

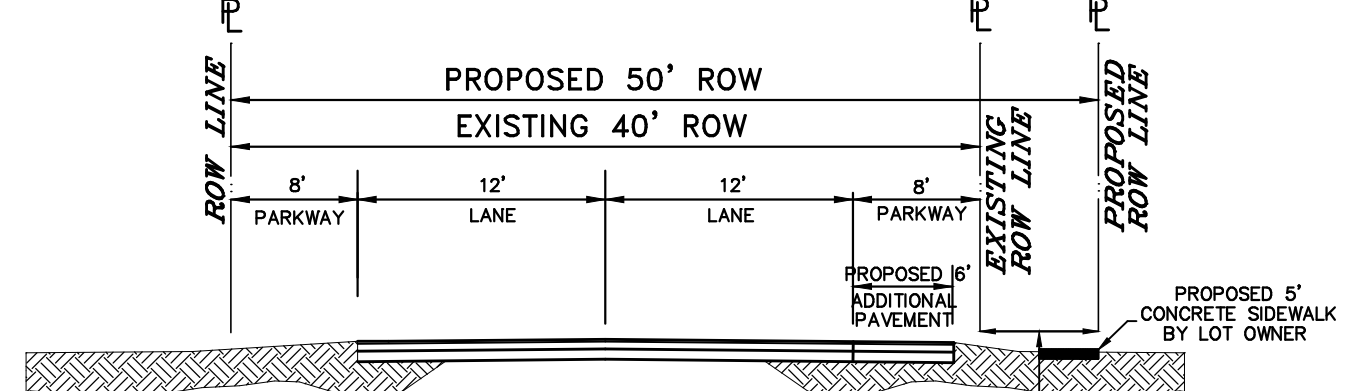
SARITA LANE SUBDIVISION

TRACTS 14A1, 14A1A1, 14A1B, 14-B-1, 14B1A AND 14B1B, BLOCK 16,
UPPER VALLEY SURVEYS, EL PASO COUNTY, TEXAS.
CONTAINING: 919,896.07 SQ.FT. OR 21.1779 ACRES ±

PRELIMINARY

LINE TABLE			CURVE TABLE					
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
L1	30.00	N00°11'54"W	C1	14.90	71.65	11°54'52"	S41°47'28"E	14.87
L2	45.00	N89°48'06"E	C2	4.43	71.65	3°32'35"	S49°31'12"E	4.43
L3	45.89	S00°11'54"E	C3	19.33	71.65	15°27'27"	S43°33'46"E	19.27

LOT	Area (sq. ft.)	Area (acres)
LOT 1	81,687.23	1.8752
LOT 2	85,172.49	1.9552
LOT 3	81,569.65	1.8725
LOT 4	96,197.34	2.2083
LOT 5	565,591.07	12.9841



BENCH MARK:
FOUND COUNTY MONUMENT AT CENTERLINE
INTERSECTION OF RIO DEL RANCHO & RIO HACIENDA
BENCH MARK ELEV. = 3750.71' USBR DATUM
CONTOUR INTERVAL 1 FOOT
CONTOUR LABEL 5 FEET

40' R.O.W.
MORRILL ROAD
LOCAL STREET
SECTION A-A
SCALE: NTS

ON-SITE PONDING NOTES:

1. ALL LOTS IN THE SUBDIVISION ARE SUBJECT TO ON-SITE PONDING. LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING ADEQUATE PROVISIONS TO ACCOMMODATE ALL STORMWATER RUNOFF GENERATED FROM THEIR RESPECTIVE LOT PLUS ONE-HALF THE RUNOFF GENERATED FROM ALL ADJUTING STREET RIGHT-OF-WAYS DIRECTLY FRONTING THE LOT. THE POND DEPTH AND LOT GRADING REQUIREMENTS AS PER APPROVED GRADING AND DRAINAGE PLAN FOR THE SUBDIVISION.
2. WALLS CONSTRUCTED ABUTTING STREET RIGHT-OF-WAYS SHALL BE CONSTRUCTED WITH A SERIES OF DRAIN PIPES ALLOWING THE STREET RUNOFF TO BE CONVEYED TO THE SUBJECT PROPERTY.
3. ON-SITE PONDING AREAS SHALL HAVE MINIMUM ONE (VERTICAL) TO THREE (HORIZONTAL) SIDE SLOPES AND A MAXIMUM OF TWELVE (12) INCHES DEEP BASED ON A ONE HUNDRED YEAR STORM.
4. PERMANENT ELEVATION MARKERS SHALL BE INSTALLED TO DEFINE THE LEVELS TO BE MAINTAINED TO ENSURE THE EFFECTIVENESS OF ON-SITE PONDING. PERMANENT ELEVATION MARKERS SHALL NOT BE MOVED, COVERED OR ALTERED WITH WRITTEN PERMISSION FROM THE COUNTY.
5. THE COUNTY AND/OR ITS REPRESENTATIVE IS GRANTED PERMANENT RIGHT OF ACCESS TO INSPECT THE PONDING AREAS AND PERMANENT ELEVATION MARKERS.
6. FILLING OR CHANGING THE POND, OR ALLOWING THE POND TO BE FILLED OR CHANGED TO AN ELEVATION GREATER THAN ESTABLISHED BY THE PERMANENT ELEVATION MARKERS, IS PROHIBITED.
7. ON-SITE PONDING AREAS AND PERMANENT ELEVATION MARKERS SHALL BE CONSTRUCTED AND INSPECTED PRIOR TO BUILDING CONSTRUCTION. ACCURACY, PERMANENT CERTIFICATE OF COMPLIANCE, REQUIRED TO OBTAIN UTILITY SERVICES WILL BE ISSUED ONLY AFTER THE COUNTY OF EL PASO HAS PERFORMED THE INSPECTION.
8. NO PERSON SHALL BE PERMITTED TO IMPAIR THE FUNCTIONALITY OF AN ON-SITE POND. NO MORE THAN FIFTY PERCENT (50%) OF THE AREA OF ANY RESIDENTIAL LOT CONVEYED BY DEED SHALL BE COVERED BY IMPROVEMENTS, EITHER TEMPORARY OR PERMANENT, WHICH SHED STORMWATER, INCLUDING BUT NOT LIMITED TO, BUILDINGS, DRIVEWAYS, PATIOS, DECKS OR LANDSCAPING UNDERLAID WITH PLASTIC SHEETING OR OTHER IMPERMEABLE MATERIAL.
9. IN THE EVENT THAT THE FUNCTIONALITY OF AN ON-SITE POND BECOMES IMPAIRED WHETHER BY ACT OF MAN OR NATURE, THE OWNER OF THE LOT ON WHICH THE IMPAIRED POND IS LOCATED SHALL PERFORM ALL CORRECTIVE ACTIONS REQUIRED TO RESTORE THAT FUNCTIONALITY.
10. ANY OWNER NOTIFIED IN WRITING BY THE COUNTY ENGINEER OF CORRECTIVE ACTIONS REQUIRED TO RESTORE THE FUNCTIONALITY OF AN ON-SITE POND OR DRAINAGE PROBLEM ON THE LOT SHALL COMPLY WITHIN FORTY-FIVE CALENDAR DAYS OF RECEIPT OF SUCH NOTICE. PROVIDED HOWEVER, THAT NOTHING HEREIN SHALL PREVENT THE COUNTY FROM MANDATING AN EARLIER TIME FOR COMMENCEMENT OF COMPLETION, DURING TIMES OF EMERGENCY, WHERE THERE IS IMMINENT DANGER OF LOSS OF LIFE, LIMB OR PROPERTY.
11. OWNER OF PROPERTY UTILIZING ON-SITE PONDING WAIVES ANY CLAIM OR CAUSE OF ACTION AGAINST THE COUNTY, EPWU-P&B, OFFICIALS OR EMPLOYEES, FOR ANY DEATH, INJURY OR PROPERTY DAMAGE RESULTING FROM ALTERATION OF THE PONDING CAPACITY FOR THAT LOT, INCLUDING LACK OF MAINTENANCE.
12. THESE ON-SITE PONDING REQUIREMENTS SHALL BE ENFORCED BY INJUNCTIVE RELIEF WITHOUT THE REQUIREMENT FOR BOND OR OTHER SECURITY.
13. THE CONVEYANCE OF PROPERTY PERMITTING ON-SITE PONDING SHALL DECLARE IN CONSPICUOUS LANGUAGE IN THE DEED THAT THE PROPERTY IS SUBJECT TO ON-SITE PONDING REQUIREMENTS, MAINTENANCE OF ELEVATION MARKERS, STANDING WATER ON LOT, AND INGRESS AND EGRESS FOR INSPECTION AS STATED ON THE PLAT.

PLAT NOTES AND RESTRICTIONS:

1. BUILDINGS SHALL BE SET AS FOLLOWS: FROM THE COUNTY ROAD RIGHT-OF-WAY, 20 FEET; FROM THE SIDE STREET RIGHT-OF-WAY, 10 FEET; AND FROM OTHER ADJOINING PROPERTY LINES, 5 FEET;
2. THE FINISH FLOOR ELEVATION OF ANY RESIDENCE SHALL BE AT LEAST 18" ABOVE THE AVERAGE HEIGHT OF THE CURB IN FRONT OF THE LOT, OR AT LEAST 12" ABOVE THE NATURAL GROUND LEVEL SURROUNDING THE FOUNDATION, WHICHEVER IS HIGHER.
3. NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
4. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOODPLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTION 4001 THROUGH 4127).
5. 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.
6. THIS PROPERTY LIES IN ZONE "X", AS DESIGNATED BY F.E.M.A. IN EL PASO COUNTY, COMMUNITY PLAN NO. 480212-0025 B, DATED SEPTEMBER 04, 1991.
7. RESTRICTIVE COVENANTS FOR THIS PROPERTY ARE FILED IN THE EL PASO COUNTY CLERK'S OFFICE, INSTRUMENT NO. _____ DATE _____
8. TAX CERTIFICATES FOR THIS PROPERTY ARE FILED IN THE EL PASO COUNTY CLERK'S OFFICE, INSTRUMENT NO. _____ DATE _____
9. THE OWNER/DEVELOPER HAS PROVIDED ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY LOTS.
10. THIS SUBDIVISION IS SUBJECT TO ON-SITE PONDING OF STORMWATER RUNOFF. LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING ADEQUATE PROVISIONS TO ACCOMMODATE ALL STORMWATER RUNOFF GENERATED FROM THEIR RESPECTIVE LOT, PLUS ONE-HALF OF THE RUNOFF GENERATED FROM ALL ADJUTING STREET RIGHTS-OF-WAY DIRECTLY FRONTING THE LOT.
11. ALL STORM RUN-OFF SHALL BE ADDRESSED WITHIN THE SUBDIVISION BOUNDARIES, LOTS SHALL BE SUBJECT TO ON-SITE PONDING AND SHALL COMPLY WITH ALL PROVISIONS OF THE EL PASO COUNTY MUNICIPAL CODE.
12. GRADING AND DRAINAGE PLANS WILL BE REQUIRED BEFORE BUILDING PERMITS ARE ISSUED.
13. ALL PONDS WILL BE CONSTRUCTED AT TIME OF DEVELOPMENT.
14. LOT OWNERS SHALL OBTAIN APPROVAL FROM EL PASO COUNTY PLANNING AND DEVELOPMENT PRIOR TO LOT DEVELOPMENT, GRADING AND DRAINAGE PREPARED BY A TEXAS LICENSED ENGINEER IS REQUIRED FOR EACH INDIVIDUAL LOT TO BE SUBMITTED FOR REVIEW AND APPROVAL.
15. LOT OWNER IS RESPONSIBLE FOR MAINTAINING DRIVEWAYS, PARKWAYS ABUTTING THEIR PROPERTY.
16. LOT OWNER IS RESPONSIBLE FOR CONTRACTING DRIVEWAYS.
17. OWNER/DEVELOPER HAS OBTAINED A PERMIT FROM THE EL PASO COUNTY PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
18. FURTHER SUBDIVIDING OR REPLACING THESE LOTS IS NOT ALLOWED IF IT DOES NOT COMPLY WITH ALL OR REQUIRES A VARIANCE OF THE THEN-EFFECTIVE SUBDIVISION REGULATIONS.

RESIDENTIAL ON SITE PONDING REQUIREMENTS:

1. PERMANENT ELEVATION MARKERS SHALL BE INSTALLED TO DEFINE THE LEVELS TO BE MAINTAINED TO ENSURE THE EFFECTIVENESS OF ON-SITE PONDING ON ALL RESIDENTIAL LOTS.
2. PERMANENT ELEVATION MARKERS SHALL NOT BE MOVED, COVERED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE DEPUTY DIRECTOR FOR ENGINEERING.
3. FILLING OR CHANGING THE LOT, OR ALLOWING THE LOT TO BE FILLED OR CHANGED TO AN ELEVATION GREATER THAN ESTABLISHED BY THE PERMANENT ELEVATION MARKERS, IS PROHIBITED.
4. THE COUNTY SHALL BE GRANTED PERMANENT RIGHT OF ACCESS TO INSPECT THE LOT ELEVATION AND THE PERMANENT ELEVATION MARKERS;
5. NO MORE THAN FIFTY (50) PERCENT OF THE AREA OF THE RESIDENTIAL LOT CONVEYED BY THE DEED MAY EVER BE COVERED BY IMPROVEMENTS OF ANY KIND, EITHER TEMPORARY OR PERMANENT.
6. DEVELOPER/BUILDER SHALL COMPLY WITH ALL PROVISIONS OF THE DRAINAGE DESIGN MANUAL OF THE COUNTY OF EL PASO.
7. ON SITE POND MAINTENANCE IS INDIVIDUAL PROPERTY OWNER'S RESPONSIBILITY.

LEGEND

- NG = NATURAL GROUND
- PVM = PAVEMENT
- RW = ROCKWALL
- CONC = CONCRETE
- CAS = GAS
- WM = WATER METER
- PO = POWER POLE
- SI = SIGN
- OE = OVERHEAD ELECTRIC
- ROCK = ROCKWALL
- PF = PIPE FENCE
- PL = PROPERTY LINE
- EL = EASEMENT LINE
- CL = CENTER LINE

SCHOOL DISTRICT
CANUTILLO INDEPENDENT SCHOOL DISTRICT

LOT USES
5 SINGLE FAMILY RESIDENTIAL

SURVEYOR:
CAD CONSULTING CO.
CARLOS M. JIMENEZ
1790 N. LEE TREVINO
EL PASO, TEXAS 79936
PHONE: (915) 633-6422

ENGINEER:
SMH ENGINEERING LLC
SANDRA HERNANDEZ
10710 GATEWAY NORTH
EL PASO, TEXAS 79924
PHONE: (915) 238-4699

OWNER/DEVELOPER:
BLAUGRUND MORRILL FARM LLC.
SARA BLAUGRUND
700 N. STANTON STREET
EL PASO, TEXAS 79902
PHONE: (915) 533-5414
PHONE: (915) 449-2238

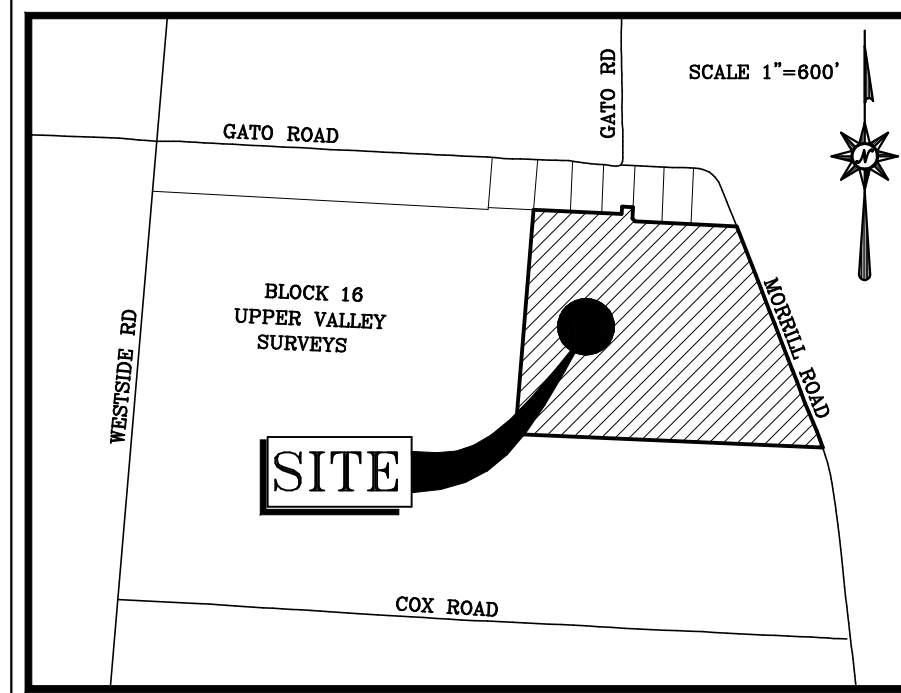
OWNER:
JARED ALLENS HOMES FOR
WOUNDED WARRIORS
ALEX KARALEXIS, Executive Director
9845 E. BELL RD., STE. 130
SCOTTSDALE, AZ 85260
PHONE: (617) 584-5504

OWNER:
CESAR MOLINA
ISELA MOLINA
176 YELLOWLEGS CT.
SANTA TERESA, NM 86008
PHONE: (915) 526-8739

OWNER:
CARLOS AHUMADA
P.O. BOX 627
CANUTILLO, TX 79835
PHONE: (915) 494-5889

OWNER:
JASON C. SALAZAR
ECKLYN R. SALAZAR
5609 MAURICE BELL DR.
EL PASO, TEXAS 79932
PHONE: (915) 687-7020

LOCATION MAP AND ETJ STATUS
SARITA LANE SUBDIVISION IS LOCATED IN NORTHWESTERN EL PASO COUNTY, TEXAS, APPROXIMATELY 1.6 MILES WEST OF THE CITY LIMITS OF EL PASO, TEXAS AND WITHIN THE 5 MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF EL PASO, UNDER LOCAL GOVERNMENT CODE 212.00, 212.09



CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 309
EL PASO, TEXAS 79936
TEL(915) 633-6422 FAX(915) 633-6424

LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- STREET CENTER LINE
- PROPERTY LINE