

SIERRA CREST
REPLAT I

BEING A REPLAT OF COMMON OPEN SPACE A AND LOT 17,
BLOCK 1, SIERRA CREST; COMMON OPEN SPACE H, AND LOTS 28
AND 29, BLOCK 1, SIERRA CREST REPLAT C; LOT 18, BLOCK 1,
SIERRA CREST REPLAT D; LOT 1, BLOCK 1, SIERRA CREST
REPLAT G; AND LOT 1, BLOCK 1, TERRACE AT CINCINNATI,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 15.65 AC.±

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	298.53'	92.30'	46.52'	91.94'	S2°46'16"E 17°42'56"
C2	156.62'	39.76'	19.99'	39.65'	N1°14'21"W 14°32'39"
C3	104.88'	22.61'	11.35'	22.57'	N30°24'30"W 12°21'14"
C4	1482.00'	108.14'	54.09'	108.12'	N20°35'25"W 4°10'51"
C5	1311.05'	151.44'	75.80'	151.35'	N15°46'20"W 6°37'05"
C6	30.00'	22.71'	11.93'	22.17'	N9°13'20"E 43°22'14"
C7	35.00'	140.13'	76.10'	63.60'	S83°47'33"E 22°24'01"
C8	1518.00'	110.77'	55.41'	110.74'	N20°35'25"W 4°10'51"
C9	35.00'	84.07'	90.30'	65.27'	S89°25'02"E 13°37'33"
C10	1188.07'	75.07'	37.55'	75.06'	N2°58'48"W 3°37'14"
C11	212.50'	139.08'	72.13'	136.61'	S19°55'10"E 37°29'57"
C12	1787.61'	100.08'	50.05'	100.07'	N34°32'54"W 31°2'28"
C13	391.54'	170.41'	86.58'	169.07'	N20°28'33"W 24°56'14"
C14	85.07'	73.45'	39.19'	71.19'	N43°02'00"E 49°28'11"
C15	65.59'	38.83'	20.00'	38.26'	N84°43'30"E 33°55'00"
C16	156.62'	11.73'	5.87'	11.73'	N3°53'12"E 41°7'34"
C17	156.62'	28.02'	14.05'	27.99'	N32°3'08"W 10°15'05"
C18	35.00'	62.42'	43.37'	54.47'	N32°36'10"E 102°11'28"
C19	35.00'	77.71'	70.52'	62.70'	S32°41'50"E 127°12'33"

NOTES:

- WATER AND SEWER SERVICES HAS BEEN EXTENDED TO THIS SUBDIVISION (SIERRA CREST REPLAT I) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES.
- THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL COORDINATE INSTALLATION AND CONSTRUCTION WITH THE UNITED STATES POSTAL SERVICE IN DETERMINING THE TYPE OF DELIVERY SERVICE FOR THE PROPOSED SUBDIVISION. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
- SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 480214-00338, DATED OCTOBER 15, 1982, THIS PROPERTY IS IN FLOOD ZONE C "AREAS OF MINIMAL FLOODING".

REASON FOR REPLAT: a). SUBDIVIDE INTO 4 RESIDENTIAL LOTS.
b). INCREASE PRIVATE, OPEN SPACE AREA.
c). TO VACATE EXISTING 5' UTILITY EASEMENT.
d). TO RELOCATE EXISTING 10' DRAINAGE EASEMENT.
e). TO CHANGE SILENT CREST LN. CUL-DE-SAC FROM COMMON AREA TO PRIVATE/GATED STREET.

LOCATION MAP

SCALE: 1"=600'

