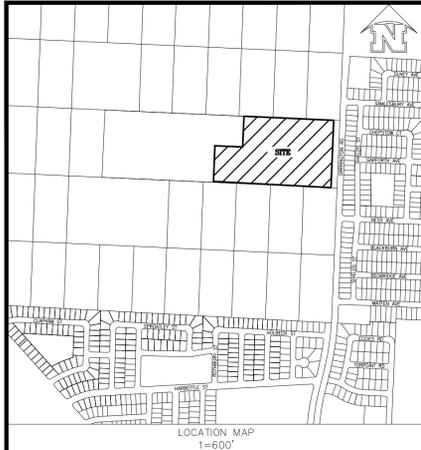


# SPARE FEET UNIT ONE

A PORTION OF SECTION NO. 19, BLOCK 79,  
TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY  
EL PASO COUNTY, TEXAS.  
CONTAINING 15.440 ACRES ±



**SCHOOL DISTRICT**  
SOCORRO INDEPENDENT SCHOOL DISTRICT  
12300 EASTLAKE DRIVE  
EL PASO, TX 79928

**PROPOSED LAND USE**  
COMMERCIAL LOT = 1  
POND = 1

ACREAGE TABLE		
DESCRIPTION	SQ. FT.	ACRES
COMMERCIAL	525,334	12.060
POND	82,849	1.902
DEDICATED R.O.W.	41,342	0.949
EXISTING A.E. & P.U.E.	23,043	0.529
TOTAL	672,568	15.440

STREET TABLE	
STREET NAME	LINEAR FEET
BOB HOPE DRIVE	879.64

BENCHMARK LIST			
POINT NUMBER	DESCRIPTION	Northing	Easting
1	5/8" ROD SET	10639113.4561	468298.1745
2	5/8" ROD SET	10638363.9223	468245.0712

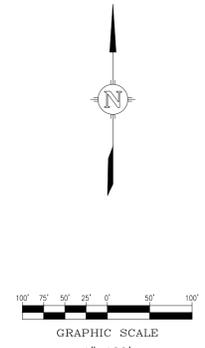
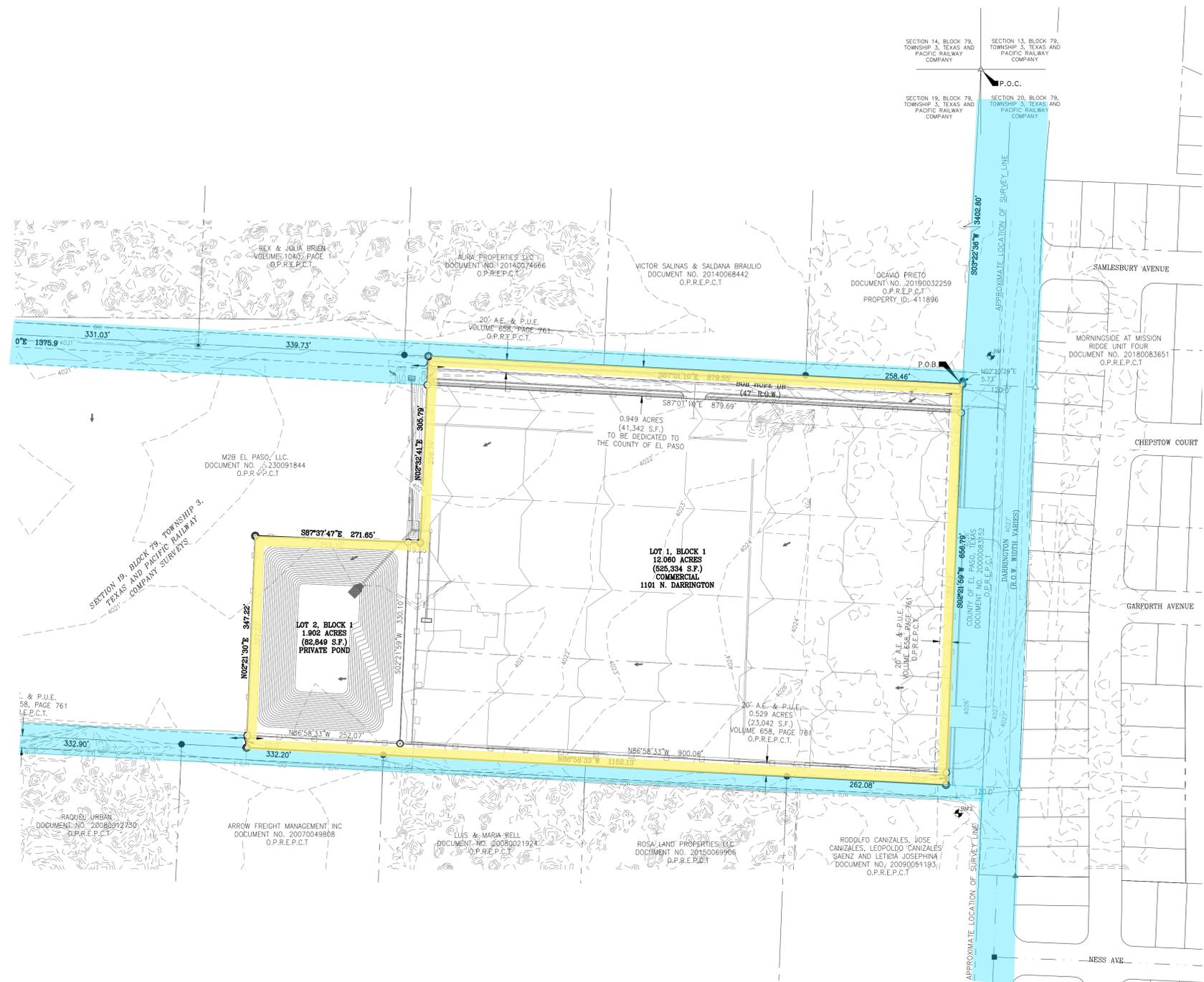
**PLAT NOTES AND RESTRICTIONS**

- THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENTS LOCATIONS.
- THE SUBDIVISION IS WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN - PANEL No. 480212 0250B, DATED SEPTEMBER 4, 1991.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.  
DOCUMENT No. \_\_\_\_\_ DATED \_\_\_\_\_
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.  
DOCUMENT No. \_\_\_\_\_ DATED \_\_\_\_\_
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO SPARE FEET UNIT ONE BY THE PASO DEL ESTE MUNICIPAL UTILITY DISTRICT NO. 1 IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE.
- WATER AND SEWER SERVICES WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION PRIOR TO FILING THE FINAL SUBDIVISION PLAT OR WITHIN ONE (1) YEAR OF THE DATE OF THE FILING THE FINAL PLAT SUBDIVISION WITH AN APPROVED FISCAL GUARANTEE FOR COMPLETION OF IMPROVEMENTS, UNLESS A SUBSEQUENT FISCAL GUARANTEE IS APPROVED FOR FURTHER EXTENSION.
- LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS.
- BUILDINGS SETBACKS SHALL CONFORM TO CITY OF EL PASO SETBACKS 30 FEET FROM FRONT PROPERTY LINES. REAR AND SIDE PROPERTY LINES SHALL CONFORM TO EL PASO COUNTY.
- SPARE FEET UNIT ONE HAS OBTAINED A PERMIT FROM THE COUNTY ROAD AND BRIDGE DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
- SPARE FEET UNIT ONE HAS PROVIDED ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY LOTS.
- SPARE FEET UNIT ONE THE SUBDIVIDER OF SPARE FEET STORAGE HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES, UNLESS OTHERWISE APPROVED IN WRITING BY THE COUNTY ENGINEER.
- ROADS WILL NOT BE MAINTAINED BY THE COUNTY OF EL PASO UNTIL PAVED BY SPARE FEET STORAGE, AND LEGALLY APPROVED AND ACCEPTED BY THE COUNTY.
- IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 232.025(6), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN SPARE FEET STORAGE, AND A PURCHASER OF LAND IN THIS SUBDIVISION WILL CONTAIN A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
- 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.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY  
SPARE FEET STORAGE IS LOCATED WITHIN EL PASO COUNTY, TEXAS APPROXIMATELY 1.5 MILES EAST OF THE CITY LIMITS OF EL PASO, TEXAS, 1.5 MILES WEST OF THE TOWN OF HORIZON, TEXAS, AND WITHIN THE CITY OF EL PASO'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.00, 212.001

**BEARING BASIS:**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT TX044 (NGS PID NO. AB6217), HAVING VALUES 31°43'10.98688"(N), 106°14'29.61456"(W) COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

**VERTICAL DATUM:**  
VERTICAL DATUM BASED ON WEST TEXAS AIRPORT REFERENCE POINT TX044 (NGS PID NO. AB6217) NAVD 88 DATUM AND REFERENCED TO NAD83, HAVING AN ELEVATION OF 4005.60.



- LEGEND**
- △ CONTROL POINT SET
  - 1/2" IRON ROD FOUND
  - 1" IRON PIPE FOUND
  - ▲ P.K. NAIL W/CHAPARRAL WASHER FOUND
  - 1/2" IRON ROD W/CAP FOUND
  - △ CALCULATED POINT
  - ⊙ 5/8" IRON ROD W/ZWA YELLOW CAP SET
  - P.R.E.P.C.T. PLAT RECORDS EL PASO COUNTY, TEXAS
  - O.P.R.E.P.C.T. OFFICIAL PUBLIC RECORDS EL PASO COUNTY, TEXAS
  - EXISTING GROUND CONTOUR LINES
  - ↑ DIRECTION OF FLOW
  - ▲ HIGH POINT
  - ▼ LOW POINT
  - B.M. BENCH MARK
  - A.E. APPURTENANT EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - Ⓛ BLOCK NUMBER
  - ( ) RECORD INFORMATION

**OWNER**  
RYAN BURKETT  
SPARE FEET STORAGE  
955 E. 87TH STREET  
ODESSA, TX 79765  
PHONE: (806) 786-1969

**PRELIMINARY**  
TO BE CONSIDERED BY THE  
CITY PLAN COMMISSION  
RECOMMENDATIONS CONCERNING  
THIS PLAT MUST BE FILED BY:



Engineering Solutions  
TBPE FIRM #13987  
110 N. Mesa Park Drive, Suite 200 6101 W. Courtyard Dr. Bldg 1, Ste. 100  
El Paso, Texas 79912 Austin, Texas 78730  
Office: (915) 852-9093 Office: (512) 358-4049  
Fax: (915) 629-8506 Fax: (512) 366-5374



Job # 2028-73  
1510 Zaragoza Road, Suite B-7 • El Paso, TX 79936  
Office: (915) 955-9009