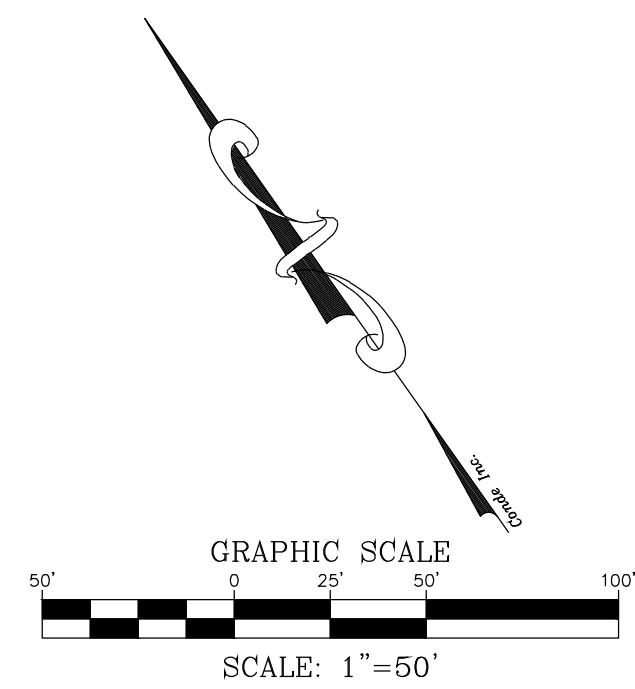


STONE RIDGE UNIT FIVE

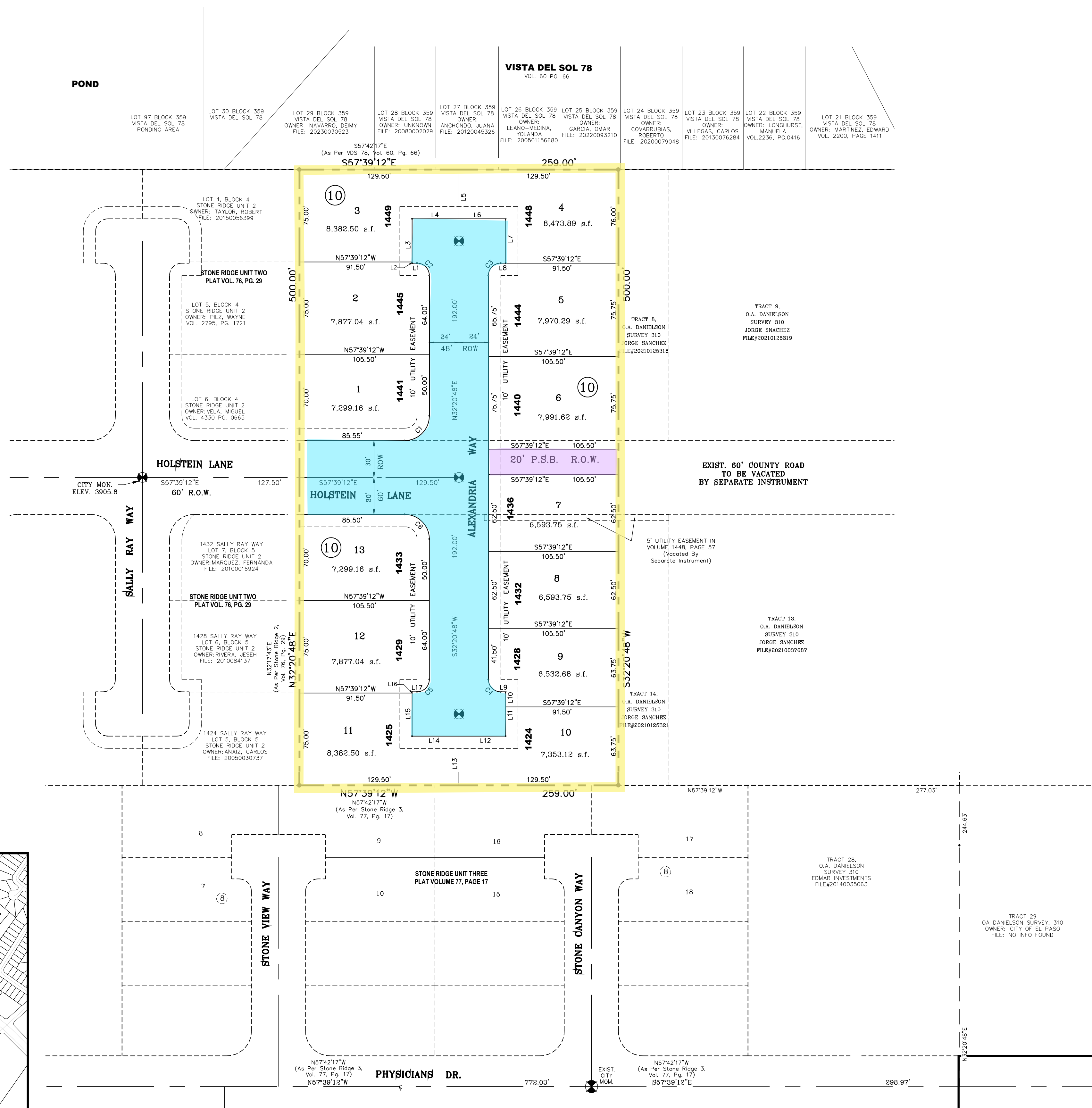
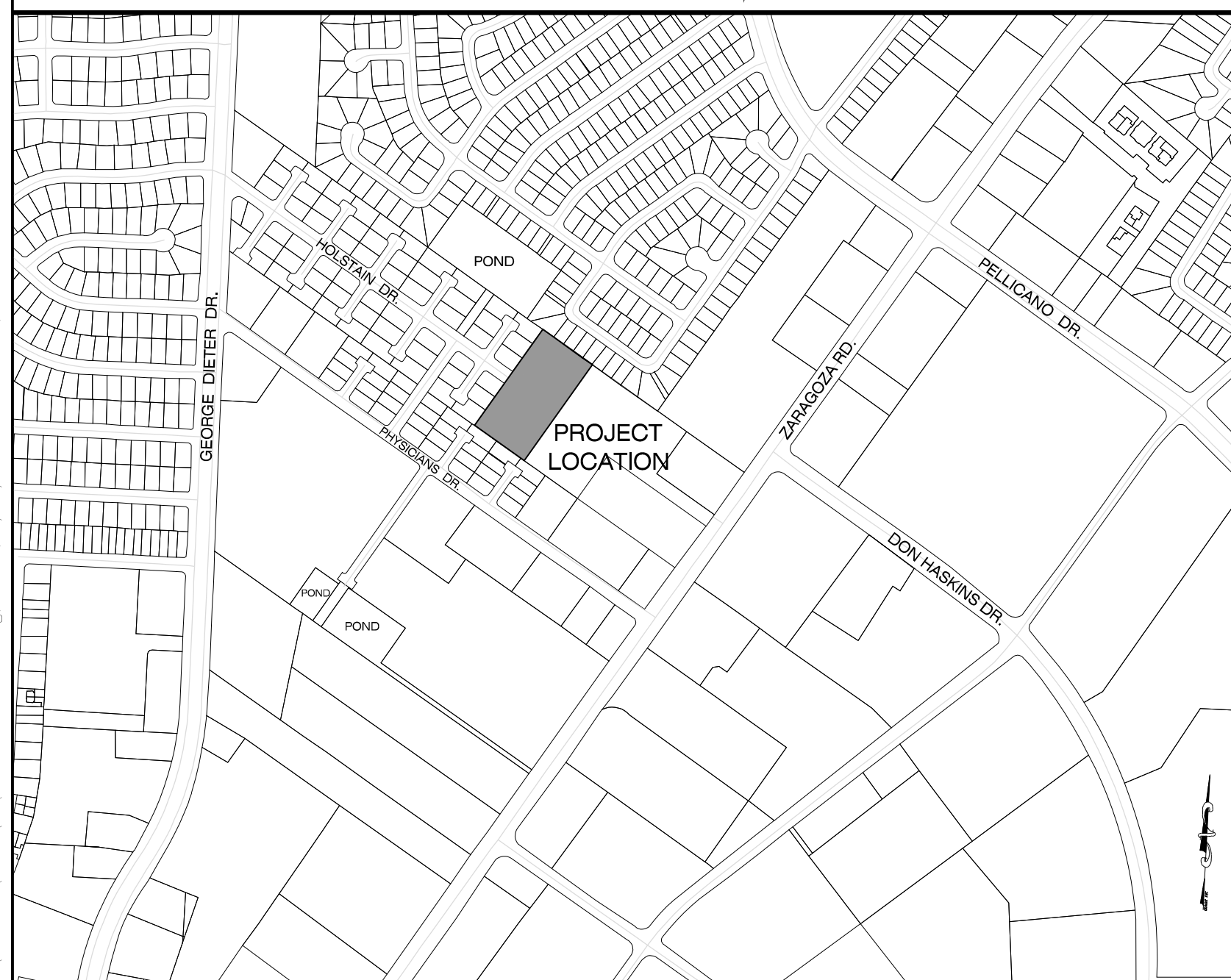
BEING TRACT 15, AND PORTION OF TRACTS 8,
AND 14, O.A. DANIELSON SURVEY NO. 310;
AND PORTION OF 60 FEET COUNTY ROAD,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 2.9729± ACRES

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.42'	20.00'	28.28'	N77°20'48"E	90°00'00"
C2	10.00'	15.71'	10.00'	14.14'	N12°39'12"W	90°00'00"
C3	10.00'	15.71'	10.00'	14.14'	S77°20'48"W	90°00'00"
C4	10.00'	15.71'	10.00'	14.14'	S12°39'12"E	90°00'00"
C5	10.00'	15.71'	10.00'	14.14'	N77°20'48"E	90°00'00"
C6	20.00'	31.42'	20.00'	28.28'	N12°39'12"W	90°00'00"

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.00	S57°39'12"E
L2	1.00	S32°20'48"W
L3	35.00	S32°20'48"W
L4	38.00	S57°39'12"E
L5	40.00	S32°20'48"W
L6	38.00	S57°39'12"E
L7	36.00	S32°20'48"W
L8	4.00	S57°39'12"E
L9	4.00	S57°39'12"E
L10	12.25	N32°20'48"E
L11	23.75	N32°20'48"E
L12	38.00	S57°39'12"E
L13	40.00	N32°20'48"E
L14	38.00	S57°39'12"E
L15	35.00	N32°20'48"E
L16	1.00	N32°20'48"E
L17	4.00	S57°39'12"E



LOCATION MAP SCALE: 1" = 600'



- NOTES:
- WATER AND SEWER SERVICES HAVE BEEN EXTENDED TO THIS SUBDIVISION (STONE RIDGE UNIT FIVE) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES.
 - 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.
 - TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. _____ DATE _____
 - RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. _____ DATE _____
 - SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
 - 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.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 480214-0046-C, DATED FEBRUARY 16, 2006 THIS PROPERTY IS IN FLOOD HAZARD ZONE X "AREAS OF MINIMAL FLOODING".
 - VERTICAL DATUM REFERENCED TO BRASS DISK CITY MONUMENT AT THE CENTERLINE INTERSECTION OF GEORGE DIETER DRIVE AND TREY BURTON DRIVE, ELEVATION = 3944.78 (CITY OF EL PASO DATUM)
 - THE RETENTION OF THE HISTORIC PRE-DEVELOPED AND DEVELOPED STORM-WATER RUNOFF DISCHARGE VOLUMES IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF (DSC, MUNICIPAL CODE CHAPTER 19.19.010A, AND DDM, 11.1).

DEDICATION
 JORGE M. SANCHEZ, property owner of this land hereby present this plat and dedicate to the use of the public, the streets, drives, P.S.B. R.O.W., and utility easements, 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: INDIVIDUAL

 Jorge Sanchez, OWNER

ACKNOWLEDGEMENT
 STATE OF TEXAS
 COUNTY OF EL PASO
 Before me, the undersigned authority, on this day personally appeared Jorge M. Sanchez, OWNER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed on behalf of the limited partnership 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 _____
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. _____ Ron R. Conde, Registered Professional Land Surveyor Texas License No. 5152

PROPOSED CITY MONUMENT
SCHOOL DISTRICT
 SOCORRO INDEPENDENT SCHOOL DISTRICT
 12440 ROJAS DR. EL PASO TX 79928
TOTAL RESIDENTIAL LOTS
 13

DATE OF PREPARATION: JUNE 5, 2024

S:\CIVIL\DATA\CT-STONE RIDGE-5.dwg, TNA.M., 1/16/2025, 4:48:56 PM, C.CORTIZ