

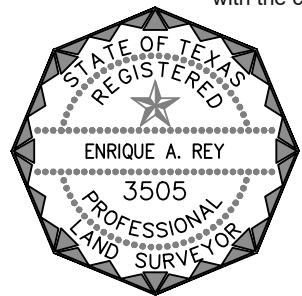


LOCATION MAP
SCALE: 1" = 600'

PLAT NOTES AND RESTRICTIONS:

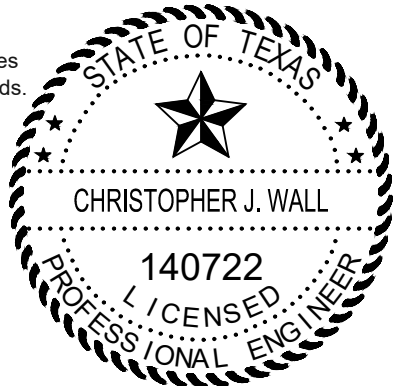
- The finished floor elevation of any residence shall be at least 18" above the average height of the curb in front of the lot, or a least 12" above the natural ground level surrounding the foundation, whichever is higher.
- No more than one single-family detached dwelling shall be located on Future Lot 1.
- Vehicular access to Future Lots 1 & 2 Block 1, abutting Strawberry Lane, shall be from Strawberry Lane only.
- This Property lies in Zone X, as designated by F.E.M.A.; City of El Paso, Community Panel No. 4802120025B. 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. Sections 4001 through 4127).
- Future Lots 1 & 2, Block 1 are 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 the runoff generated from all abutting street Right-Of-Ways directly fronting the lot.
- Future Lot 1, Block 1 contains an approved on-site sewage facility (OSSF) on the lot.
- Future Lot 1, Block 1 residence has existing water service from a well on the lot.
- Future Lot 2, Block 1 is restricted to non-residential purposes only. Placement of a residential dwelling on Future Lot 2, Block 1 is strictly prohibited.
- In accordance with Texas Local Government Code 232.025(6), it is hereby expressed that all purchase contracts made between a Eugenia Torres and a purchaser of land in this subdivision will contain a statement stating that Future Lot 2 is non-residential and if the new owner wishes to develop as residential, they will be required to replat Lot 2 with El Paso County. Owner is responsible for the construction of any future water, sewer, electricity, communication, or gas services on Future Lot 2.
- Tax Certificates for 741 Strawberry Lane are filed in the El Paso County Clerk's Office, Instrument No. 2308-0893.
- Lot owner is responsible to maintain the sidewalk, parkway and driveways abutting their property, including double frontage lots.
- Buildings shall be set back as follows: Setbacks from roads and right-of-ways shall be a minimum of 20 feet, from side property lines shall be a minimum of 5 feet, and from back property lines shall be 25 feet. These setback distances shall not conflict with separation or setback distances required by rules governing public utilities, on-site sewage facilities, or drinking water supplies.
- Future Lot 2, Block 1 is restricted to non-residential purposes only. Placement of a residential dwelling on Future Lot 2, Block 1 is strictly prohibited.
- A 10' utility easement for Future Lots 1 & 2 will be publicly dedicated with this plat.
- For onsite ponding, both lots meet the required retention volume for El Paso County.
- Deed record information:
Future Lot 1 Tract 7A Block 13, 2.666 ac (116,143 sq. ft.) Francisco & Gina Torres book 2308, page 892 deed records, El Paso county, Texas
Future Lot 2 Tract 7A Block 13, 3.000 ac (130,677 sq. ft.) Francisco & Gina Torres book 2308, page 892 deed records, El Paso county, Texas
- Permanent elevation markers shall be installed to define the levels to be maintained to ensure the effectiveness of onsite ponding. Permanent elevation markers shall not be moved, covered, or altered without written permission from the county engineer.
- The County is granted permanent right of access to all lots to inspect the ponding areas and permanent elevation markers, and if necessary, any construction of ponding improvements necessary for plat compliance.
- Filling or changing the pond or allowing the pond to be filled or changed to an elevation greater than established by the permanent elevation marker is prohibited.
- 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 storm water, including but not limited to, buildings, driveways, patios, or landscaping underlain with plastic sheeting or other impermeable material.
- In the event that the functionality of an onsite pond becomes impaired whether by act of man or nature, the owner of the lot on which the impaired ponds is located shall perform all corrective actions required to restore that functionality.
- Any owner notified in writing by the planning and development department of corrective actions required to restore the functionality of an onsite pond or drainage problem on the lot shall comply within forty-five (45) 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.
- Owner of property utilizing onsite ponding waives any claim or cause of action against the county, officials, or employees, for any death, injury or property damage resulting from alteration of the ponding capacity for that lot, including lack of maintenance.
- These onsite ponding requirements shall be enforced by injunctive relief without the requirement for bond or other security.
- If variance is granted, a plat restriction will be included stating: Further subdividing or replatting of these lots is not allowed if it does not comply with all or requires a variance of the then-effective subdivision regulations.
- 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, SDM, and DOM Section 11.1)
- 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.
- This property is subject to impact fees. Impact fees shall be calculated based on the table below:

Westside Service Area			
Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1 inch	1.00	\$844	\$1,187
1 inch	1.67	\$1,409	\$1,981
1½ inch	3.33	\$2,810	\$3,951
2 inch	5.33	\$4,498	\$6,324
3 inch	10.00	\$8,439	\$11,865
4 inch	16.67	\$14,067	\$19,780
6 inch	33.33	\$28,125	\$39,548
8 inch	53.33	\$45,002	\$63,279
10 inch	76.67	\$64,598	\$90,973
12 inch	143.33	\$120,947	\$170,070



Benchmark: Iron Rod (R) Found
N = 10710153.4360; E = 344973.5800
ELEV. = 3783.71'

Datum: TX83-CF NAD83 Texas State Planes, Central Zone, US Foot
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.



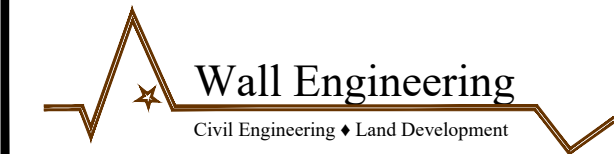
Prepared by and under the supervision of:
Christopher J. Wall, P.E.
Registered Professional Engineer
Registration No. TX 140722

ENRIQUE A. REY

DATE

CHRISTOPHER J. WALL

DATE



1183 Upper Canyon Pl.
El Paso, TX 79912
Phone (903) 752-1598
Texas Firm# 26808

741 STRAWBERRY LANE

SUBMITTED BY :

WALL ENGINEERING
EL PASO, TEXAS

PROJECT NUMBER

2401

DATE

September 2025

DRAWING FILE
DRAWING NUMBER

2401
2401

1

OF
3

FRANCISCO TORRES

TRACT 7A, BLOCK 13,
UPPER VALLEY SURVEYS, EL PASO COUNTY, TEXAS,
AREA = 246810 Sq Ft OR 5.666 ac ±

DEED REFERENCE VOLUME: 2308 PAGE: 0892
PIDN: U819000013007A1
EL PASO COUNTY, TEXAS

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, Eugenia Torres, as owner of the 5.666 acre tract of land encompassed within the FRANCISCO TORRES SUBDIVISION PLAT, hereby subdivide the land as depicted in this subdivision plat. The 10' utility easement dedication for Future Lot 1, and Future Lot 2 is to be included with this plat.

For Francisco Torres Subdivision Plat Future **Lot 1**, I certify that I have complied with the requirements of Texas local government code 232.032 and that:

- The water quality and connections to lots meet, or will meet, the minimum standards;
- Sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
- Electrical connections provided to the lots meet, or will meet, the minimum state standards; and
- Gas connections, if available, provided to the lots meet, or will meet, the minimum state standards.

For Francisco Torres Subdivision Future **Lot 2**, I certify that the land is to be used primarily for agricultural use, as defined by Section 1-d, Article VIII, Texas Constitution.

I attest that the matters asserted in the plat are true and complete.

Eugenia Torres

DATE

STATE OF TEXAS

COUNTY OF EL PASO

BEFORE ME, the undersigned notary public, on this day personally appeared Eugenia Torres, proved to me through her Texas Department of Public Safety driver license to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the County of El Paso

My Commission Expires

CITY OF EL PASO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GC 212 & 232:

WE THE UNDERSIGNED CERTIFY that this FRANCISCO TORRES SUBDIVISION was reviewed and approved by the city plan commission of the City of El Paso on _____.

Chairperson

DATE

ATTEST:

Executive Secretary

DATE

Planning and Inspections Director

DATE

EL PASO COUNTY, TEXAS CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GC 232.028 (a):

WE THE UNDERSIGNED CERTIFY that this FRANCISCO TORRES SUBDIVISION was reviewed and approved by the El Paso County Commissioners Count on _____.

El Paso County Judge

DATE

ATTEST:

El Paso County Clerk

DATE

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____, County Clerk of El Paso County, certify that the plat bearing this certificate was filed and recorded under Instrument Number _____ in the Plat Records of the El Paso County.

El Paso County Clerk

DATE

PRINCIPAL CONTACTS

OWNER:	Eugenia Torres	741 Strawberry Ln. El Paso, TX	915-471-9756
ENGINEER:	Christopher J. Wall, PE	1183 Upper Canyon Pl. El Paso, TX	903-752-1598
SURVEYOR:	Enrique A. Rey	9434 Viscount Blvd Ste 148, El Paso, TX	915-633-8060

FRANCISCO TORRES

FINAL PLAT

DATE PREPARED	DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY
9/16/2025				
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY