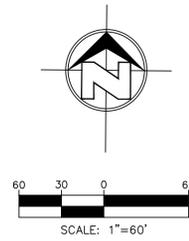
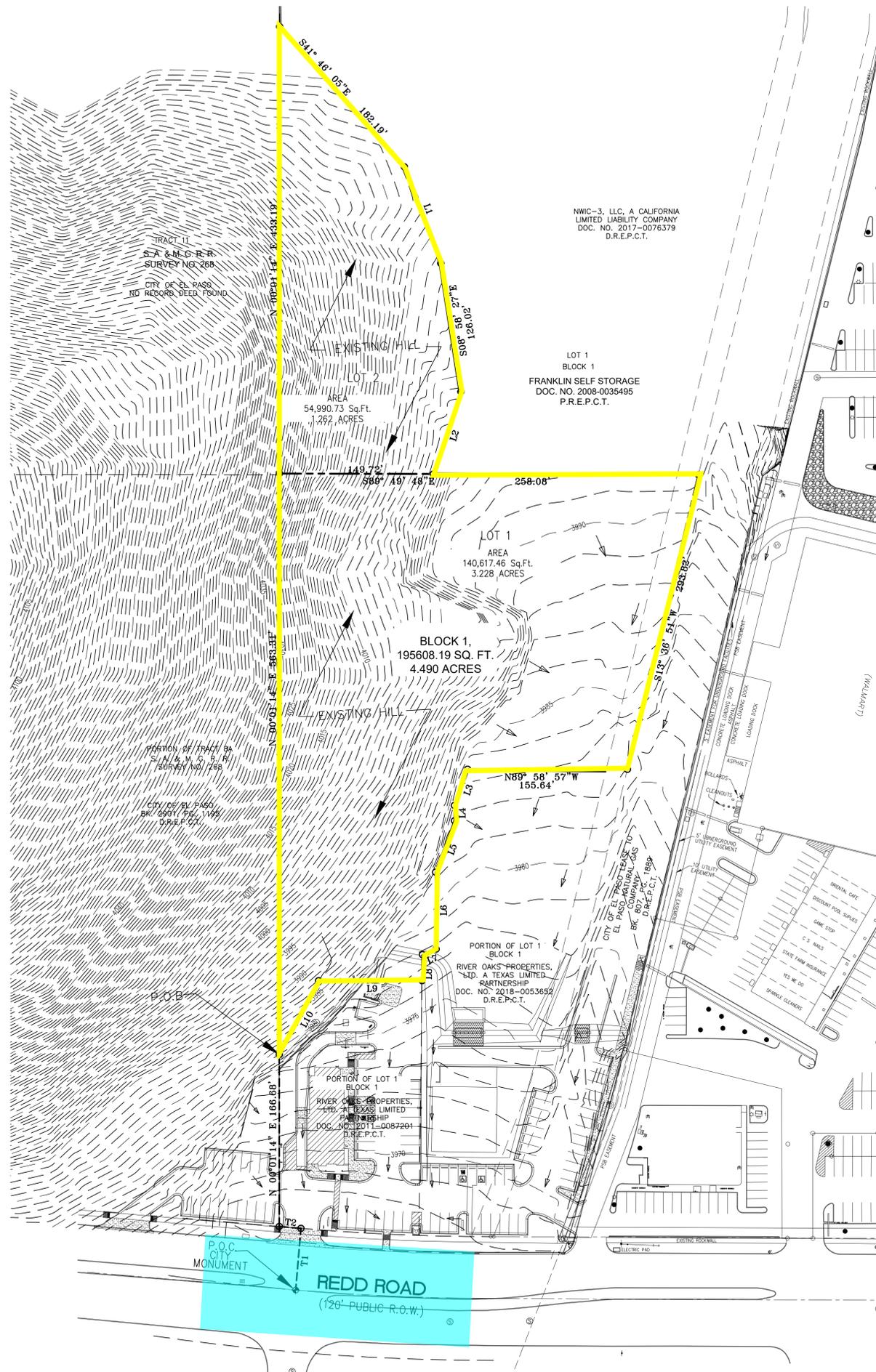


VICINITY MAP  
SCALE: 1"=600'



LINE	DIRECTION	DISTANCE
T1	N04°53'54"E	60.00'
T2	N85°06'06"W	21.24'
L1	S20°44'54"E	99.97'
L2	S18°36'33"W	84.19'
L3	S20°02'23"W	37.30'
L4	S00°32'01"E	14.80'
L5	S20°13'37"W	53.20'
L6	S00°21'17"E	74.60'
L7	S68°01'44"W	14.35'
L8	S00°43'10"W	25.22'
L9	N89°59'29"W	100.69'
L10	S28°07'32"W	81.24'



# LOMAS DEL OESTE REPLAT A

BEING A PORTION OF LOT 1, BLOCK 1, LOMAS DEL OESTE  
SUBDIVISION AND TRACT 7D, H G FOSTER SURV 256  
EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING: 4.490 ACRES ±

## NOTES

- NUMBER OF LOTS IN THIS SUBDIVISION = 1
- OWNER:  
RIVER OAKS PROPERTIES LTD.  
5678 N Mesa St,  
El Paso, TX 79912  
(915) 225-5700
- SURVEYOR  
SLI ENGINEERING, INC.  
6600 WESTWIND DRIVE  
EL PASO, TEXAS 79912  
(915) 584-4457
- IF LOTS ARE FURTHER SUBDIVIDED, 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 480214 0022 E DATED JANUARY 3, 1997. THIS PROPERTY LIES IN FLOOD ZONE C. ZONE "C" ARE AREAS OF MINIMAL FLOODING.
- THIS SUBDIVISION LIES WITHIN EL PASO INDEPENDENT SCHOOL DISTRICT.
- WATER AND SEWER SERVICES ARE EXTENDED TO THIS SUBDIVISION FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES FROM ABUTTING 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) OR AS PER THE APPROVED MASTER DRAINAGE PLAN.
- PROPERTY HAS DIRECT ACCESS TO REDD ROAD (PUBLIC RIGHT-OF-WAY) BY MEANS OF AN ACCESS AGREEMENT.

PREPARED BY  
SLI ENGINEERING, INC.  
6600 WESTWIND DRIVE  
EL PASO, TEXAS 79912  
(915)584-4457



## 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: 07/06/2022