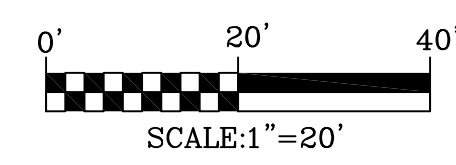
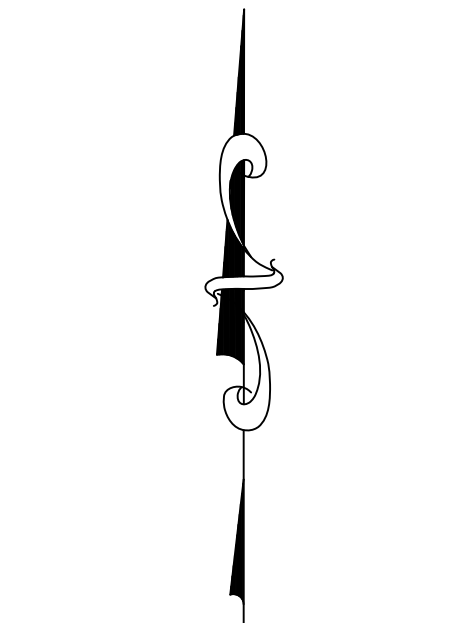


GARDEA SUBDIVISION

A PORTION OF TRACT 8-B, BLOCK 4,
UPPER VALLEY SURVEY,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 40,077 SQ.FT. OR 0.9200 ACRES

TOTAL NUMBER OF LOTS
1

SCHOOL DISTRICT
EL PASO INDEPENDENT SCHOOL DISTRICT
1014 N Stanton Street, El Paso, TX 79902



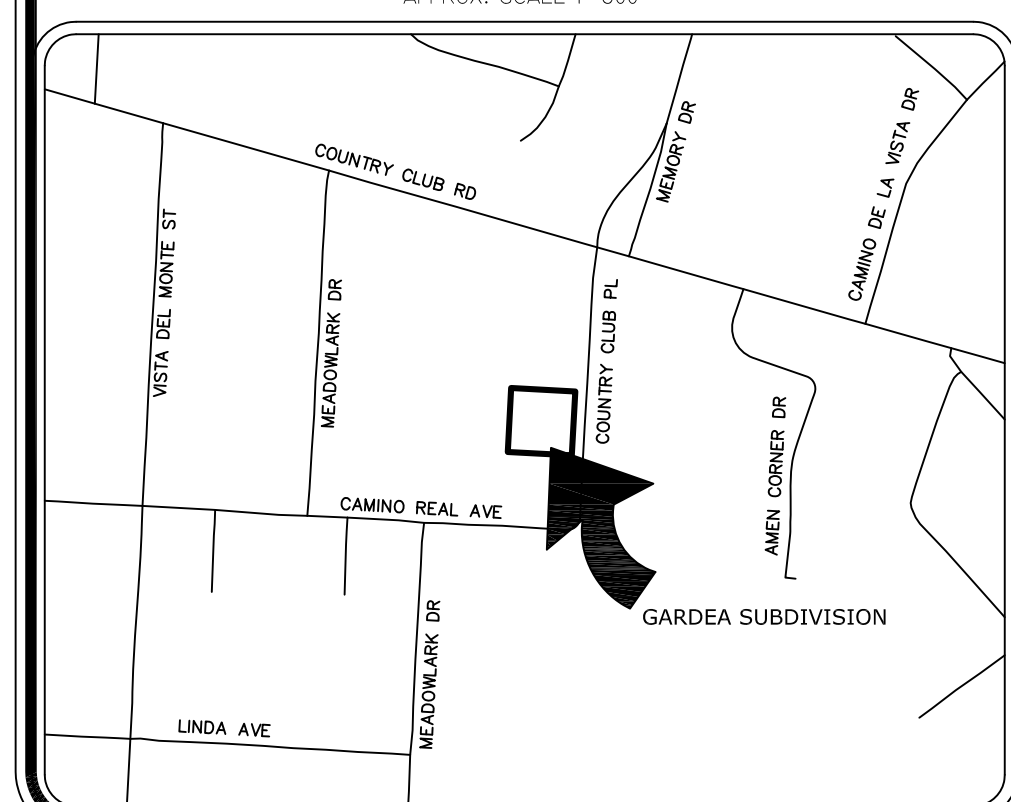
PLAT NOTES

- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER SHALL COORDINATE THE 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 SUBDIVISION LIES IN ZONE "C", AS DESIGNATED BY F.E.M.A.; CITY OF EL PASO, COMMUNITY PANEL NO. 480214-0021 D, DATED JANUARY 03, 1997.
- WATER AND SEWER SERVICES HAVE BEEN EXTENDED TO THIS SUBDIVISION (GARDEA SUBDIVISION) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES.
- 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.
- ALL DEVELOPED STORM WATER RUNOFF SHALL BE ADDRESSED WITHIN THE SUBDIVISION LIMITS AND SHALL COMPLY WITH ALL PROVISIONS OF (DSC, 19.19.010A AND DDM, 11.1).

SURVEY NOTES

- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.

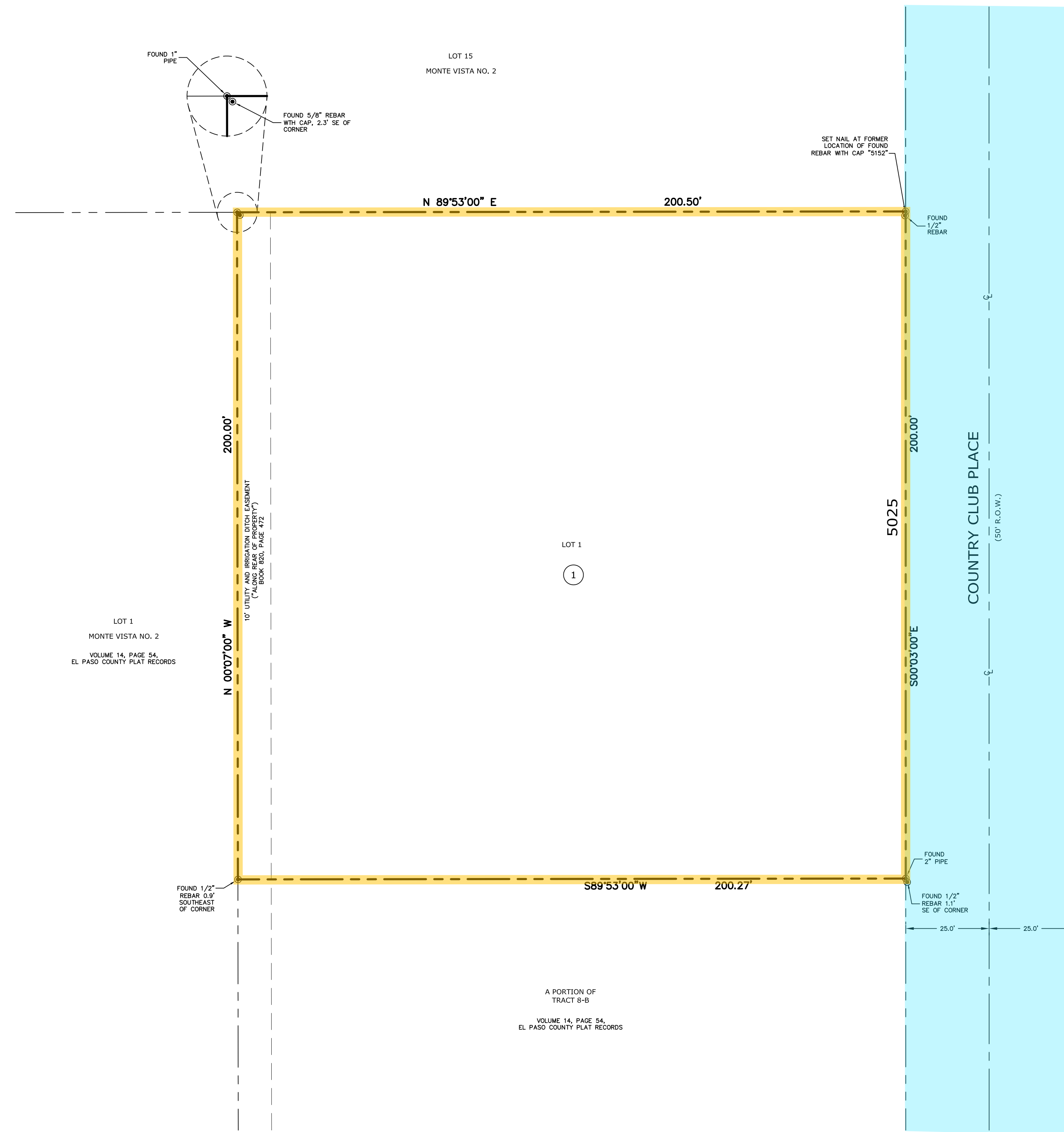
LOCATION MAP
APPROX. SCALE 1"=600'



ENGINEER:
SITWORK ENGINEERING, LLC
444 EXECUTIVE CENTER, SUITE 134
EL PASO, TEXAS 79902
PHONE: (915) 351-8033

OWNER/DEVELOPER:
ROBERTO GARDEA
7312 SKYROCKET DRIVE
EL PASO, TEXAS 79911
PHONE: (915) 822-4338

PLAT PREPARED BY:
PASO DEL NORTE SURVEYING, INC.
13998 BRADLEY ROAD
EL PASO, TEXAS 79938
PHONE: (915) 241-1841



OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

I, ROBERTO GARDEA, as owner of all of GARDEA SUBDIVISION hereby subdivide the land as described in this subdivision plat and confirm any existing utility easement.

I attest that the matters asserted in this plat are true and complete.
Witness my signature this _____ day of _____, 2025.

ROBERTO GARDEA _____ DATE _____

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Roberto Gardea, known to me to be the person's whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations herein expressed.

Given under my hand and seal of office this ____ day of _____, 2025.

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

CITY PLAN COMMISSION APPROVAL STATEMENT

This subdivision is hereby approved in accordance with Chapter 212 of the Texas Local Government Code and Title 19 of the El Paso Municipal Code as meeting all requirements for a review of a major combination plat.

Government Code of Texas this ____ day of _____, 2025.

Executive Secretary _____ Chairperson _____

Approved for filing this ____ day of _____, 2025.

Planning & Inspections Director _____

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas,
this ____ day of _____, 2025, A.D.
in File No. _____

County Clerk _____ By Deputy _____

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

PRELIMINARY FOR REVIEW
NOT TO BE FILED FOR ANY REASON

John A. Eby, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 5372