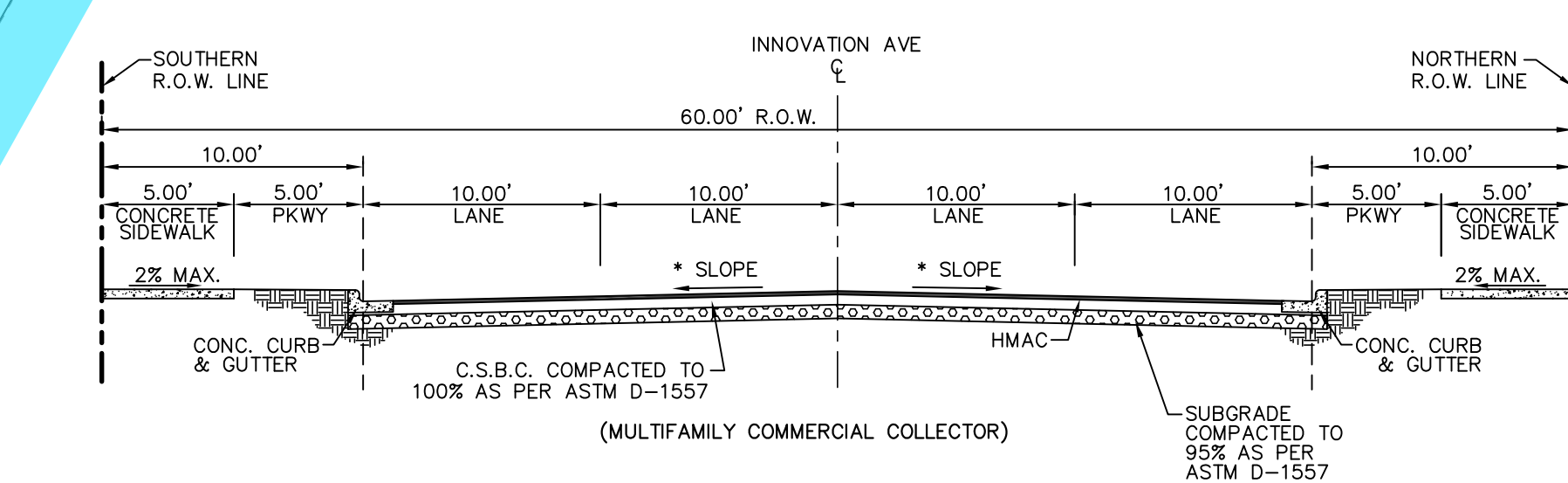
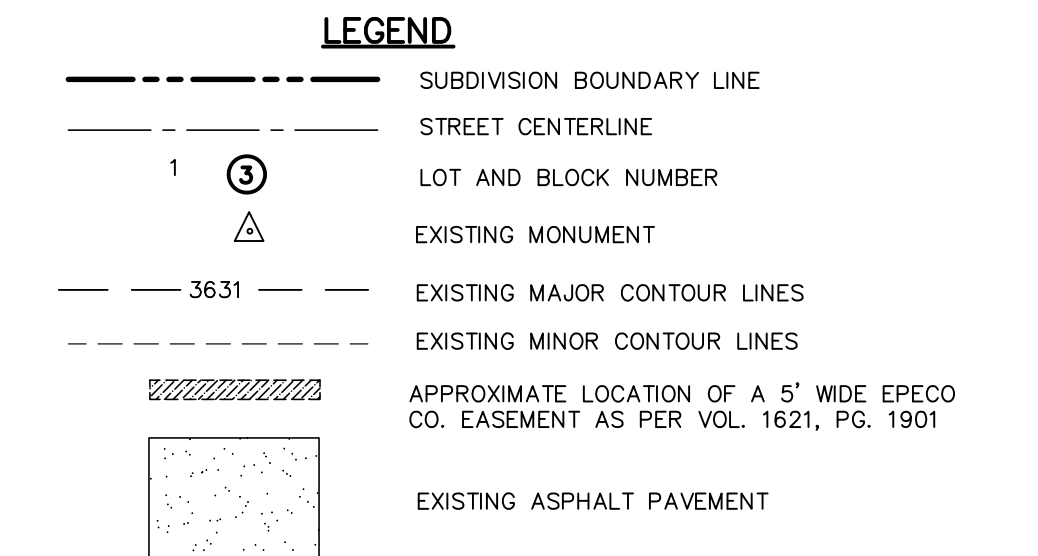
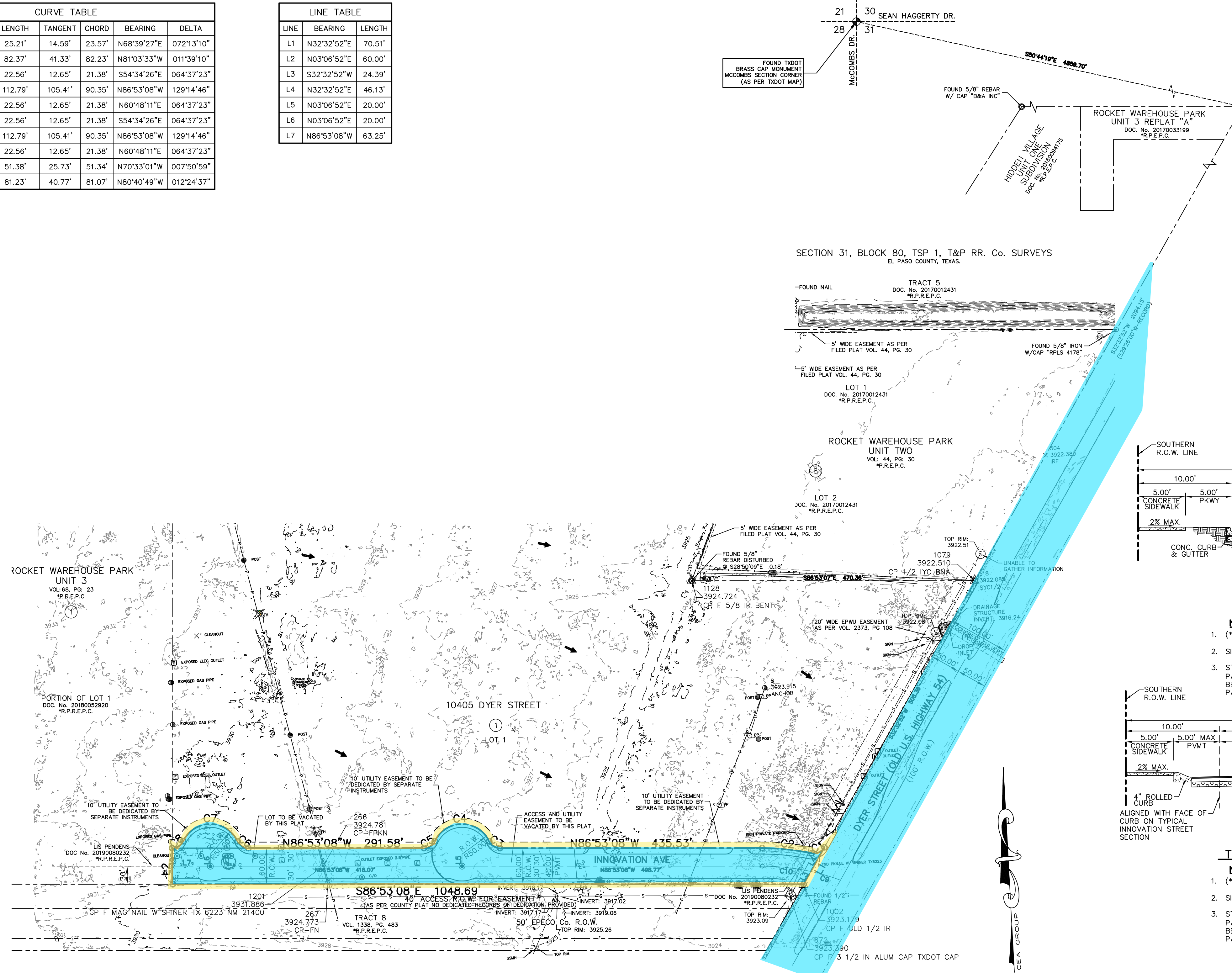


CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	20.00'	25.21'	14.59'	23.57'	N68°39'27"E 072°13'10"
C2	405.00'	82.37'	41.33'	82.23'	N81°03'33"W 011°39'10"
C3	20.00'	22.56'	12.65'	21.38'	S54°34'26"E 064°37'23"
C4	50.00'	112.79'	105.41'	90.35'	N86°53'08"W 129°14'46"
C5	20.00'	22.56'	12.65'	21.38'	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"

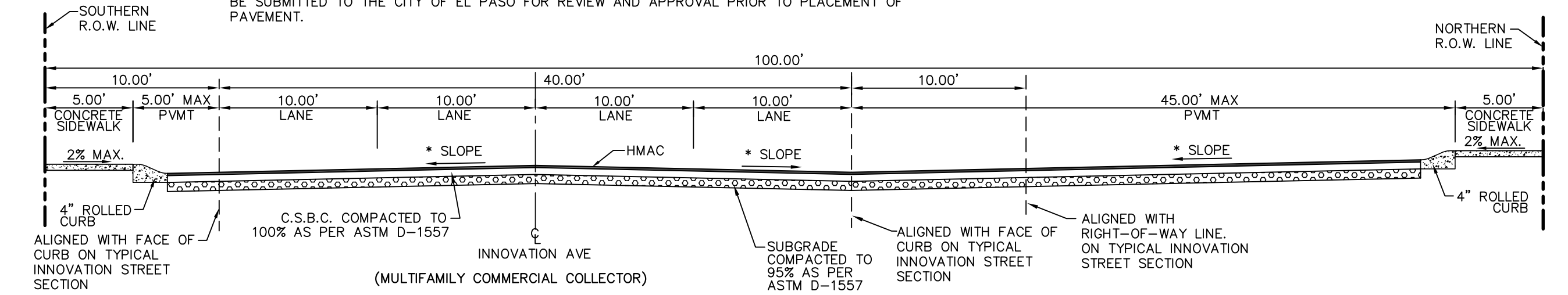
LINE TABLE		
LINE	BEARING	LENGTH
L1	N32°32'52"E	70.51'
L2	N03°06'52"E	60.00'
L3	S32°32'52"W	24.39'
L4	N32°32'52"E	46.13'
L5	N03°06'52"E	20.00'
L6	N03°06'52"E	20.00'
L7	N86°53'08"W	63.25'

HARMONY EDUCATION FOUNDATION REPLAT "A"

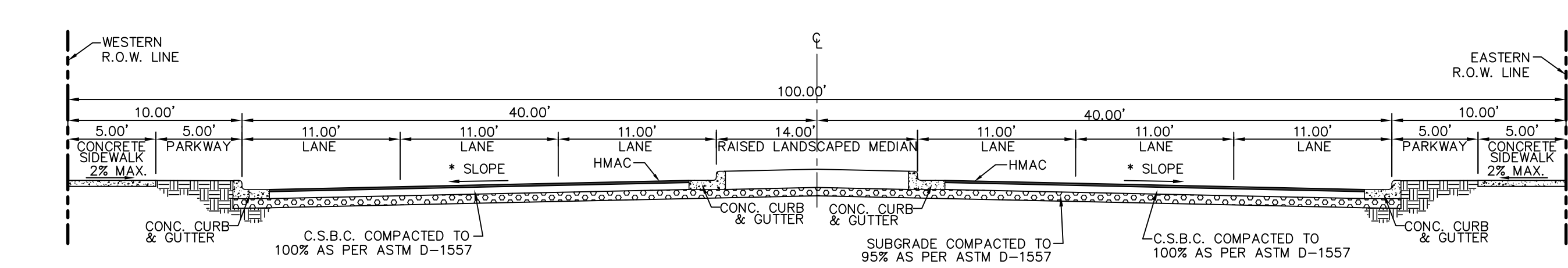
BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1 AND ALL LOT 2, BLOCK 1, HARMONY EDUCATION FOUNDATION SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING 1.60± ACRES



- NOTES:**
- (*) STREET TRANSVERSE SLOPE AS SHOWN IN PLANS
 - SIDEWALK WIDTH IS REQUIRED TO COMPLY WITH ADA/TAS REGULATIONS.
 - STREET IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT CITY OF EL PASO PAVING CONSTRUCTION DETAILS AND STANDARD SPECIFICATIONS: CBR @ EVERY 500' RESULTS TO BE SUBMITTED TO THE CITY OF EL PASO FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF PAVEMENT.

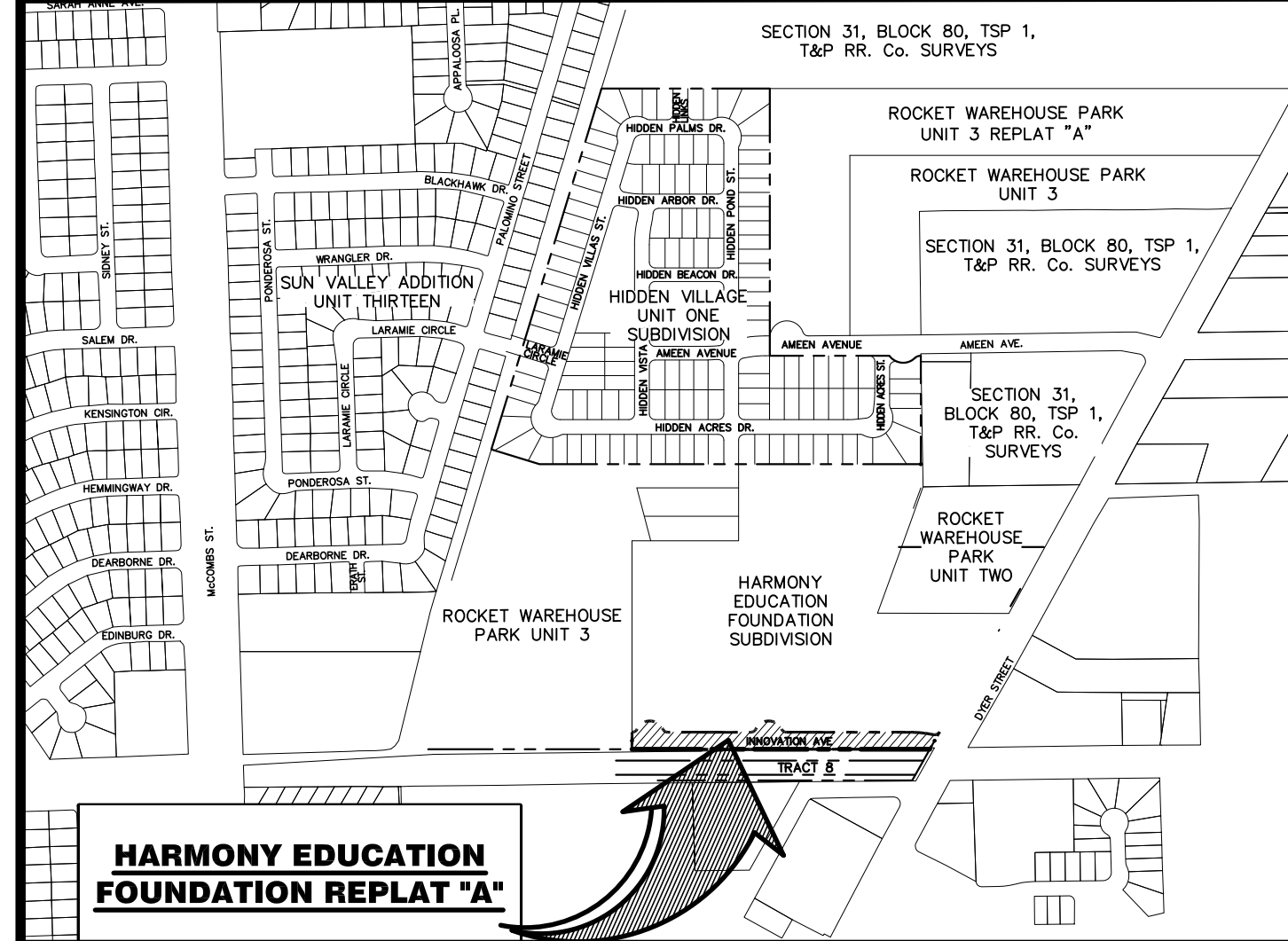


- NOTES:**
- (*) STREET TRANSVERSE SLOPE AS SHOWN IN PLANS
 - SIDEWALK WIDTH IS REQUIRED TO COMPLY WITH ADA/TAS REGULATIONS.
 - STREET IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT CITY OF EL PASO PAVING CONSTRUCTION DETAILS AND STANDARD SPECIFICATIONS: CBR @ EVERY 500' RESULTS TO BE SUBMITTED TO THE CITY OF EL PASO FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF PAVEMENT.

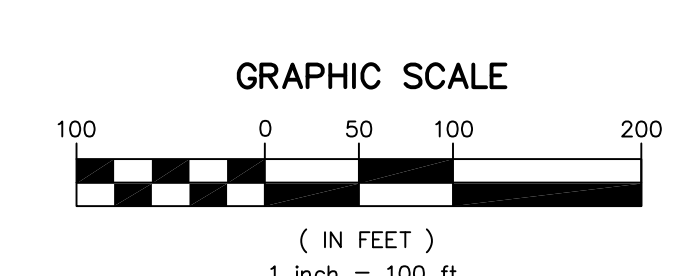


100' ROW STREET SECTION DETAIL DYER STREET--(MAJOR ARTERIAL) SCALE: N.T.S.

LOCATION MAP SCALE: 1" = 600'



- 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 ZONE "C", AS DESIGNATED IN L.O.M.R. NUMBER 18-06-0885P-480214, DATED 06-12-18.
 - ◎ 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 BASEMENTS 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.

PRELIMINARY
TO BE CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION RECOMMENDATIONS CONCERNING THIS PLAT MUST BE FILED BY:

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

ENGINEER
cea group
TEXAS REGISTERED ENGINEERING FIRM F-4564
813 N. Kansas Street, Ste. 300
915.544.5232 | www.ceagroup.net
CONTACT: ALAN D. HERRERA, P.E.

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

DATE OF REVISION: AUGUST 2022