

REPLAT OF LOT 9 AND 10, BLOCK 1, MONTE VERDE UNIT 2
REPLAT A, EL PASO COUNTY, TEXAS.
CONTAINING 103,835.35 Sq. Ft.
2.3837 ACRES ±

PREPARED BY
SLI ENGINEERING, INC.
6600 WESTWIND DRIVE
EL PASO, TEXAS, 79912
(915) 584-4457

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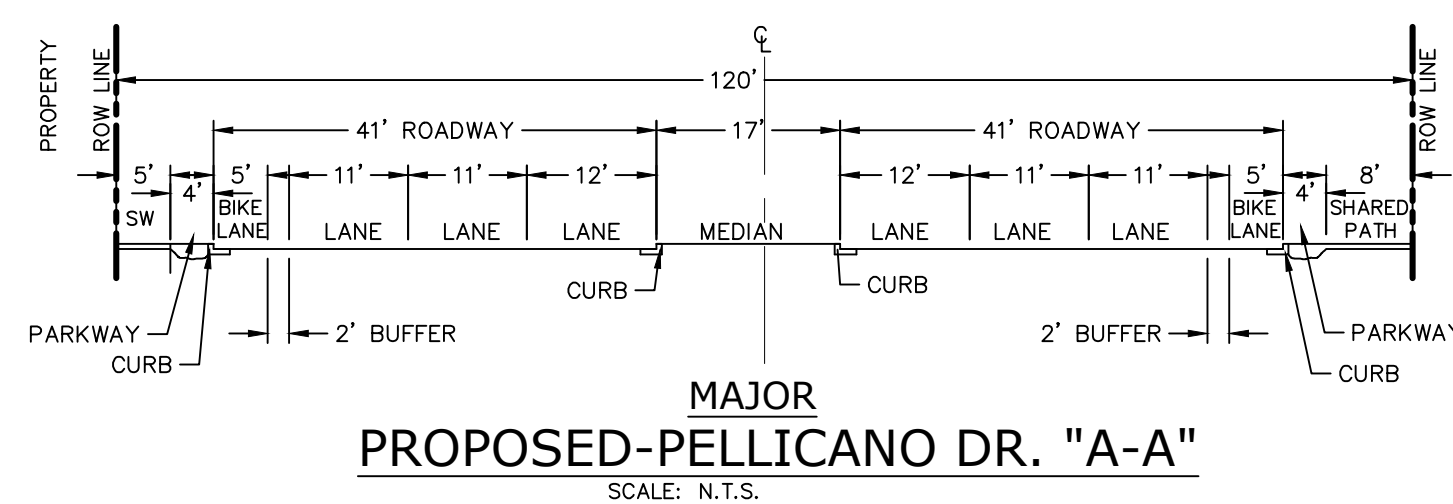
1. NUMBER OF LOTS IN THIS SUBDIVISION:
LOT = 3
2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480214 0046 C, DATED FEBRUARY 16, 2006, THIS PROPERTY LIES IN FLOOD ZONE "X".

ZONE "X", AREAS OF MINIMAL FLOODING.

DUE TO INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAP, THIS SURVEY DOES OF CERTITY TO THE ACCURACY OF LOCATIONS BASED ON SUCH MAPS, THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
3. SUBDIVISION FALLS WITHIN THE SOCCORRO SCHOOL DISTRICT

1. AT THE TIME OF BUILDING CONSTRUCTION THE DEVELOPER SHALL CONSTRUCT A 5 FT. CONC. SIDEWALK AS PART OF THE LOT IMPROVEMENTS. THE SIDEWALK IS TO BE LOCATED ALONG THE PROPERTY LINE ABUTTING PELLICANO DRIVE.
2. THE SUBDIVISION SHALL PROVIDE FOR A POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL COORDINATE THE INSTALLATION AND OPERATION 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.
3. ALL EXISTING AND PROPOSED PATHS OF TRAVEL, ACCESSIBLE SIDEWALKS, WHEEL CHAIR ACCESS CURB RUMPS AND DRIVEWAYS WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE IN COMPLIANCE WITH THE CURRENT ADA/TAS RULES AND REGULATIONS AND THE CURRENT COUNTY OF EL PASO DESIGN STANDARDS FOR CONSTRUCTION.
4. GRADING AND DRAINAGE SHALL BE REVIEWED BY A LICENSED TEXAS PROFESSIONAL ENGINEER, IS REQUIRED TO BE SUBMITTED FOR REVIEW AND APPROVAL BY THE EL PASO COUNTY Planning and Development Department. PRIOR TO COMMENCING ANY DEVELOPMENT.
5. LOT OWNER IS RESPONSIBLE FOR MAINTAINING DRIVEWAYS, SIDEWALKS, LANDSCAPING, AND PARKWAYS ABUTTING THEIR PROPERTY.
6. REFER TO ENGINEERING REPORT FOR DRAINAGE SCHEME.
7. THIS PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAPS, PANEL NO 48021A 0046C, FEBRUARY 16, 2016, CITY OF EL PASO, EL PASO COUNTY, TEXAS. ZONE X INDICATES MINIMAL FLOODING.
8. THE LOTS TO BE USED FOR NON RESIDENTIAL USE, SANITARY SEWER LINE WILL BE EXTENDED AND ACCEPTED BY EL PASO WATER UTILITIES. WATER AND SEWER SERVICE WILL BE PROVIDED BY EL PASO WATER.
9. ADDITIONAL R.O.U. WILL BE REQUIRED FOR DECELERATION LANE BASED ON WHAT TYPE OF DEVELOPMENT WILL BE PROPOSED. DETERMINATION WILL BE DONE AT TIME OF SITE SUBMITTAL.
10. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, IN THE CITY OF EL PASO, TEXAS. DATE: _____
11. THIS SUBDIVISION LIES WITHIN THE SOCORRO INDEPENDENT SCHOOL DISTRICT.
12. THE REASON FOR THE REPLAT IS TO SUBDIVIDE TWO LOTS INTO THREE LOTS.
13. THE VERTICAL DATUM IS BASED ON NGVD 88.
14. SEE BACKSHEET FOR THE FOLLOWING: FRONT= 17 FT., REAR=15 FT., SIDE= 5 FT.
15. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF EL PASO EXTRATERRITORIAL JURISDICTION UNDER LOCAL GOVERNMENT CODE 212.00, 212.001

(A) THE WATER QUALITY AND CONNECTIONS TO THIS LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THIS LOT OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
(C) ELECTRICAL CONNECTIONS PROVIDED TO THIS LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THIS LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS



MONTE VERDE UNIT 2, REPLAT B
PRELIMINARY PLAT

[illegible]