ETHEL ESTATES SUBDIVISION

BEING A PORTION OF TRACT 5A2,
S.A. & M.G. SURVEY NO. 265, CITY OF EL PASO,
EL PASO COUNTY, TEXAS

CONTAINING (36,150 SQ. FT.±) 0.830 ACRES±

PLAT NOTES AND RESTRICTIONS:

1.) A water flow rate of minimum of 1000 gpm.

2.) According to the Federal Emergency Management Agency Flood Insurance Rate Map community Panel No.48141C0205G, dated January 8, 1997, it's located in Zone Zone "X", zone "X" are areas determined to be outside 500 year flood plain.

3.) Set o/lot corners with rebar or all exterior boundary corners unless otherwise noted.

4.) "U.S. postal service delivery will be provided through neighborhood delivery and collection box units."

5.) All existing / proposed paths of travel (sidewalks, driveways, parking areas, path ramps and crosswalks) with public right-of-way shall be in compliance with the city design standards in accordance to the ADA/TAS standard.

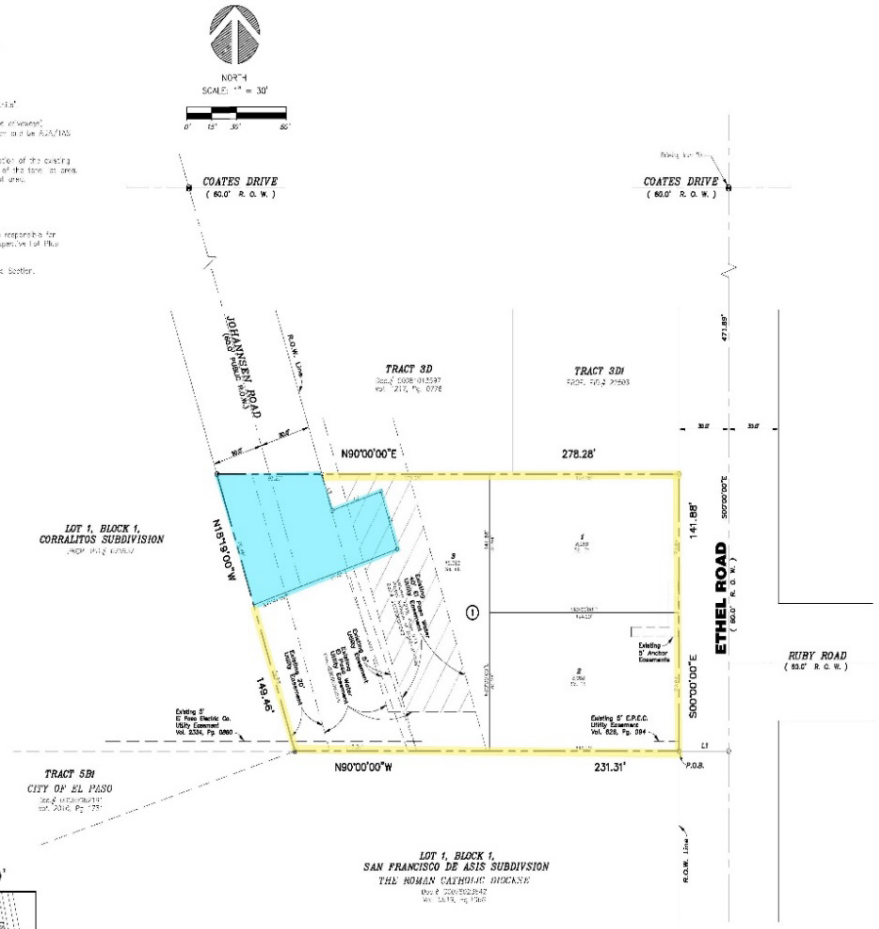
6.) Lot 3 has an area of 15,283 Sq. Ft. The easement coverage area within Lot 3, after the location of the existing 48" Ø Pima Water Utility Easement (Volume 2183, Page 0775), is 4,728 Sq. Ft. which is 31.00% of the total lot area. The easement coverage area for Lot 2 location is 17,199 Sq.Ft. which is 100.0% of the total lot area.

7.) Water and Sewer services are existing. Private sewer is provided by El Paso Water.

8.) Owner shall provide adequate storm runoff and ponding conditions prior to any development.

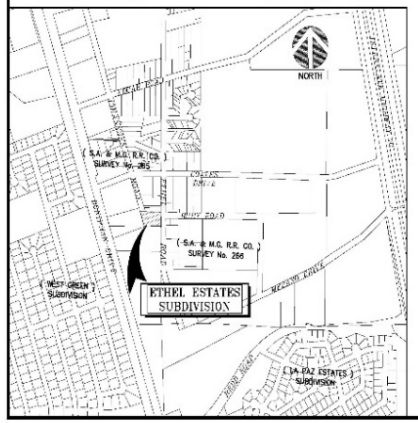
9.) Ethel Estates Subdivision is subject to on-site ponding of stormwater runoff. Lot Owners are responsible for maintaining adequate conditions to accommodate all stormwater runoff generated from their respective lot. This does not the runoff generated from a adjacent street right of ways directly fronting the lot.

10.) Tax certificates for this subdivision are filed in the office of the County Clerk, Deed and Records Section.
Instrument No. _____ Date _____



LINE	DIRECTION	DISTANCE
L1	N90°00'00"W	30.00'
L2	S18°19'00"E	19.62'
L3	N74°41'00"E	31.00'
L4	S18°19'00"E	31.00'

LOCATION MAP SCALE: 1"=600'



SCHOOL DISTRICT:
EL PASO INDEPENDENT SCHOOL DISTRICT

OWNER
ELISEO RODRIGUEZ SALAZAR
[illegible]
[illegible]
PHONE (915) 472-3924

DEDICATION

STATE OF TEXAS
COUNTY OF EL PASO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

ELISEO R. SALAZAR, owner of this land does hereby dedicate this plat.

Owner _____ Date _____

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared _____ known to me or been identified to me or been identified 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 they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____ 20__.

Notary Public in and for El Paso County _____ My Commission Expires _____

CITY OF EL PASO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.009(c) and 212.0015(b)

This subdivision is hereby approved as to the layout and as to the provision of the available or proposed will Chapter 212 of the local government code of Texas and the local Code as pertaining the requirements for and review of a plat, this _____ day of _____, 20__, A.D.

Executive Secretary _____ Subdivision Coordinator _____

Approved for filing this _____ day of _____, 20__, A.D.

Planning & Inspection Director _____

EL PASO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 232.029(a)

BE THE ORDERED CERTIFY that this plat of the ETHEL ESTATES, was reviewed and approved by the El Paso County Commissioners Court, on _____

County Judge _____ Date _____

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____ COUNTY CLERK OF EL PASO COUNTY, certify that this plat bearing certificate was filed for record at _____ o'clock ___ M. on _____, _____, and was recorded in Instrument No. _____ of the Official Records of El Paso County, Texas.

El Paso County Clerk _____

Prepared by and under the supervision of
SERGIO F. PLAZA, P.E.
Registered Professional Engineer

Sergio F. Plaza, P.E.
Texas License No. 20176

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 Surveying Professional and Technical Standards.

Terry L. Dresen, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 4662

Civil & Structural Engineering Consultants

PLAZA ENGINEERING
1890 Arnold Ave
El Paso, Texas 79912
(915) 533-5864
(915) 533-5867 Fax
[illegible]@yahoo.com

SURVEYOR

Land-Mark Professional Surveying, Inc.
1400 Suncrest Dr., Suite 1K
El Paso, Texas 79935
(915) 598-1300
email: [illegible]@yahoo.com
"Serving Texas, New Mexico and Arizona"

DATE	REVISED	[illegible]
DATE	REVISED	[illegible]
DATE	REVISED	[illegible]
DATE	REVISED	MAY 7, 2021
DATE	REVISED	[illegible]
DATE	REVISED	[illegible]