0 C 20' SCALE:1"=20' \triangleright 0 FOUND 1/2" REBAR, 2.7' SE_ OF CORNER (DISTURBED) Z $M \land P$ AATITAL WIAM AKOTHOM FOUND 5/8" REBAR O. O. EMORY PLACE (1) VOLUME 80, PAGE 42, EL PASO COUNTY PLAT RECORDS PLAT PREPARED BY: PASO DEL NORTE SURVEYING, 13998 BRADLEY ROAD EL PASO, TEXAS 79938 PHONE: (915) 241-1841 OWNER/DEVELOPER: ENRIQUE ESCOBAR 337 E. BORDERLAND DRIVE EL PASO, TEXAS 79932 IRRIGATION EASEMENT ENGINEER: SITEWORK ENGINEERING, LLC 444 EXECUTIVE CENTER, SUITE 134 EL PASO, TEXAS 79902 PHONE: (915) 351-8033 3913-B EMORY ROAD LOT 3 CONTAINING: 23,442 SQ.FT. OR 0.5382 ACRES LOT 2 CONTAINING: 21,158 SQ.FT. OR 0.4857 ACRES FOUND 5/8" REBAR TRACT 16-B-2-B-1 1666 3 007 LEES 3913-C EMORY ROAD 3913-A EMORY ROAD LOT 4 CONTAINING: 23,479 SQ.FT, OR 0.5390 ACRES FOUND 1/2" REBAR WITH CAP FOUND 1/2" REBAR WITH CAP "BARRAGAN" RESTRICTIVE COVENANTS FOR THIS SUBD CLERK, DEED AND RECORD SECTION. INSTRUMENT No.______ TAX CERTIFICATE FOR THIS SUBD DEED AND RECORD SECTION. INSTRUMENT No.______ IS SUBDIVISION LIES IN ZONE "A8", AS DESIGNATED BY F.E.M.A; CITY OF EL PASO, MMUNITY PANEL NO. 480214-0027 D, DATED JANUARY 3, 1997. AN ELEVATION FRIFICATE MUST BE PROVIDED AT THE TIME OF APPLICATION FOR GRADING PERMIT. NTER SUPPLY AND SEWAGE DISPOSAL IS BEING PROVIDED BY THE EL PASO WATER UTILITIES THE RETENTION OF ALL STORM-WATER RUNOFF DISCHARGE VOLUME IS REQUIRED MITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE MITH ALL PROVISIONS OF (MUNI-CODE 19.19.010A, DSC, AND DDM SECTION 11.1). SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER SHALL RIDINATE THE INSTALLATION AND CONSTRUCTION WITH THE UNITED STATES POSTAL SERVICE STERMINING THE TYPE OF DELIVERY SERVICE FOR THE PROPOSED SUBDIVISION. IN ALL S., THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL HE UNITED STATES POSTAL SERVICE. TRACT 5-D-1 BOOK 1841, PAGE 1 EL PASO COUNT DEED RECORDS SOOO OO W 1 50.00. UPPER VALLEY SURVEYS N ARE FILED IN THE OFFICE OF THE COUNTY CLERK, ARE FILED IN THE OFFICE OF THE COUNTY TRACT 4-A DOCUMENT NO. 20240020268, DOCUMENT NO. 20240020271, DOCUMENT NO. 20220039858, EL PASO COUNTY DEED RECORDS Ö. PPER VALLEY SURVEYS DATE DATE UNABLE TO SET Mode of Mode of the Mode of th CONTAINING: 14,864 SQ.FT. OR 0.3412 ACRES 3915 EMORY ROAD 40' PRIVATE ACCESS - EASEMENT DEDICATED BY THIS PLAT (1) FOUND 1/2" REBAR Z26.56. 1.8.1 UPPER VALLEY SURVEYS 3911 EMORY ROAD LOT 5 BEFORE DIGGING IN THIS AREA, CALL "TEXAS ONE-CALL" 1-800-545-6005 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN. BEARINGS SHOWN HEREON (BEARING BASIS) ARE THOSE SHOWN ON THE FILED SUBDIVISION PLAT. CONTAINING: 14,407 SQ.FT. OR 0.3307 ACRES THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH SURFACE GROUND MARKINGS, EXCAVATIONS OR UTILITY COMPANY PLANS TO DETERMINE THE EXACT LOCATION OF ANY SUBTERRANEAN USES. CLERK'S FILE #20210014057, BOOK 654, PAGE 1866, EL PASO COUNTY DEED RECORDS 6' ADDITIONAL R.O.W (DOC. #20230028099) TRACT 5-D CHOPY POME TRACT 5-C EMORY SCHOOL DISTRICT EL PASO INDEPENDENT SCHOOL DISTRICT 1014 N. Stanton Street, El Paso, TX 79902 REASON FOR REPLAT TO INCREASE THE NUMBER OF LOTS FROM 4 TO 5 TOTAL NUMBER OF LOTS ROAD TRACTS 4-A-1-A, 4-B-1 AND 5-A-1, BLOCK 1, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS LOTS 1, 2 AND 3, BLOCK 1, EMORY ROAD SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, CONTAINING: 97,351 SQ.FT. OR 2.2349 ACRES REPL Approved for filing CITY PLAN Notary Public in and for El Paso County Before me, the undersigned authority, on this day personally appeared Enrique Escobar, 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. STATE OF TEXAS COUNTY OF EL PASO I, ENRIQUE ESCOBAR, as owner of all of EMORY ROAD SUBDIVISION REPLAT A, hereby subdivide the land as described in this subdivision plat and confirm any existing utility easement. his subdivision is hereby approved in accordance with Chapter 212 of the Texas ocal Government Code and Title 19 of the El Paso Municipal Code as meeting all equirements for a review of a major combination plat. Witness my signature this l attest that the matters asserted in this plat are true and complete. ven under my hand and seal of office this in File No. Filed and recorded ernment Code of Texas this SUBDIVISION OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION County Clerk this COMMISIONday of in the office of the County Clerk of El Paso County, Texas, A C K N O W L E D G E M E N T 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 I L I N G **TEXAS** day of day PASO DEL NORTE SURVEYING INC, PH. 915-241-1841 FAX 915-855-6925 앜 APPROVAL John A. Eby, R.P.L.S. Registered Professional Land Surveyor Texas License No. 5372 day of My Commission Expires STATEMENT 2025. 2025.