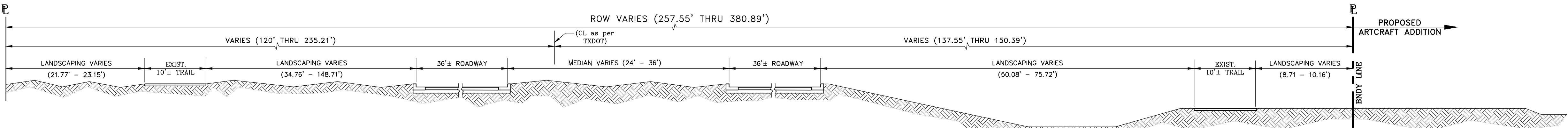


# ARTCRAFT ADDITION

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

PRELIMINARY PLAT



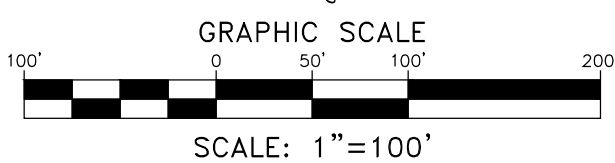
EXIST. MAJOR ARTERIAL  
(ARTCRAFT ROAD - STATE HIGHWAY 178)  
SCALE: 1"=10'

## 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.  
INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_
4. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_
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. 480212-0125B, 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, OSC 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 (NAVOD88 DATUM).
11. PRIVATE DRAINAGE EASEMENTS WILL BE REQUIRED IF THIS LOT IS FURTHER SUBDIVIDED.

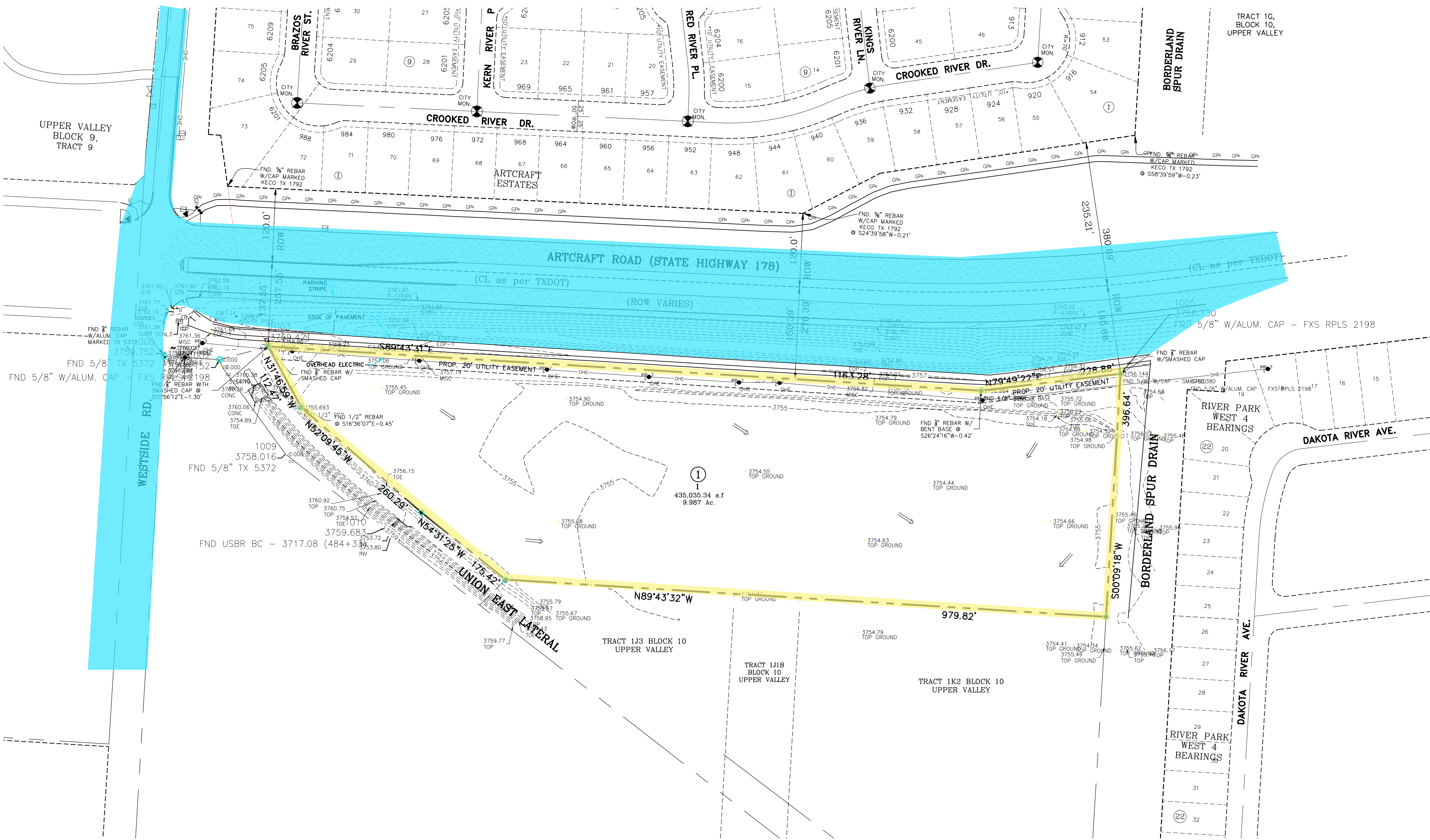
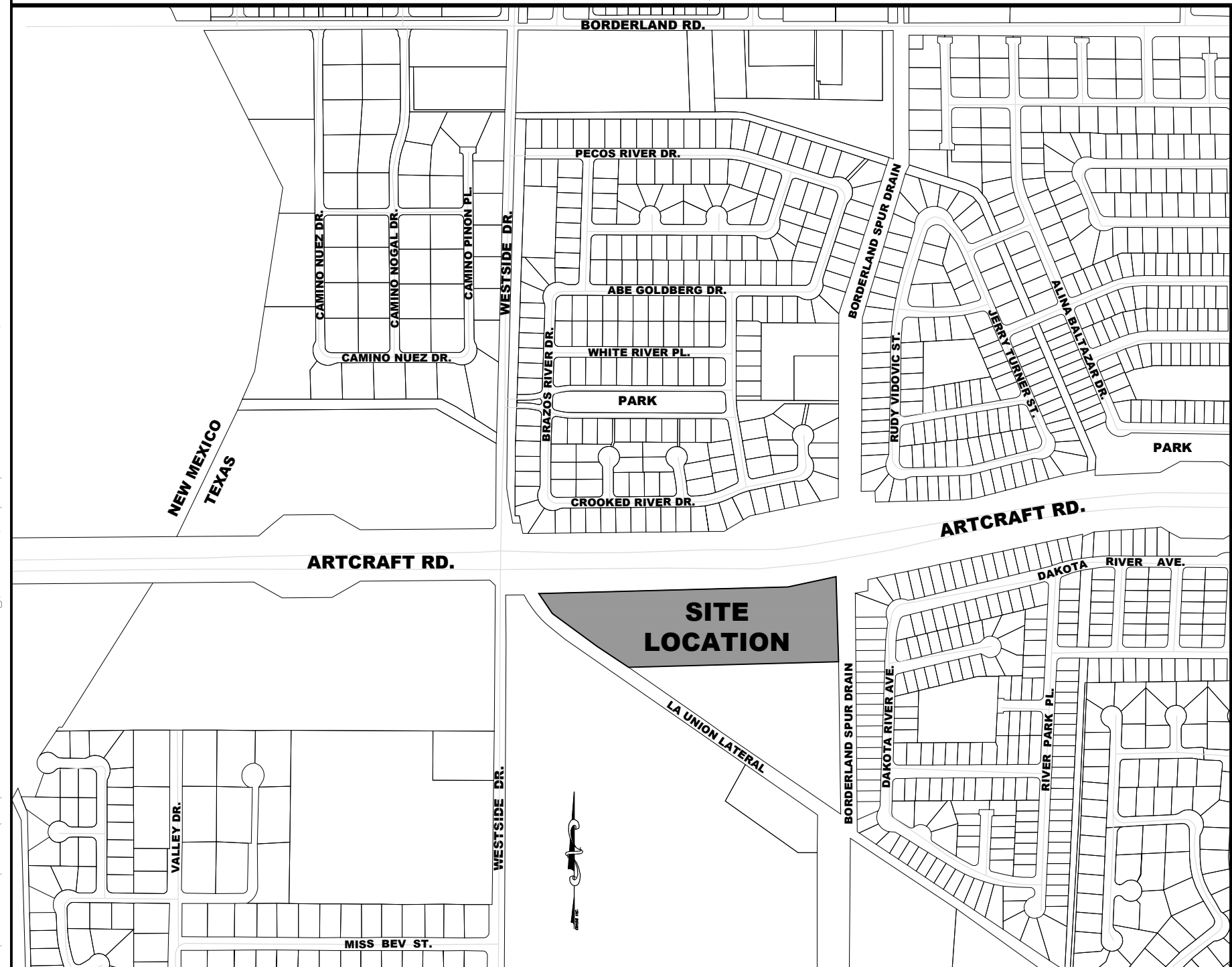
SYMBOL LEGEND	
	FOUND CONTROL POINT
	FOUND CITY MONUMENT
	SET 1/2" REBAR W/CAP 5152
	CALCULATED POINT (NOT SET)
	ELECTRIC PULL BOX
	POWER POLE
	GUY WIRE
	UTILITY POLE

OH = OVER HEAD ELECTRIC  
= DRAINAGE FLOW



## LOCATION MAP

SCALE: 1"=600'



CONDE INC.  
6080 SURETY DR. SUITE 100  
ENG.- YVONNE CONDE CURRY  
SURVEYOR - RON R. CONDE  
EL PASO, TEXAS 79906  
PHONE # (915) 692-0283

OWNER/ DEVELOPER  
ASLM LTD, a Texas limited  
partnership  
7598 N. MESA ST., Ste. 200  
EL PASO, TEXAS 79912  
PHONE: (915) 692-0283

## SCHOOL DISTRICT

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

REVISED DATE: FEBRUARY 18, 2025

