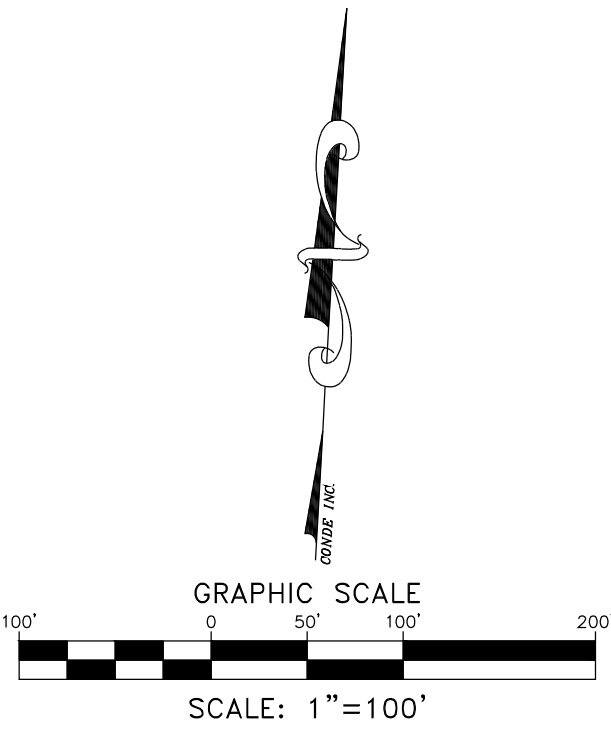


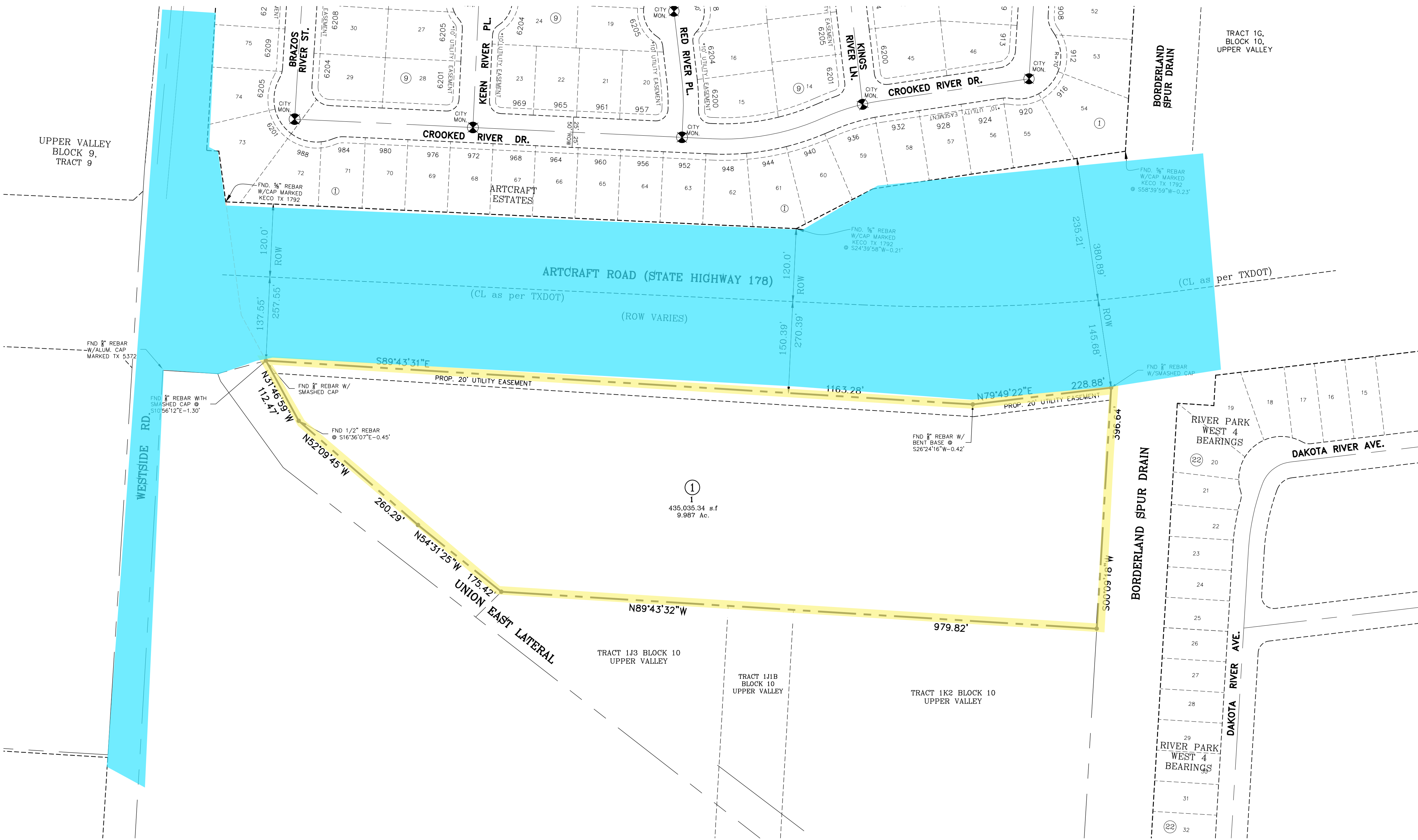
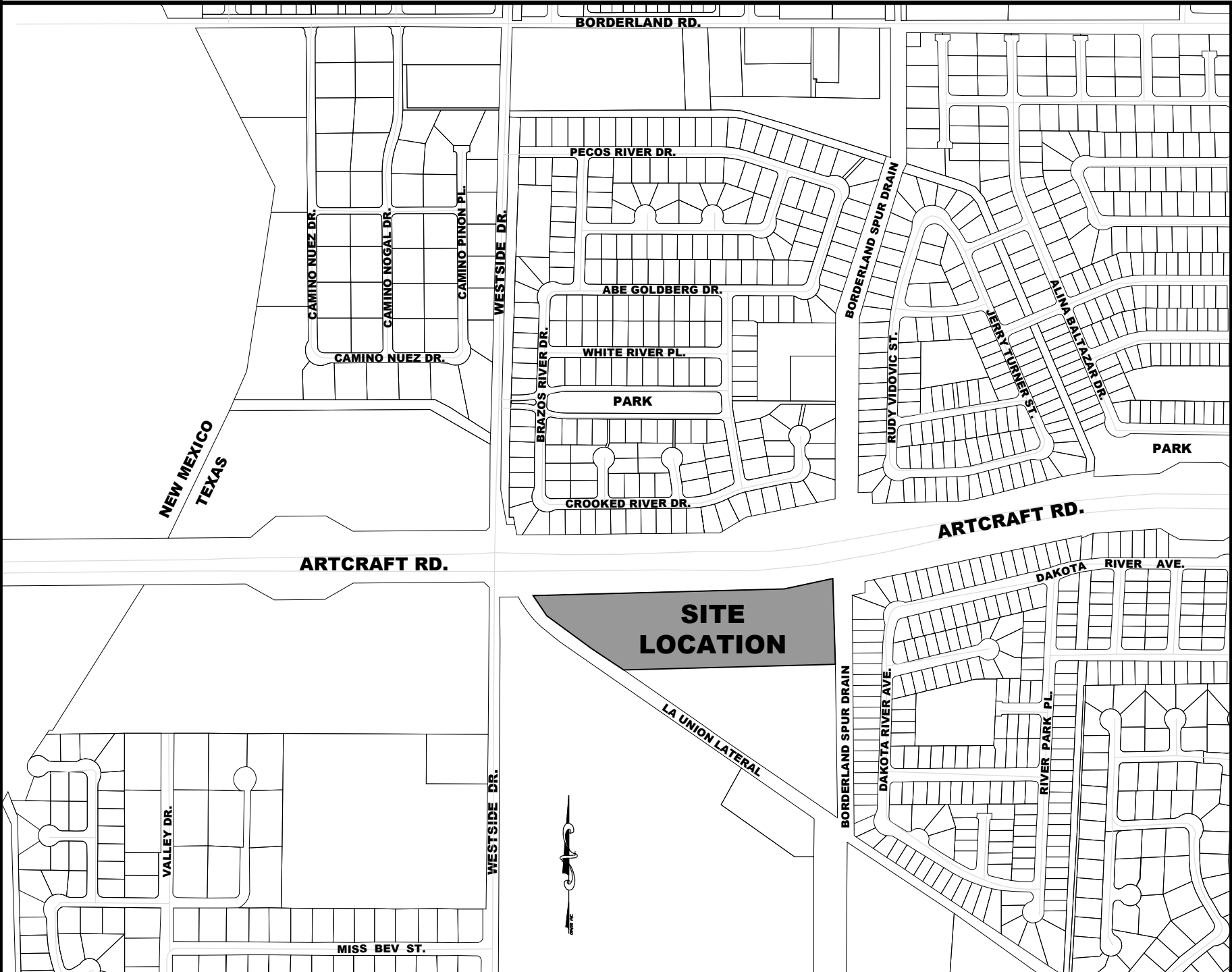
ARTCRAFT ADDITION

BEING PORTION OF TRACTS 1J-1B, 1J-3,  
AND 1K-2, UPPER VALLEY SURVEY NO. 10,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING: 9.987 ACRES

- NOTES:
1. WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (ARTCRAFT ADDITION) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AN WILL BE CONSTRUCTED AND OPERABLE AS OF 2025.
  2. 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.
  3. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
  4. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
  5. SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
  6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480212-01255, DATED SEPTEMBER 4, 1991, THIS PROPERTY IS IN FLOOD HAZARD ZONE X "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN".
  7. THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL 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 SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
  8. ON-SITE PONDING OF ALL STORM-WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISION AND SHALL COMPLY WITH ALL PROVISIONS OF THE MUNICIPAL CODE SECTION 19.19.010, DSC PANEL 1-4C-J, AND DDM #11.1
  9. PRIVATE POND FOR ONSITE RETENTION OF STORM RUN-OFF SHALL BE REQUIRED. POND TO BE LOCATED AT TIME OF BUILDING PERMIT.
  10. VERTICAL DATUM REFERENCED TO NGS SURVEY DISK DESIGNATED 4 REB, PID#CE0441. ELEVATION=3753.53 (NAVD88 DATUM).
  11. PRIVATE DRAINAGE EASEMENTS WILL BE REQUIRED IF THIS LOT IS FURTHER SUBDIVIDED.



LOCATION MAP SCALE: 1"=600'



CITY PLAN 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 \_\_\_\_\_, 2025.

Executive Secretary \_\_\_\_\_ Chairperson \_\_\_\_\_  
Approved for filing this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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. \_\_\_\_\_

County Clerk \_\_\_\_\_ By Deputy \_\_\_\_\_  
Prepared by and under the supervision of:  
YVONNE CONDE CURRY, P.E.  
Registered Professional Engineer  
Registration No. 64648  
This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.  
Yvonne Conde Curry, P.E. \_\_\_\_\_  
Ran R. Conde,  
Registered Professional Land Surveyor  
Texas License No. 5152

DEDICATION  
ASLM LTD., a Texas limited partnership, property owners of this land hereby present this plot and dedicate to the use of the public and utility easement as hereon laid down and designated, including easements for overhead of service wires for pole type utilities, and 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 our signature this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

By: ASLM LTD.,  
a Texas limited partnership  
By: \_\_\_\_\_ Susan Daw, Authorized Representative  
ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT  
STATE OF TEXAS  
COUNTY OF EL PASO  
Before me, the undersigned authority, on this day personally appeared Susan Daw, Authorized Representative, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same as the act and deed of said company for the purpose 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 \_\_\_\_\_

SCHOOL DISTRICT  
CANUTILLO INDEPENDENT SCHOOL DISTRICT  
7965 ARTCRAFT RD. EL PASO, TX 79932

REVISED DATE: FEBRUARY 18, 2025  
CONDE INC.  
ENGINEERING / PLANNING  
GPS / SURVEYING / CAD  
6080 SUBURBY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 582-0285  
FAX: (915) 582-0286 FORM# 100781100