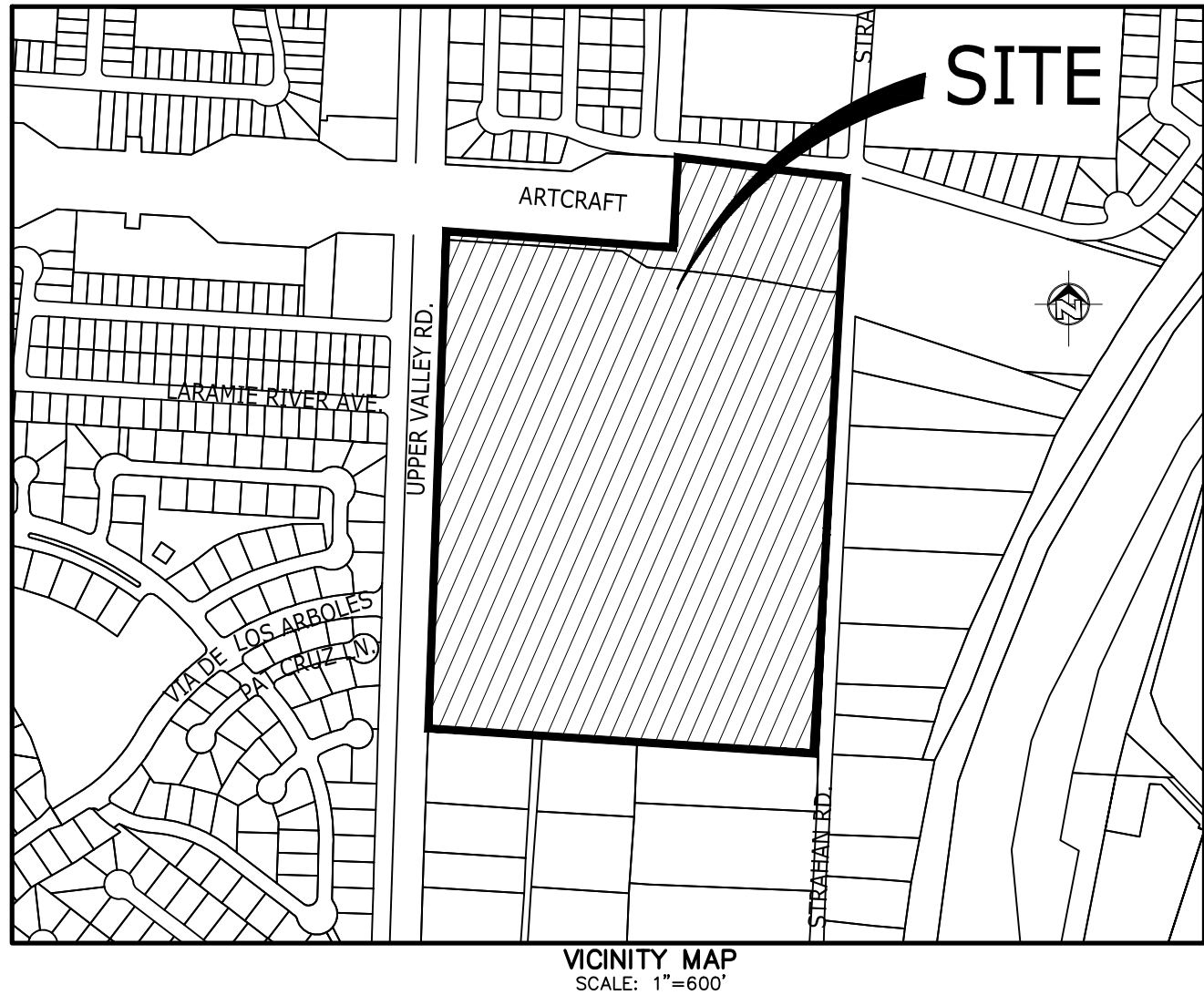


F:\PROJECTS\CANUTILLO FUTURE MIDDLE SCHOOL FARM LAND\SUBDIVISION\JOHNNY BEAN HORSE FARM - REV 1.dwg, 9/5/2025 11:11:53 AM



VICINITY MAP
SCALE: 1"=600'

NOTES

- 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.
12. 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).

LEGEND			
CITY MONUMENT			
BOUNDARY SYMBOL			
BOUNDARY LINE			
EASEMENT LINE			

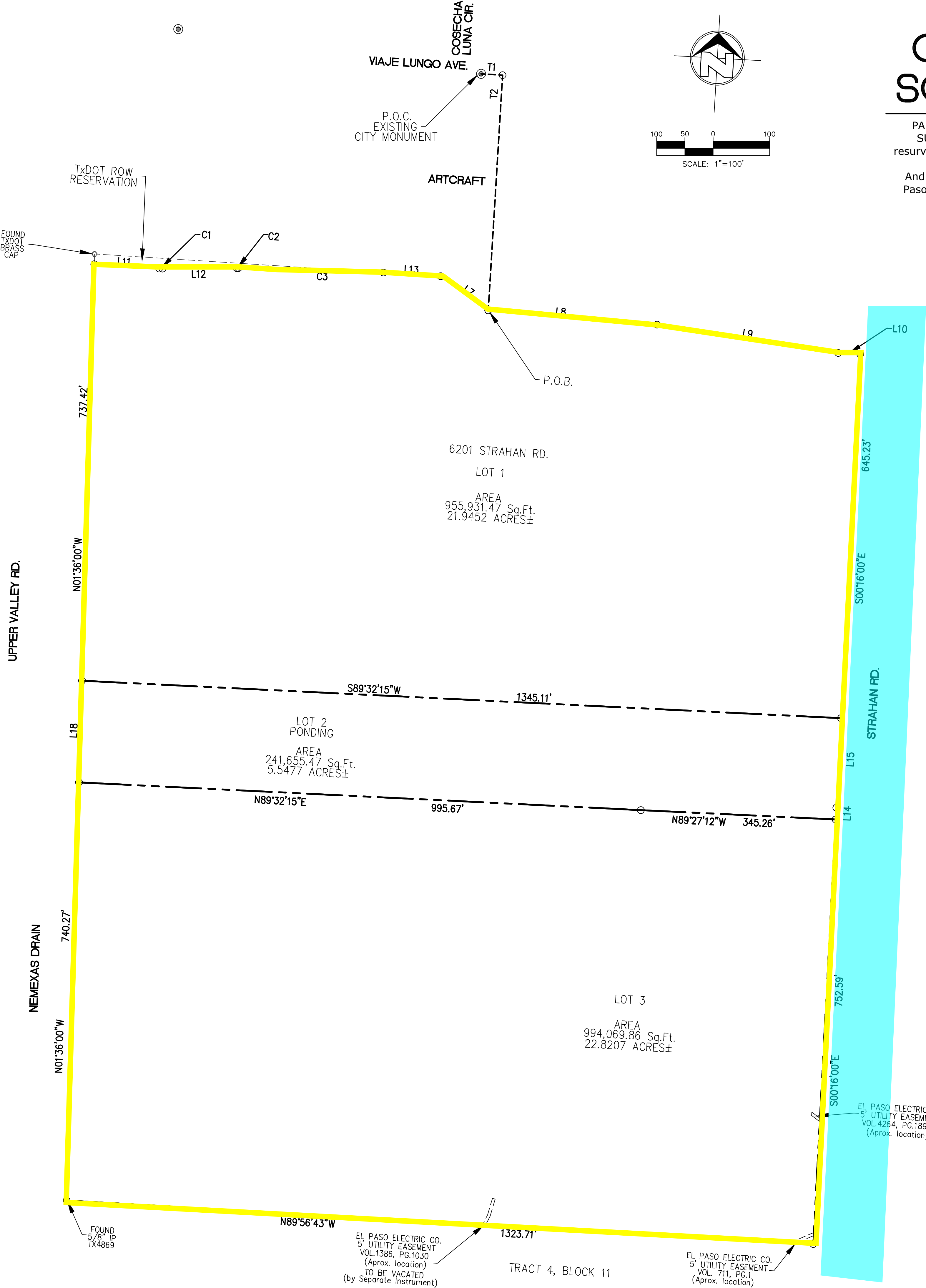
LINE TABLE				
LINE	DIRECTION	CHORD	BEARING	DISTANCE
T1	S89°48'00"E	38.13'		
T2	N00°12'00"E	417.18'		
L7	S57°35'33"E	103.65'		
L8	S88°29'37"E	299.84'		
L9	S84°23'35"E	324.63'		
L10	N89°44'00"E	39.00'		
L11	S89°33'05"E	115.14'		
L12	N86°20'53"E	131.43'		
L13	S89°35'35"E	101.55'		
L14	N00°16'04"W	20.64'		
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
C2	55.00'	3.11'	3.11'	N87°56'03"E
C3	16524.00'	256.77'	256.75'	N88°27'34"E

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 ±

DEDICATION

CANUTILLO INDEPENDENT SCHOOL DISTRICT, OWNER OF THIS LAND HEREBY PRESENTS THIS MAP. OWNER OF THIS LAND HEREBY PRESENTS THIS MAP.

Dr. Pedro Galaviz
SCHOOL SUPERINTENDENT
CANUTILLO INDEPENDENT SCHOOL DISTRICT

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO
BEFORE ME, THE THE UNDERSIGNED AUTHORITY, PUBLIC, ON THIS DAY PERSONALLY APPEARED Dr. Pedro Galaviz, SCHOOL SUPERINTENDENT, CANUTILLO INDEPENDENT SCHOOL DISTRICT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID COMPANY FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES:

MINOR SUBDIVISION APPROVAL

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS DAY OF _____, 2025 A.D.

EXECUTIVE SECRETARY SUBDIVISION COORDINATOR

APPROVED FOR FILING THIS DAY OF _____, 2025, A.D.

PLANNING AND 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. _____ OF THE PLAT RECORD.

COUNTY CLERK BY DEPUTY

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS.

GUILLERMO LICON, RPLS 2998



FINAL 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