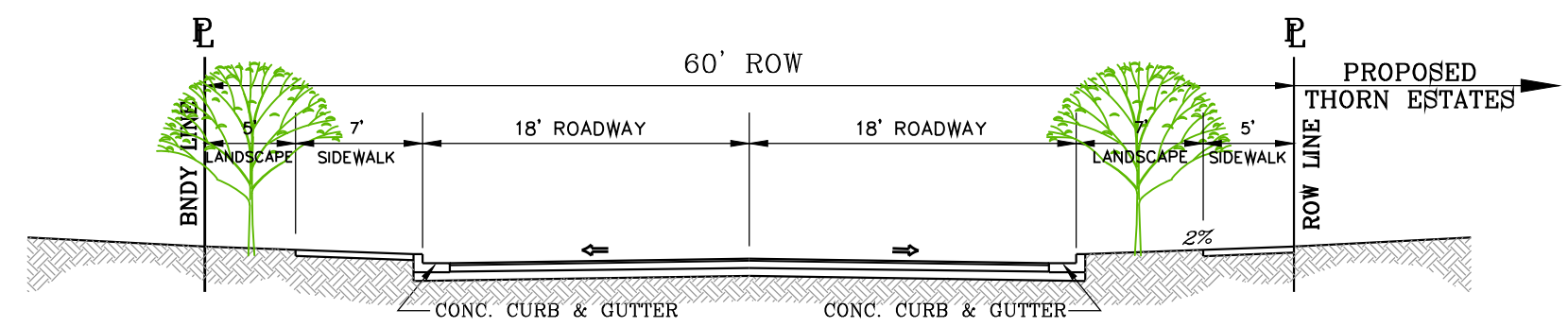
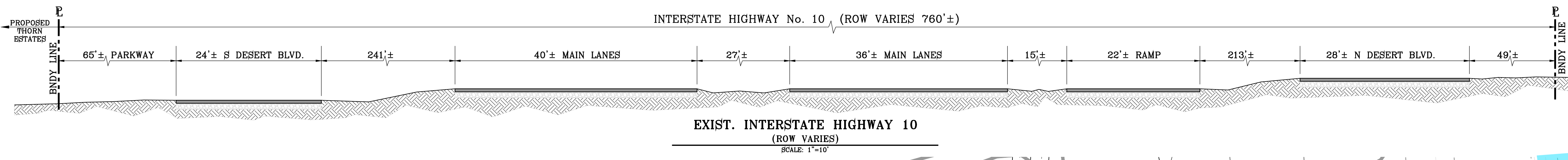
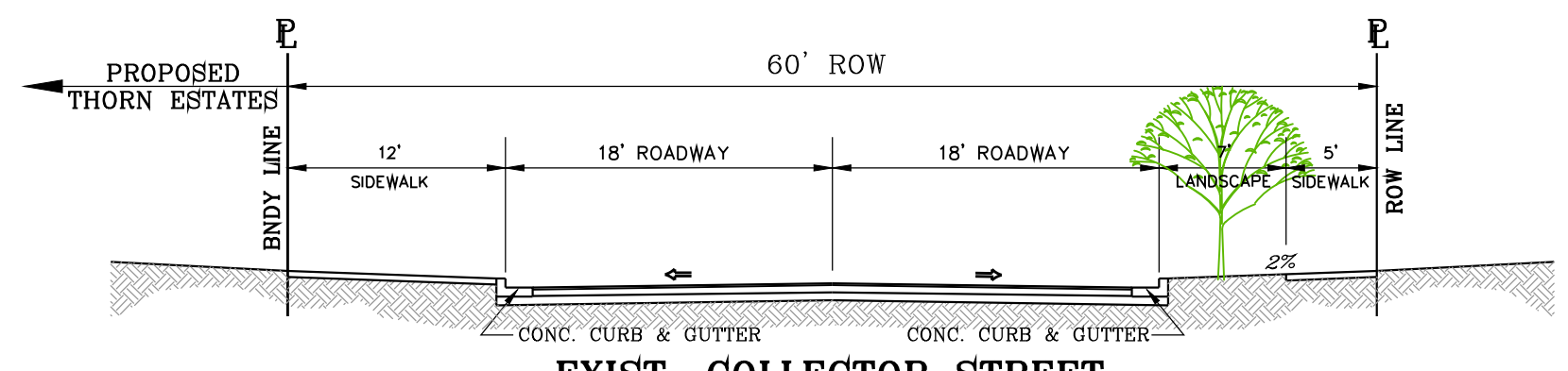


THORN ESTATES

BEING TRACTS 1 AND 2,
SA&MGR SURVEYS NO. 268,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 13.334 ACRES
PRELIMINARY PLAT

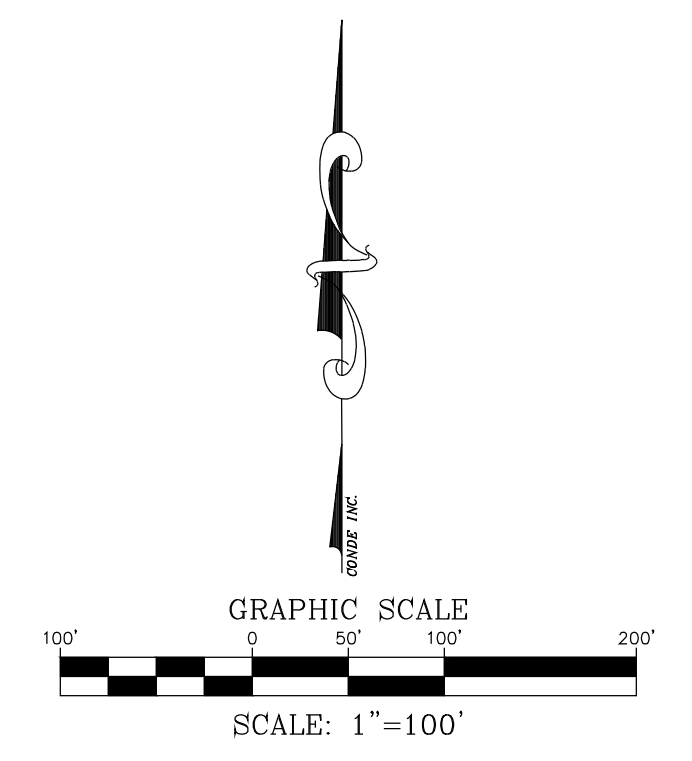
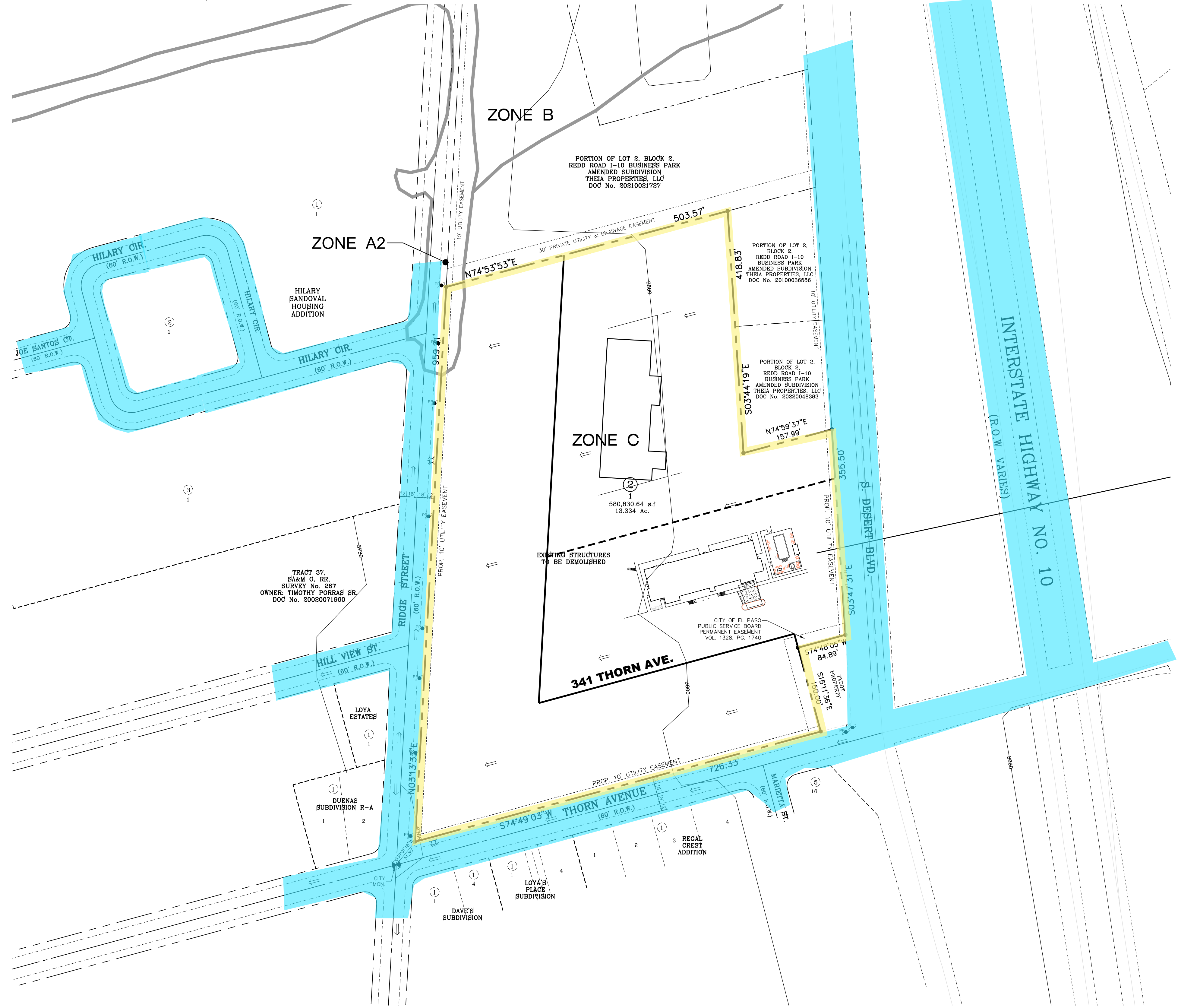


**EXIST. LOCAL STREET
(RIDGE STREET)**
SCALE: 1"=10'

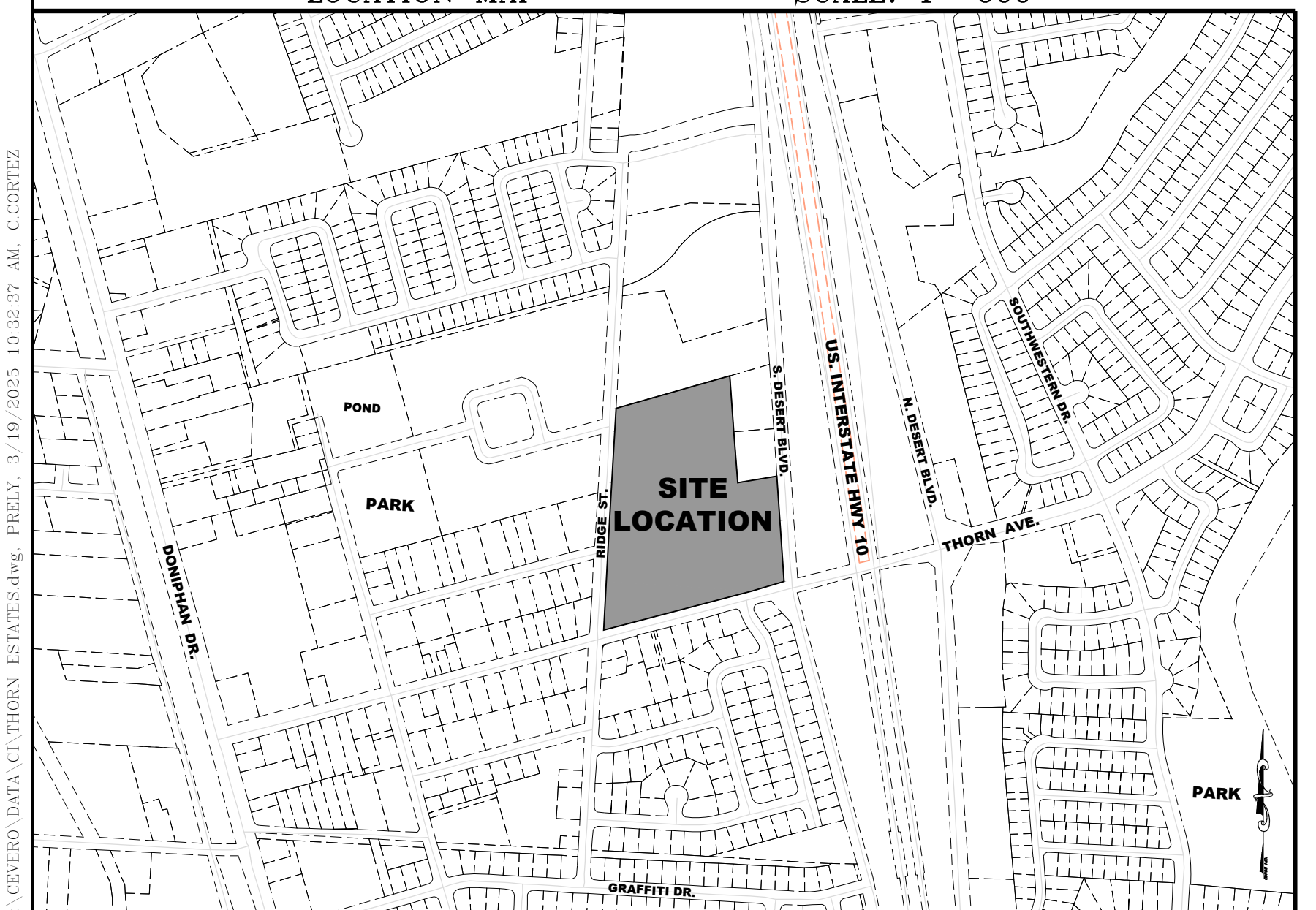


**EXIST. COLLECTOR STREET
(THORN AVE.)**
SCALE: 1"=10'

- NOTES:**
1. WATER AND SEWER SERVICES HAS BEEN EXTENDED TO THIS SUBDIVISION (THORN ESTATES) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES.
 2. 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.
 3. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. _____ DATE _____
 4. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
 5. SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
 6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480214-00210, DATED JANUARY 3, 1997, THIS PROPERTY IS IN FLOOD HAZARD ZONE C AND PORTION IN FLOOD HAZARD ZONE A2.
 7. 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.
 8. THE RETENTION OF ALL STORM-WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF (MUNI-CODE 19.19.010A, DSC, AND DDM SECTION 11.1).



LOCATION MAP SCALE: 1"=600'



CONDE INC.
6080 SURETY DR. SUITE 100
ENG. - YVONNE CONDE CURRY
SURVEYOR - RON R. CONDE
EL PASO, TEXAS 79905
PHONE # (915) 592-0283

OWNER/ DEVELOPER
ABDOLKARIM SAADATKHAH
6002 VISTA DEL MONTE
EL PASO, TEXAS 79922
PHONE: (915) 490-4499

SCHOOL DISTRICT
EL PASO INDEPENDENT SCHOOL DISTRICT
1014 N. STANTON ST. EL PASO TX 79902

REVISED DATE: DECEMBER 20, 2024

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CADD
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286 FIRM# 10070100

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