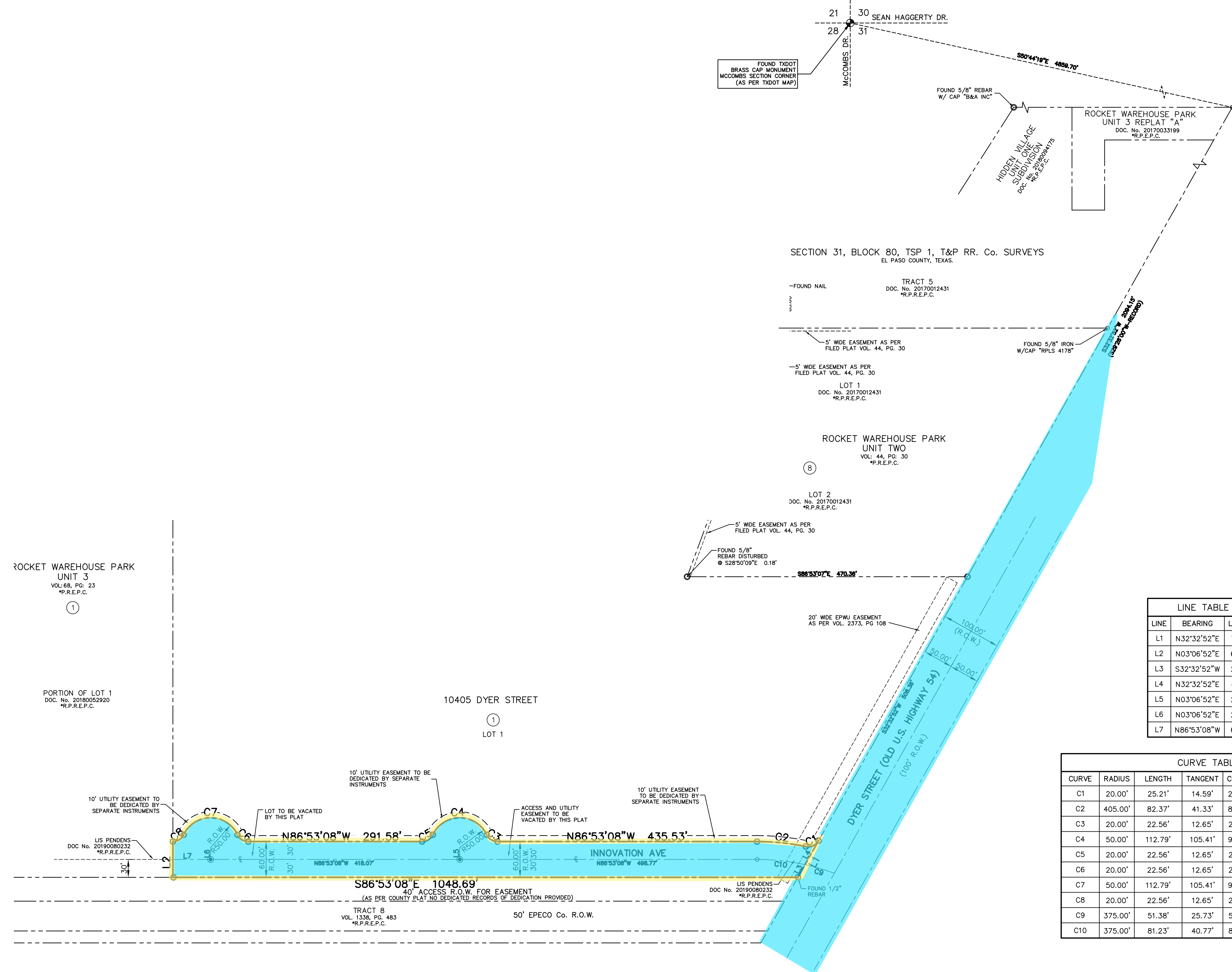


HARMONY EDUCATION FOUNDATION REPLAT "A"

BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1 AND ALL LOT 2, BLOCK 1, HARMONY EDUCATION FOUNDATION SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING 1.60± ACRES



LINE	BEARING	LENGTH
L1	N32°32'52"E	70.51'
L2	N03°06'52"E	60.00'
L3	S32°32'52"W	24.39'
L4	N32°32'52"E	46.13'
L5	N03°06'52"E	20.00'
L6	N03°06'52"E	20.00'
L7	N86°53'08"W	63.25'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	25.21'	14.59'	23.57'	N68°39'27"E	072°13'10"
C2	405.00'	82.37'	41.33'	82.23'	N81°03'33"W	011°39'10"
C3	20.00'	22.56'	12.65'	21.38'	S54°34'26"E	064°37'23"
C4	50.00'	112.79'	105.41'	90.35'	N86°53'08"W	129°14'46"
C5	20.00'	22.56'	12.65'	21.38'	N60°48'11"E	064°37'23"
C6	20.00'	22.56'	12.65'	21.38'	S54°34'26"E	064°37'23"
C7	50.00'	112.79'	105.41'	90.35'	N86°53'08"W	129°14'46"
C8	20.00'	22.56'	12.65'	21.38'	N60°48'11"E	064°37'23"
C9	375.00'	51.38'	25.73'	51.34'	N70°33'01"W	007°50'59"
C10	375.00'	81.23'	40.77'	81.07'	N80°40'49"W	012°24'37"

DEDICATION
 Harmony Public Schools, the owner of this land, do hereby present this map and dedicate their respective portions of property to the use of the public, the street, as hereon laid down and designated, including easements for overhang of service wires for pole type utilities and the right for installation of service poles alongside lot lines as may be required, easements for buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction, and the right to trim interfering trees and shrubs.

Witness my signature this _____ day of _____, 2023.

Nihat Bayhani, Deputy Superintendent
 Harmony Public Schools

ACKNOWLEDGEMENT
 STATE OF TEXAS
 HARRIS COUNTY

Before me, the undersigned authority, on this day personally appeared Nihat Bayhani, as Deputy Superintendent of Harmony Public Schools, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed for the purpose and consideration herein expressed.

Given under my hand and seal of office this _____ day of _____, 2023.

Notary Public in and for Harris County My Commission Expires _____

CITY PLANNING COMMISSION

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas

this _____ day of _____, 2023.

Chairperson Executive Secretary

Approved for filing this _____ day of _____, 2023.

Planning and Inspections Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2023, in File No. _____ of the Plat Records.

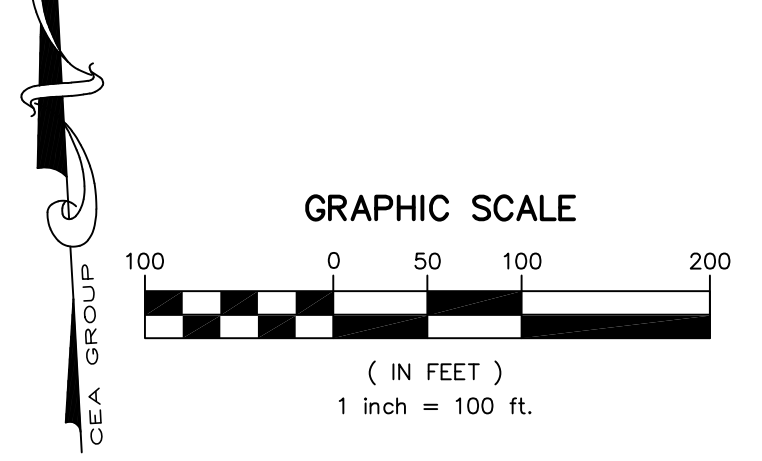
County Clerk by Deputy

Subdivision improvement plans prepared by and under the supervision of CEA Group. This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Engineers and Land Surveyors, Professional and Technical Standards.

ALAN D. HERRERA, P.E.
 Licensed Professional Engineer
 Texas License No. 104114

Benito Barragan TX, R.P.L.S. No. 5615

OWNER
 HARMONY PUBLIC SCHOOLS
 9303 W. SAM HOUSTON PKWY S#155
 HOUSTON, TEXAS 77099
 713.900.7173
 CONTACT: NIHAT BAYHANI



ENGINEER
cea
 GROUP
 TEXAS REGISTERED ENGINEERING FIRM F-4564
 813 N. Kansas Street, Ste. 300
 915.544.5232 | www.ceagroup.net

SURVEYOR
Barragan & Associates Inc.
 LAND PLANNING & LAND SURVEYING
 TEXAS SURVEYING FIRM# 10151200
 10950 Pellicano Dr. Bldg. F - El Paso TX 79935
 Phone (915) 591-5709 Fax (915) 591-5706

CONTACT: ALAN D. HERRERA, P.E.

CONTACT: BENITO BARRAGAN, R.P.L.S.

DATE OF REVISION: JANUARY 2023

- PLAT NOTES & RESTRICTIONS:**
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO HARMONY EDUCATION FOUNDATION REPLAT "A" BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON INNOVATION AVENUE AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION.
 - TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION. INSTRUMENT No. _____ DATE _____
 - INTERIOR LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
 - "U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS."
 - THIS SUBDIVISION LIES WITHIN PANEL NO. 480214 0020 B, DATED OCTOBER 15, 1982, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. THE SUBJECT AREA LIES WITHIN ZONE "C", AS DESIGNATED IN L.O.M.R. NUMBER 18-06-0885P-480214, DATED 06-12-18. ZONE "C" INDICATES AREAS OF MINIMAL FLOODING.
 - ⊙ DENOTES PROPOSED MONUMENT. (FOR EXACT LOCATION CONTACT CITY OF EL PASO)
 - DENOTES A SET 1/2" REBAR W/CAP "B&A INC." (UNLESS OTHERWISE SHOWN)
 - ALL DEVELOPED STORM WATER RUNOFF DISCHARGE VOLUMES SHALL BE RETAINED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH PROVISIONS OF DSC, MUNICIPAL CODE 19.19.010A AND DDM, 11.1.
 - EASEMENT AGREEMENT, DEVELOPMENT AGREEMENT AND DEDICATION AGREEMENT FOR THE EXTENSION OF ACCESS AND UTILITY EASEMENT IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION. INSTRUMENT NO. 20190097074 DATE: DECEMBER 18, 2019.
 - *R.P.R.E.P.C. = REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
 - *P.R.E.P.C. = PLAT RECORDS OF EL PASO COUNTY, TEXAS.
 - PROTECTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION. INSTRUMENT No. _____ DATE _____
 - ALL EASEMENTS SHALL BE TEN (10') FEET UNLESS OTHERWISE NOTED.

REASON FOR REPLAT:
 TO VACATE ACCESS AND UTILITY EASEMENT AND LOT 2, BLOCK 1 AND DEDICATE AS A PUBLIC STREET RIGHT-OF-WAY.

SCHOOL DISTRICT
 YSLETA INDEPENDENT SCHOOL DISTRICT,
 9600 SIMS DRIVE, EL PASO TEXAS, 79925

STREET = 1
 TOTAL = 1

BENCHMARK:
 FOUND TXDOT BRASS CAP MONUMENT @ McCOMBS SECTION CORNER LOCATED AT THE CENTERLINE INTERSECTION OF McCOMBS DR. AND SEAN HAGGERTY DR.

