Azcarate*  
Jorge L. Azcarate, P.E.  
Licensed Professional Engineer  
Texas License No. 85075

This plot 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 Staff.  
*s/ Ron R. Co*  
Ronald R. Conde, R.P.L.S.  
Registered Professional Land Surveyor  
Texas License No. 5152

**S-690 UNIT 3**