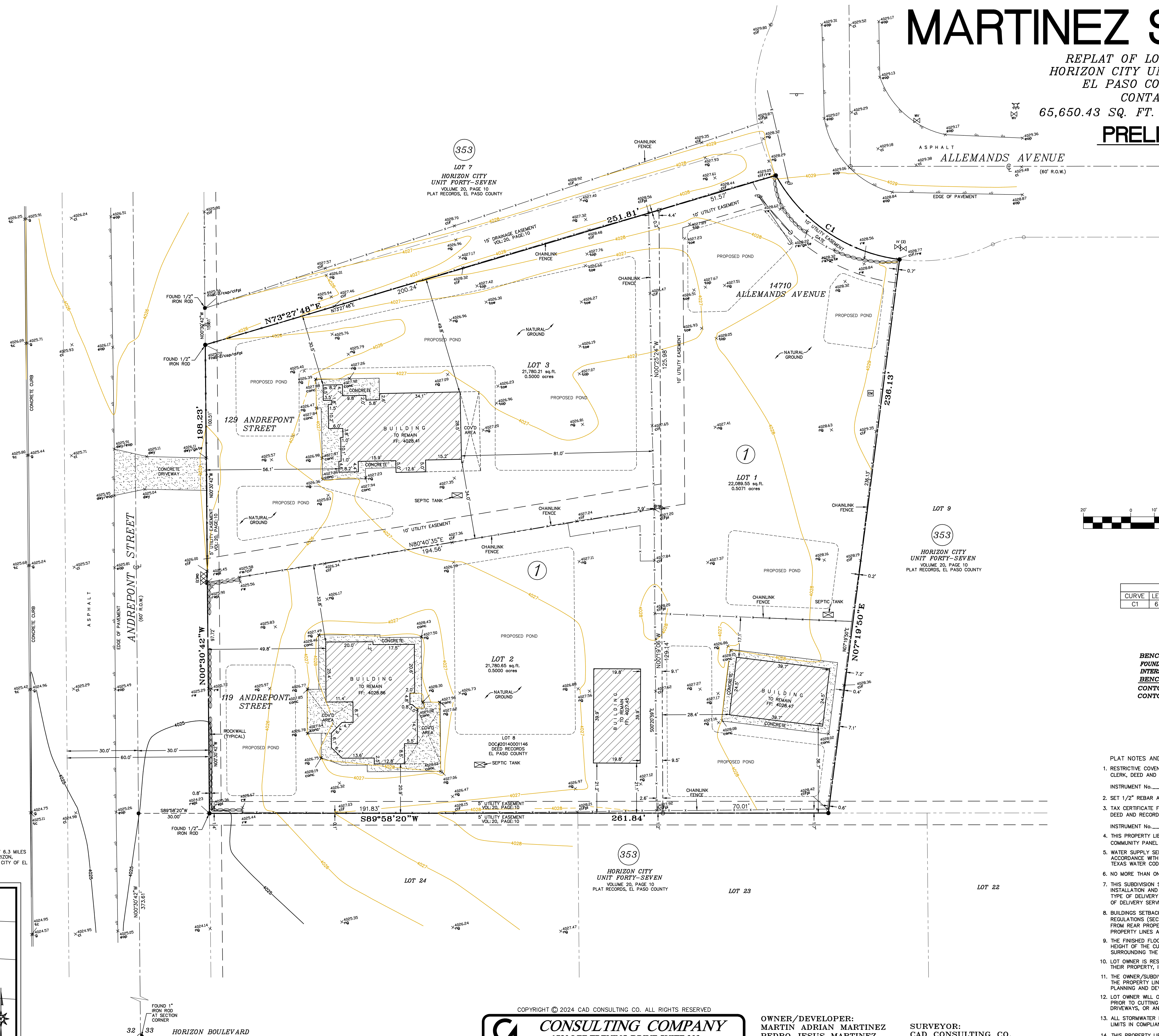


MARTINEZ SUBDIVISION

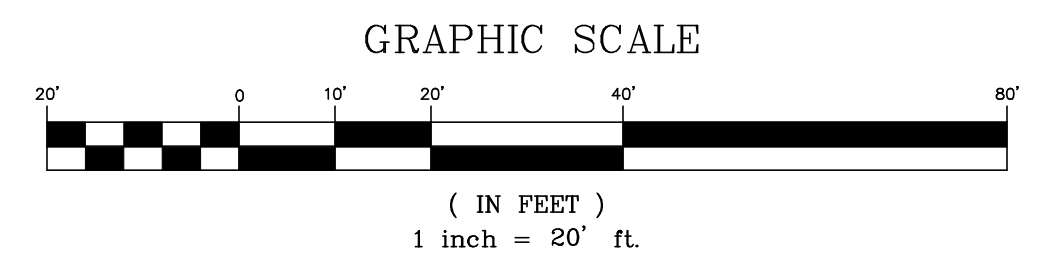
REPLAT OF LOT 8, BLOCK 353
HORIZON CITY UNIT FORTY-SEVEN
EL PASO COUNTY, TEXAS

CONTAINING:
65,650.43 SQ. FT. OR 1.5071 ACRES ±

PRELIMINARY



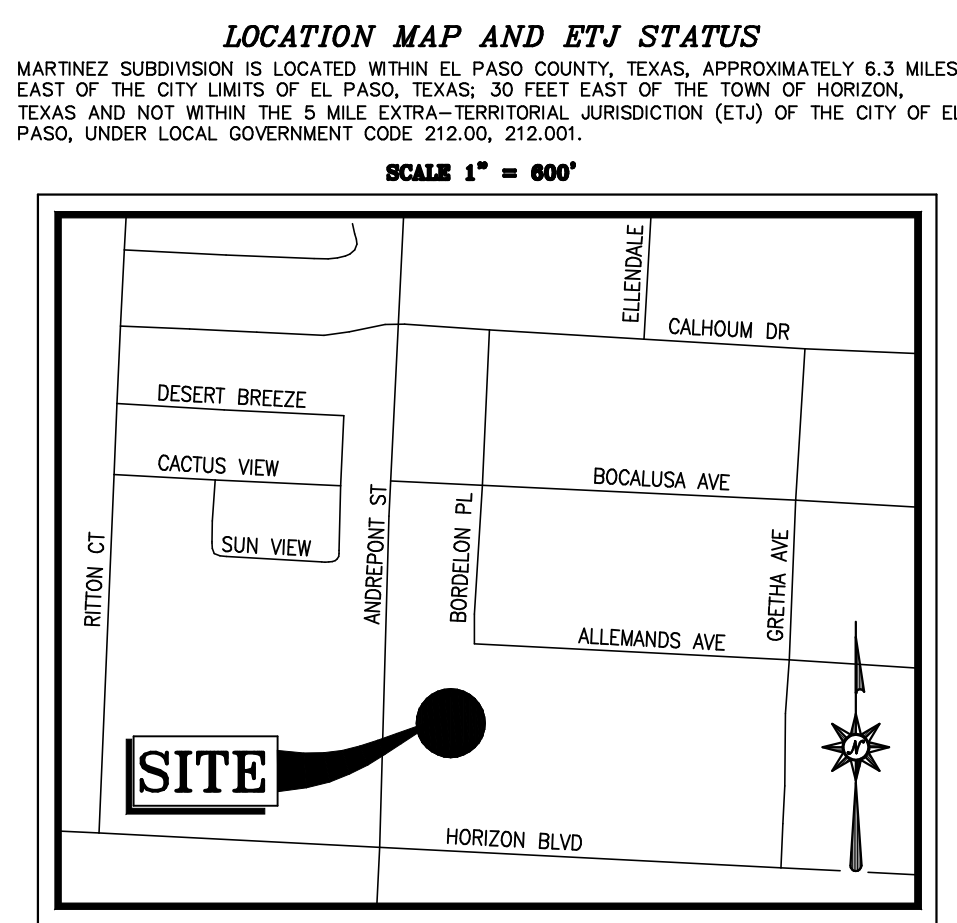
LEGEND	
CLF	= CHAINLINK FENCE
NG	= NATURAL GROUND
CL	= CENTERLINE STREET
G	= GUTTER
TC	= TOP OF CURB
RW	= ROCKWALL
CONC	= CONCRETE
EOP	= EDGE OF PAVEMENT
LP	= LIGHT POLE
WM	= WATER METER
MH	= MANHOLE
PP	= POWER POLE
GW	= GUY WIRE
WB	= WATER BOX
TR	= TEL RISER
S	= SIGN
OS	= OVERHEAD ELECTRIC
RW	= ROCKWALL
X	= CHAINLINK FENCE



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	65.68	70.00	53°45'33"

BENCH MARK:
FOUND CITY MONUMENT AT CENTERLINE
INTERSECTION OF RIFTON AND SAND GATE DRIVE
BENCH MARK ELEV. = 4025.08' CITY DATUM
CONTOUR INTERVAL 1 FOOT
CONTOUR LABEL 6 FEET

- PLAT NOTES AND RESTRICTIONS:
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
 - SET 1/2" REBAR AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
 - TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
 - THIS PROPERTY LIES IN ZONE "X", AS DESIGNATED BY F.E.M.A.; CITY OF EL PASO, COMMUNITY PANEL NO. 480212-0250-B, DATED SEPTEMBER 04, 1991.
 - WATER SUPPLY SERVICES WILL BE PROVIDED BY THE HORIZON REGIONAL M.U.D. IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE.
 - NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
 - 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.
 - BUILDINGS SETBACK SHALL MEET THE MINIMUM REQUIRED BY EL PASO COUNTY'S SUBDIVISION REGULATIONS (SECTION 2.6. SETBACKS). 20 FEET FROM THE FRONT PROPERTY LINES, 20 FEET FROM REAR PROPERTY LINES, 5 FEET FROM SIDE PROPERTY LINES, AND 10 FEET FROM SIDE PROPERTY LINES ABUTTING STREET RIGHT-OF-WAYS.
 - THE FINISHED FLOOR ELEVATION OF ANY RESIDENCE SHALL BE AT LEAST 18" ABOVE THE AVERAGE HEIGHT OF THE CURB IN FRONT OF THE LOT, OR AT LEAST 12" ABOVE THE NATURAL GROUND LEVEL SURROUNDING THE FOUNDATION, WHICHEVER IS HIGHER.
 - LOT OWNER IS RESPONSIBLE TO MAINTAIN THE SIDEWALK, PARKWAY AND DRIVEWAYS ABUTTING THEIR PROPERTY, INCLUDING DOUBLE FRONTAGE LOTS.
 - THE OWNER/SUBDIVIDER OF MARTINEZ SUBDIVISION HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES, UNLESS OTHERWISE APPROVED IN WRITING, BY THE EL PASO COUNTY PLANNING AND DEVELOPMENT DEPARTMENT.
 - LOT OWNER WILL OBTAIN A PERMIT FROM EL PASO COUNTY PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
 - ALL STORMWATER RUN-OFF DISCHARGE VOLUMES SHALL BE RETAINED WITHIN THIS SUBDIVISION LIMITS IN COMPLIANCE WITH PROVISIONS OF (DSC, 19.19.010A, AND DDM 11.1)
 - THIS PROPERTY LIES IN THE CLINT INDEPENDENT SCHOOL DISTRICT.



CAD CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 309
EL PASO, TEXAS 79936
TEL(915) 633-6422 FAX(915) 633-6424

OWNER/DEVELOPER:
MARTIN ADRIAN MARTINEZ
PEDRO JESUS MARTINEZ
14710 ALLEMANDS AVENUE
EL PASO, TEXAS 79928
PHONE: (915) 633-6422

SURVEYOR:
CAD CONSULTING CO.
CARLOS M. JIMENEZ
1790 N. LEE TREVINO
EL PASO, TEXAS 79936