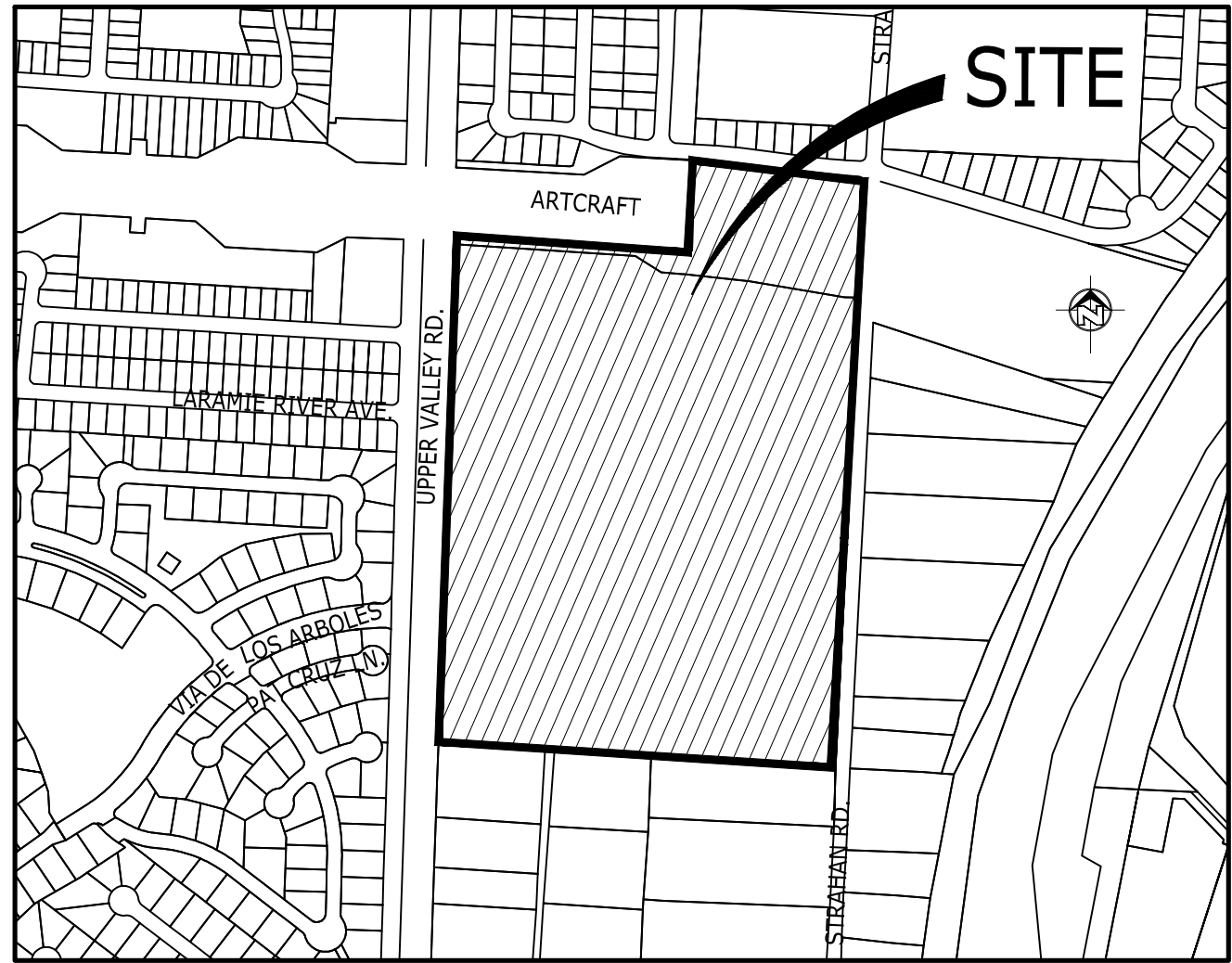


STATE HIGHWAY 178 - ARTCRAFT ROAD "A - A"
MAJOR ARTERIAL FREEWAY
NOT TO SCALE



VICINITY MAP
SCALE: 1"=600'

LEGEND	
QTY MONUMENT	UTILITY GAS LINE
BOUNDARY SYMBOL	PIPE FENCE
BOUNDARY LINE	UTILITY ELECTRIC LINE
ELECTRIC BOX	TELECOMMUNICATION LINE
LIGHT POST	OVERHANG
GUYWIRE	CHAIN LINK FENCE
ELECTRIC POLE W/TRANSFORMER	CANOPY
POWER POLE	EASEMENT LINE
ELECTRIC METER	UTILITY WATER LINE
FIRE HYDRANT	UTILITY GAS LINE
WATER METER	UTILITY SEWER LINE
WATER VALVE	SANITARY SEWER MANHOLE
WATER VALVE BOX	SEWER CLEAN OUT
CROSSING LIGHT	BENCH
SIGN	METAL TRASH CAN
TRAFFIC LIGHT	WOOD POST
TELEPHONE PEDESTAL	GUARD POLE
TELECOMMUNICATION BOX	BEAM OR COLUMN
TELECOMMUNICATION FLAG	GAS VALVE
TREE	TELECOMMUNICATION MARKER

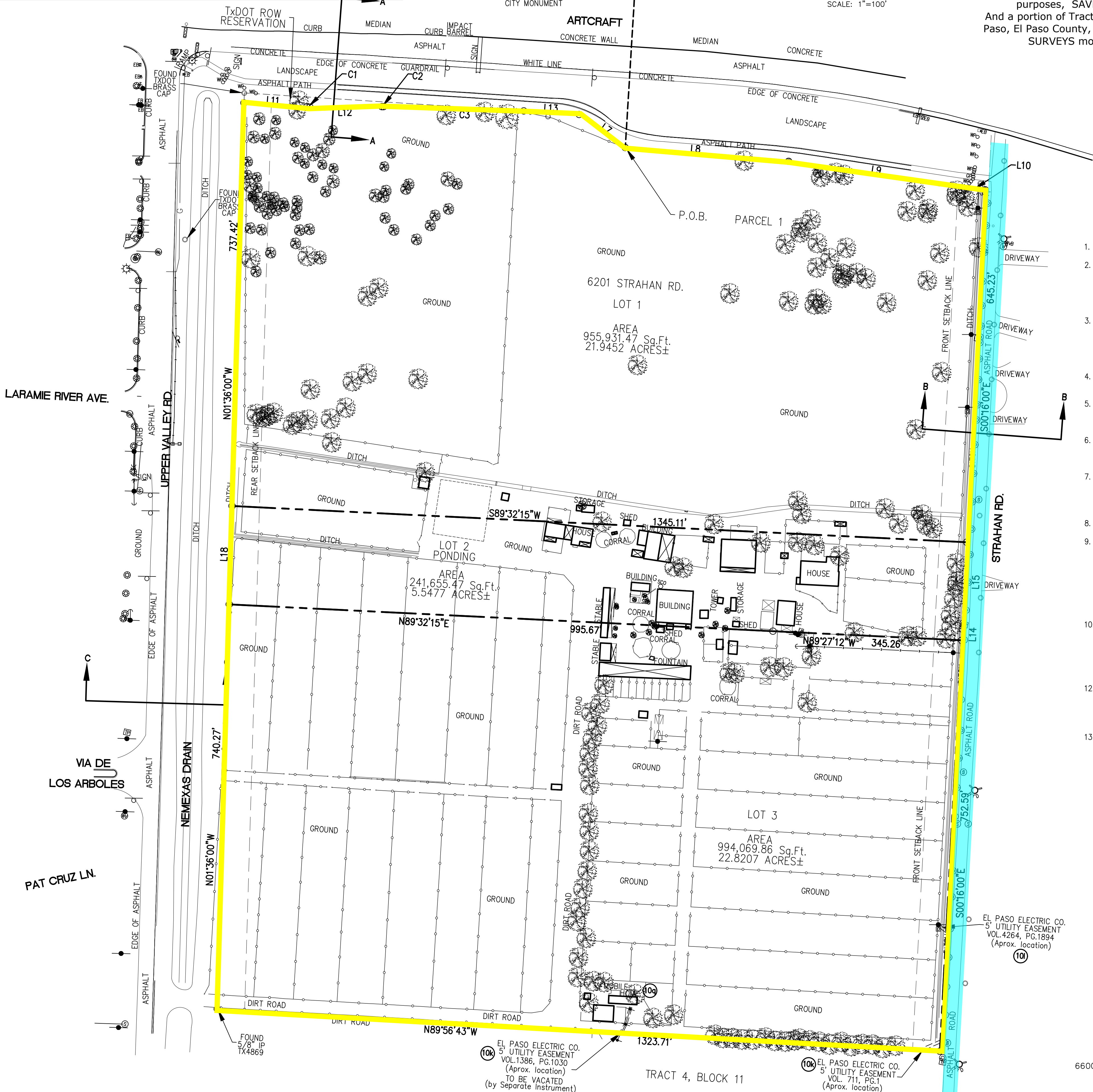
LINE TABLE				
LINE	DIRECTION	CHORD	BEARING	DISTANCE
T1	S89°48'00"E	38.13'		
T2	N00°12'00"E	417.18'		
L7	S57°35'53"E	103.65'		
L8	S86°29'37"E	299.84'		
L9	S84°23'55"E	324.63'		
L10	N89°44'00"E	39.00'		
L11	S89°33'05"E	115.14'		
L12	N86°20'53"E	131.43'		
L13	S89°35'35"E	101.55'		
L14	N00°16'04"W	20.64'		
L15	S00°16'00"E	158.85'		
L18	N01°36'00"W	180.04'		

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	80.00'	5.73'	5.72'	N88°23'54"E 04°06'02"
C2	55.00'	3.11'	3.11'	N87°58'03"E 03°14'22"
C3	6524.00'	256.77'	256.75'	N88°27'34"E 02°15'18"

LARAMIE RIVER AVE.

VIA DE LOS ARBOLES

PAT CRUZ LN.



CANUTILLO MIDDLE SCHOOL SUBDIVISION

PARCEL 1: All of Tract 7 and a portion of Tract 6, Block 11, UPPER VALLEY SURVEYS, in the City of El Paso, El Paso County, Texas, according to the resurvey of said UPPER VALLEY SURVEYS made by El Paso County, Texas, for tax purposes, SAVE AND EXCEPT two portions previously conveyed. And a portion of Tract 6, Block 11, UPPER VALLEY SURVEYS, in the City of El Paso, El Paso County, Texas, according to the resurvey of said UPPER VALLEY SURVEYS made by El Paso County, Texas, for tax purposes. CONTAINING: 50.3135 ACRES ±

NOTES

- NUMBER OF LOTS IN THIS SUBDIVISION = 3
- OWNER:
CANUTILLO INDEPENDENT SCHOOL DISTRICT
7965 ARTCRAFT RD.
EL PASO, TX., 79932
(915) 877-7400
- SURVEYOR
SLI ENGINEERING, INC.
6600 WESTWIND DRIVE
EL PASO, TEXAS 79912
(915) 584-4457
- IF LOTS ARE FURTHER SUBDIVDED, THEN ADDITIONAL PRIVATE EASEMENT SHALL BE REQUIRED.
- TAX CERTIFICATE FOR THIS DEVELOPMENT ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____ DATE _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____ DATE _____
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480212 0125 B, DATED SEPTEMBER 04, 1991. THIS PROPERTY LIES IN FLOOD ZONE X. ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
- THIS SUBDIVISION LIES WITHIN CANUTILLO INDEPENDENT SCHOOL DISTRICT.
- WATER AND SEWER SERVICES ARE EXTENDED TO THIS SUBDIVISION FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES FROM ADJUTING STREETS.

THIS INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.

- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER 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 IS SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
- THE RETENTION OF THE DIFFERENCE BETWEEN HISTORIC AND DEVELOPED STORM WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF (MUNICIPAL CODE 19.19.010A, DSC AND DDM SECTION 11.1).
- PROPERTY HAS DIRECT ACCESS TO STRAHAN ROAD AND UPPER VALLEY ROAD (PUBLIC RIGHT-OF-WAY).



PRELIMINARY PLAT

SLI ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - CONSTRUCTION MANAGEMENT
6600 WESTWIND DR. - EL PASO, TEXAS - 79912 - (915) 584-4457
PREPARATION DATE: 07/01/2025