

GOMEZ SUBDIVISION UNIT TWO

TRACTS 1-B-5 AND 1-G,
BLOCK 9, UPPER VALLEY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING IN ALL 40,320 SQ.FT
OR 0.93 ACRES

GENERAL NOTES:

- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT No. _____, DATE _____.
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO GOMEZ SUBDIVISION UNIT TWO BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON ARDELLE AVENUE & PENDLETON ROAD AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION.
- THIS SUBDIVISION LIES WITH IN ZONE "X" AS DESIGNATED IN PANEL NO. 480212 0125 B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN.
- DEED REFERENCE: DOC# 20170022301, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
- BEARINGS SHOWN ARE GRID DERIVED FROM RTK OBSERVATIONS TO THE TEXAS CO-OP NETWORK. REFERRED TO THE TEXAS COORDINATE SYSTEM (NAD 83) 2011, CENTRAL ZONE. DISTANCES ARE GROUND AND MAY BE CONVERTED TO GRID DIVIDING BY 1.000231.
- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT. NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATION, BUILDING LINE, AND OR EASEMENTS WHICH MAY NOT AFFECT SUBJECT PARCEL.
- POSTAL SERVICE WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND/OR COLLECTION BOXES AS AGREED UPON BY THE US POSTAL SERVICE.
- LOT IS SUBJECT TO ON-SITE PONDING. BUILDER FOR INDIVIDUAL LOTS SHALL BE RESPONSIBLE FOR THE DEVELOPMENT OF THE ON-SITE POND CALCULATIONS IN ACCORDANCE TO THE CITY OF EL PASO STANDARDS, AT THE TIME OF CONSTRUCTION.
- 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 SUBDIVISIONS. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.

DEDICATION

STATE OF TEXAS
COUNTY OF EL PASO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

TEMPLO CRISTIANO FUENTE DE VIDA, INC, property owners of this land hereby presents this plot and dedicate their respective portions of property to the use of the public, the 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 my signature this _____ day of _____, 20____.

By: _____
Becca McBroom, Vice President

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Jacobo Rascon, 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 _____ day of _____, 20____.

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 conditions of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this

_____ day of _____, 20____.

Chairperson Executive Secretary

Approved for filing this _____ day of _____, 20____.

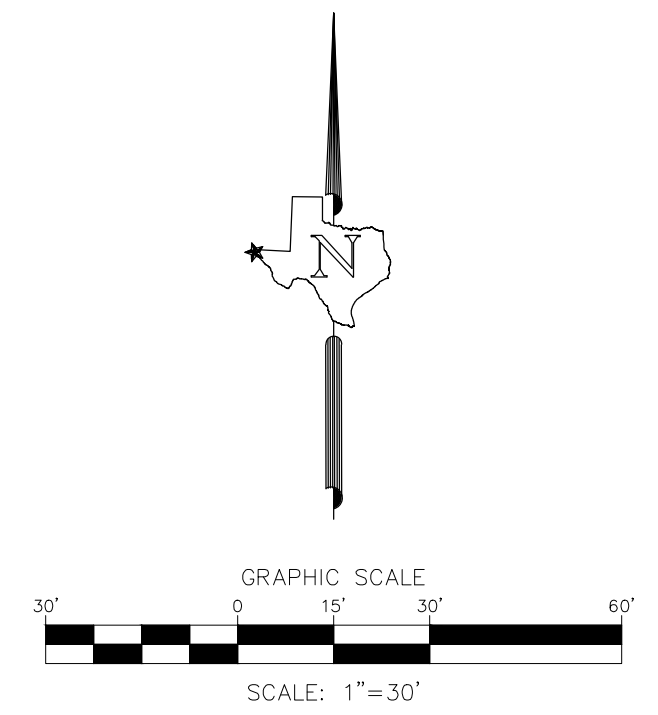
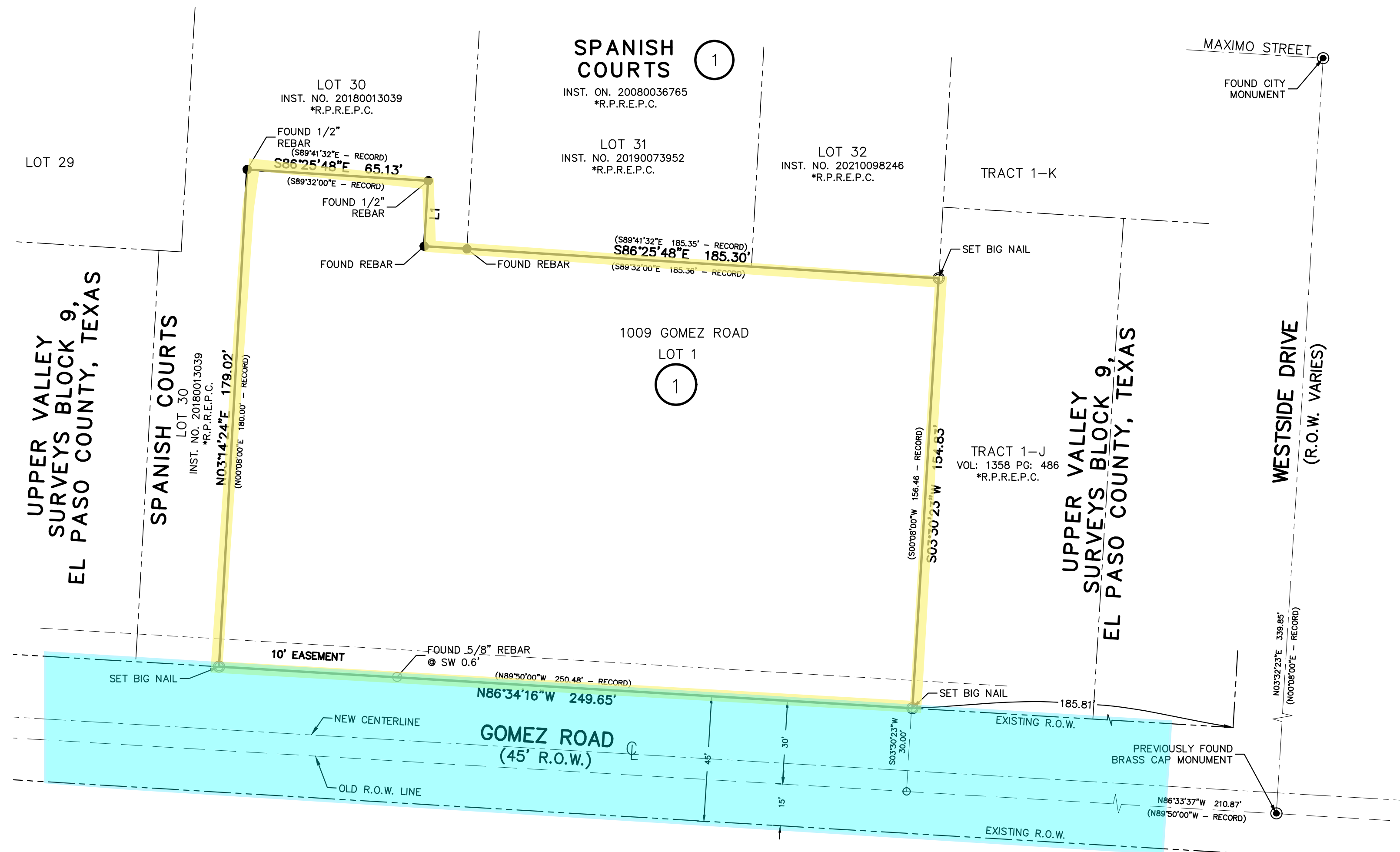
Planning and Inspections Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day

of _____, 20____, in File No. _____ of the Plat Records.

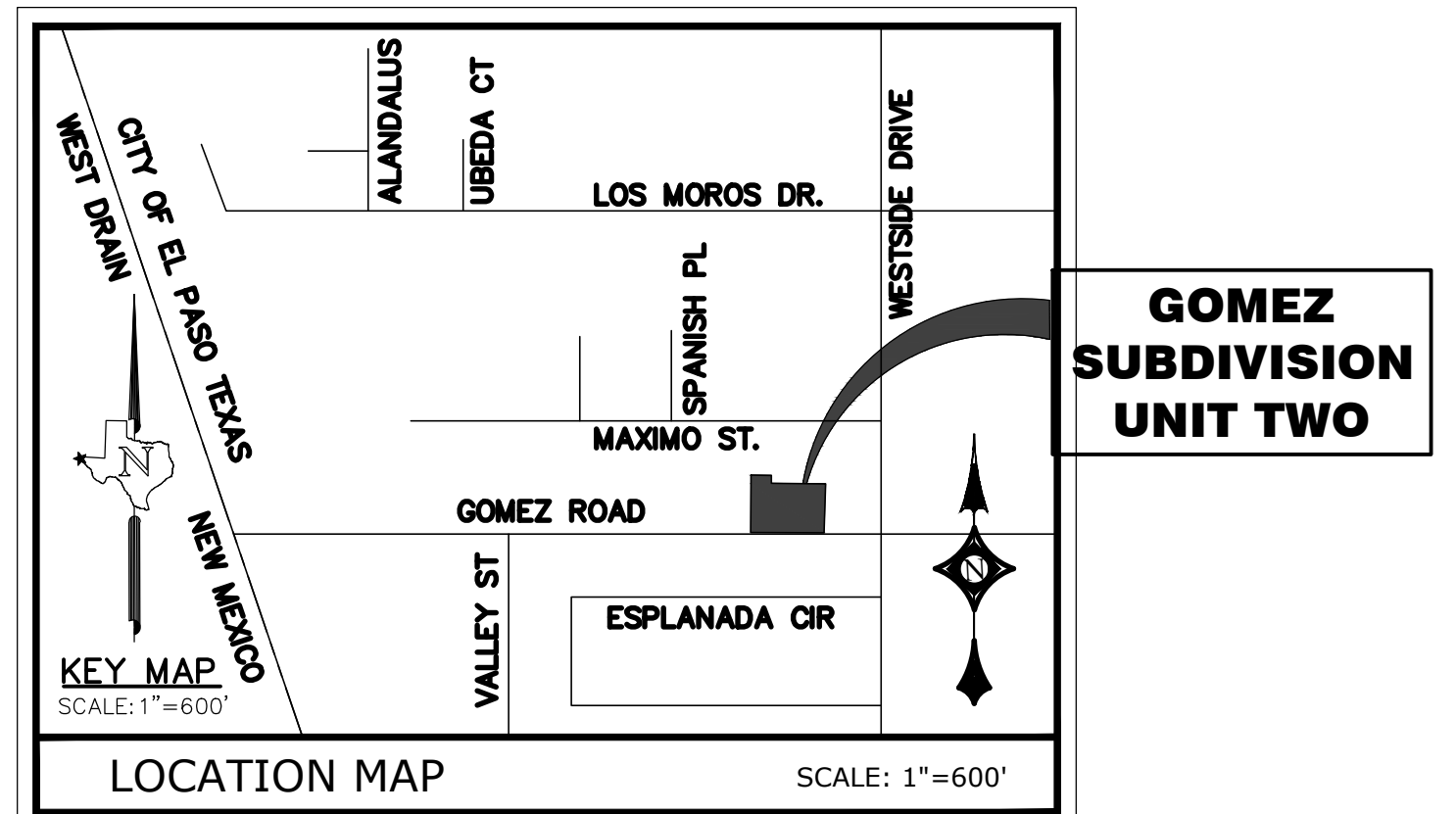
County Clerk by Deputy



LINE	BEARING	LENGTH
L1	S03°22'53"W	23.57'

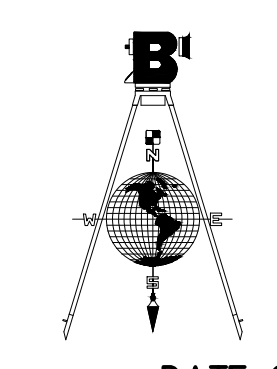
(S00°08'00"W - RECORD)

SCHOOL DISTRICT
CANUTILLO INDEPENDENT SCHOOL DISTRICT
7965 ARTCRAFT PO BOX 100 CANUTILLO, TEXAS
79835



PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone Number
OWNER:	TEMPLO CRISTIANO FUENTE DE VIDA, INC (ROBERTO GOMEZ)	1009 ARTCRAFT	EL PASO TEXAS (915) 778 2300
SURVEYOR:	BARRAGAN & ASSOCIATES INC.	10950 PELLICANO DR. BLDG. F	EL PASO, TX 79935 (915) 591-5709



SURVEYOR
Barragan & Associates Inc.

LAND PLANNING & LAND SURVEYING
TBPLS FIRM # 10151200
10950 Pellicano Dr. Bldg. F - El Paso TX 79935
Phone (915) 591-5709 Fax (915) 591-5706

DATE OF PREPARATION: SEPTEMBER 2024

This plat 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 Standards.