

SPANISH COURTS REPLAT A

BEING ALL OF LOT 24, BLOCK 9, SPANISH COURTS
AND TRACTS 2D2 AND 2D3, BLOCK 9, UPPER VALLEY SURVEYS
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING:

46,226.59 SQ. FT. OR 1.0612 ACRES ±

PRELIMINARY

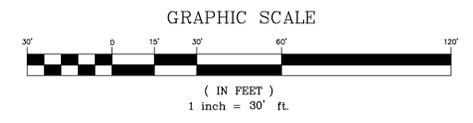
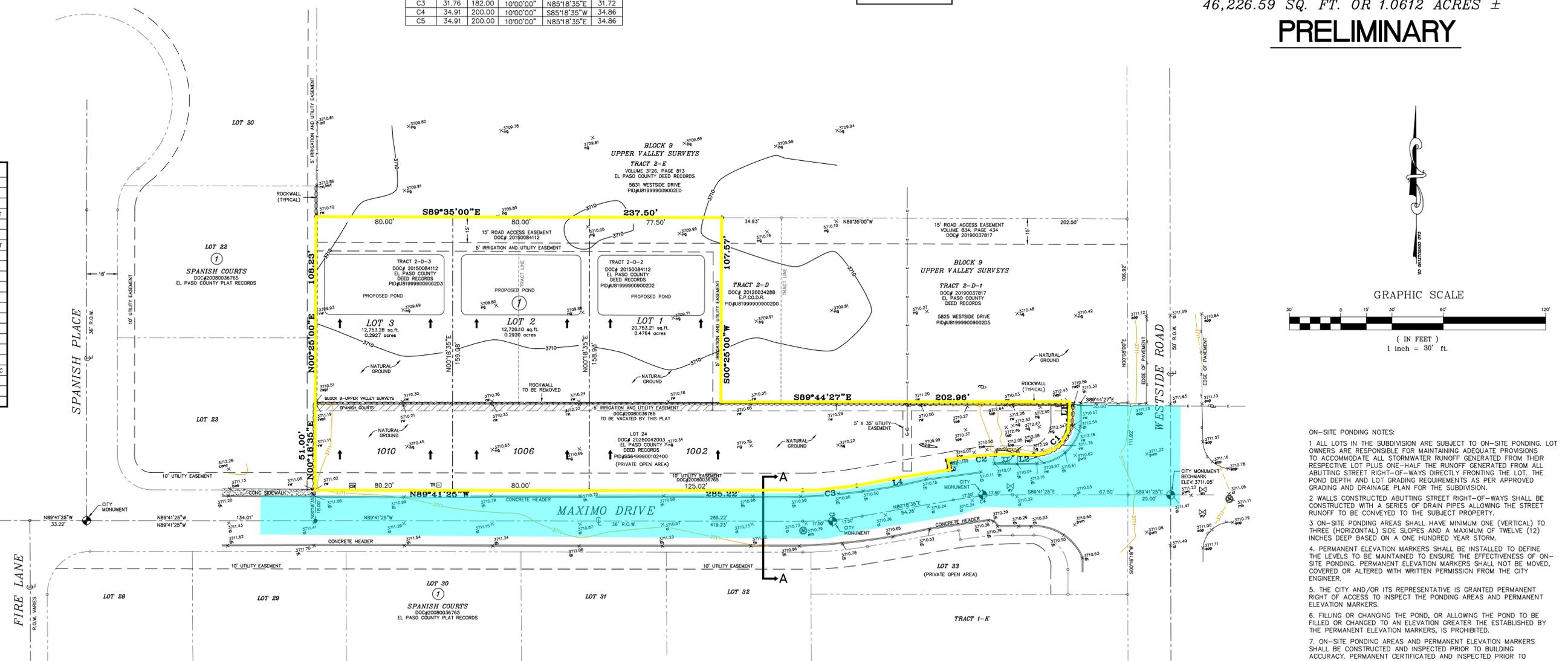
LINE TABLE		
LINE	LENGTH	BEARING
L1	10.33	S00°16'18"W
L2	12.05	N89°41'25"W
L3	5.46	N06°34'00"W
L4	54.26	S80°18'35"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	31.48	20.00	90°10'35"	N45°13'18"E	28.33
C2	39.01	223.50	10°00'00"	S85°18'35"W	38.96
C3	31.76	182.00	10°00'00"	N85°18'35"E	31.72
C4	34.91	200.00	10°00'00"	S85°18'35"W	34.86
C5	34.91	200.00	10°00'00"	N85°18'35"E	34.86

THE REASON FOR THE REPLAT IS TO COMBINE 2
TRACTS AND 1 LOT AND CONVERT INTO 3 LEGAL LOTS.

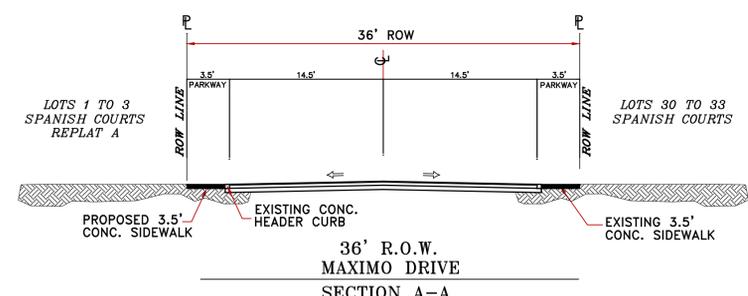
TOTAL NUMBER OF LOTS
RESIDENTIAL = 3 LOTS

LEGEND	
TH	= TOP OF HEADER
NG	= NATURAL GROUND
PVM	= PAVEMENT
CL	= CENTERLINE STREET
RW	= ROCKWALL
CONC	= CONCRETE
EOP	= EDGE OF PAVEMENT
TR	= TEL RISER
LP	= LIGHT POLE
WM	= WATER METER
MH	= MANHOLE
CB	= CABLE BOX
GW	= GUY WIRE
WV	= WATER VALVE
FH	= FIRE HYDRANT
S	= SIGN
EB	= ELECTRIC BOX
PP	= POWER POLE
OE	= OVERHEAD ELECTRIC
RW	= ROCKWALL
F	= FENCE
DF	= DRAINAGE FLOW



- 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 CITY ENGINEER.
 5. THE CITY 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 ACCURACY. PERMANENT CERTIFICATION AND INSPECTED PRIOR TO BUILDING ACCURACY. PERMANENT CERTIFICATE OF COMPLIANCE, REQUIRED TO OBTAIN UTILITY SERVICES WILL BE ISSUED ONLY AFTER THE CITY 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 UNDERLAIN 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 CITY 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 CITY 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 CITY, EPWU-PSS, 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.

- NOTES:
1. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT NO. _____ DATE _____
 2. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT NO. _____ DATE _____
 3. SET 1/2" REBAR AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
 4. 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.
 5. THIS PROPERTY LIES IN ZONES "X", AS DESIGNATED BY F.E.M.A.; CITY OF EL PASO, TEXAS EFFECTIVE DATE 09/04/1991, COMMUNITY PANEL NO. 480212-0125-B.
 6. WATER SUPPLY AND SEWAGE DISPOSAL WILL BE PROVIDED BY THE EL PASO WATER UTILITIES.
 7. ALL STORMWATER RUN-OFF DISCHARGE VOLUMES SHALL BE RETAINED WITHIN THIS SUBDIVISION LIMITS IN COMPLIANCE WITH PROVISIONS OF THE MUNICIPAL CODE SECTION 19.19.010, DSC PANEL 14CJ AND DDM 11.1.
 8. THIS PROPERTY LIES IN THE EL PASO INDEPENDENT SCHOOL DISTRICT.



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OWNER/DEVELOPER:
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