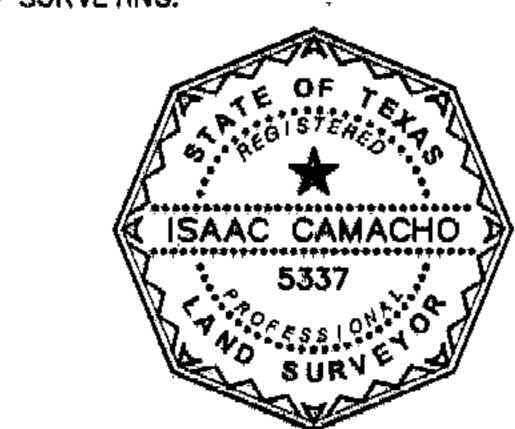
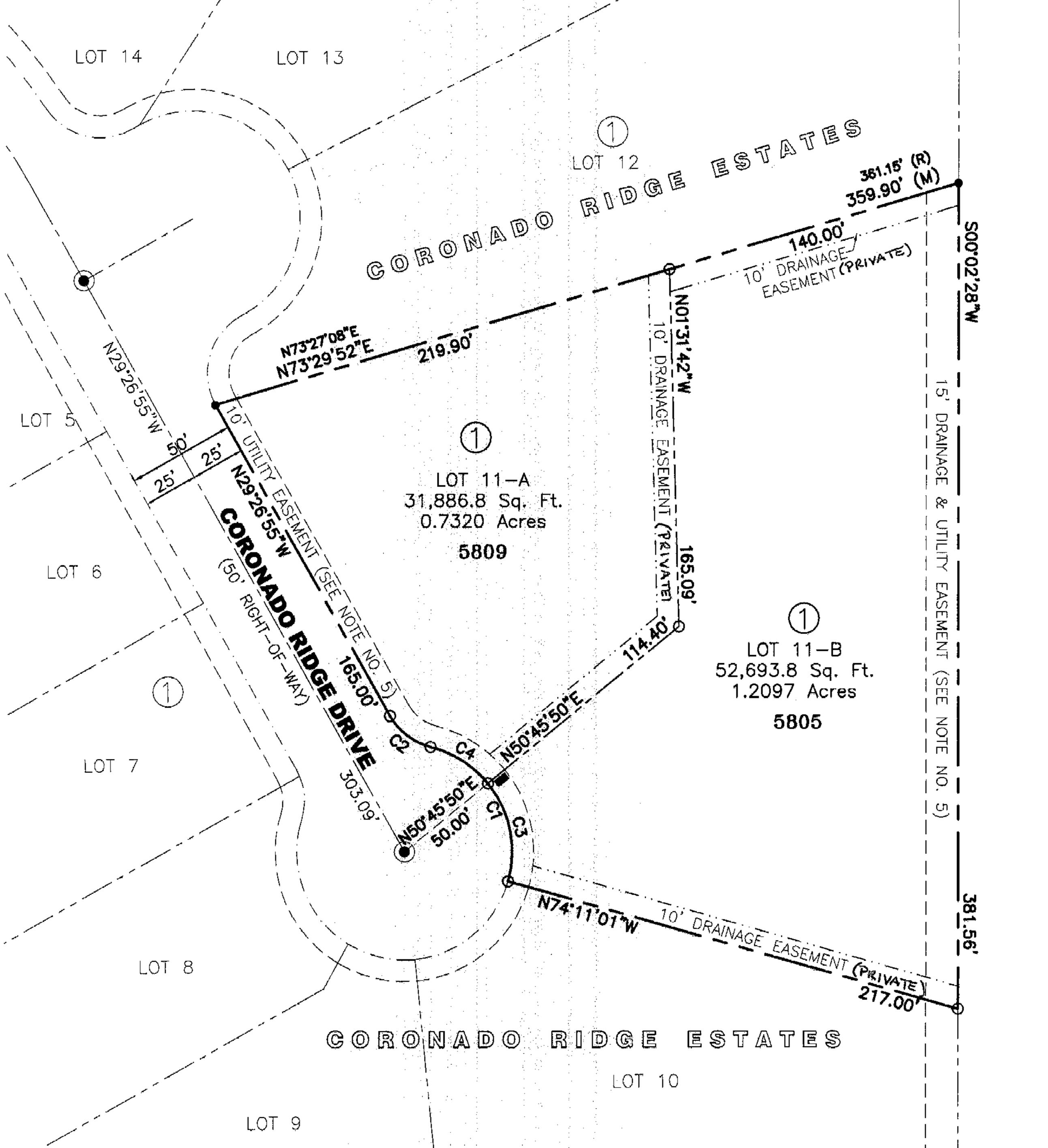
CORONADO RIDGE ESTATES

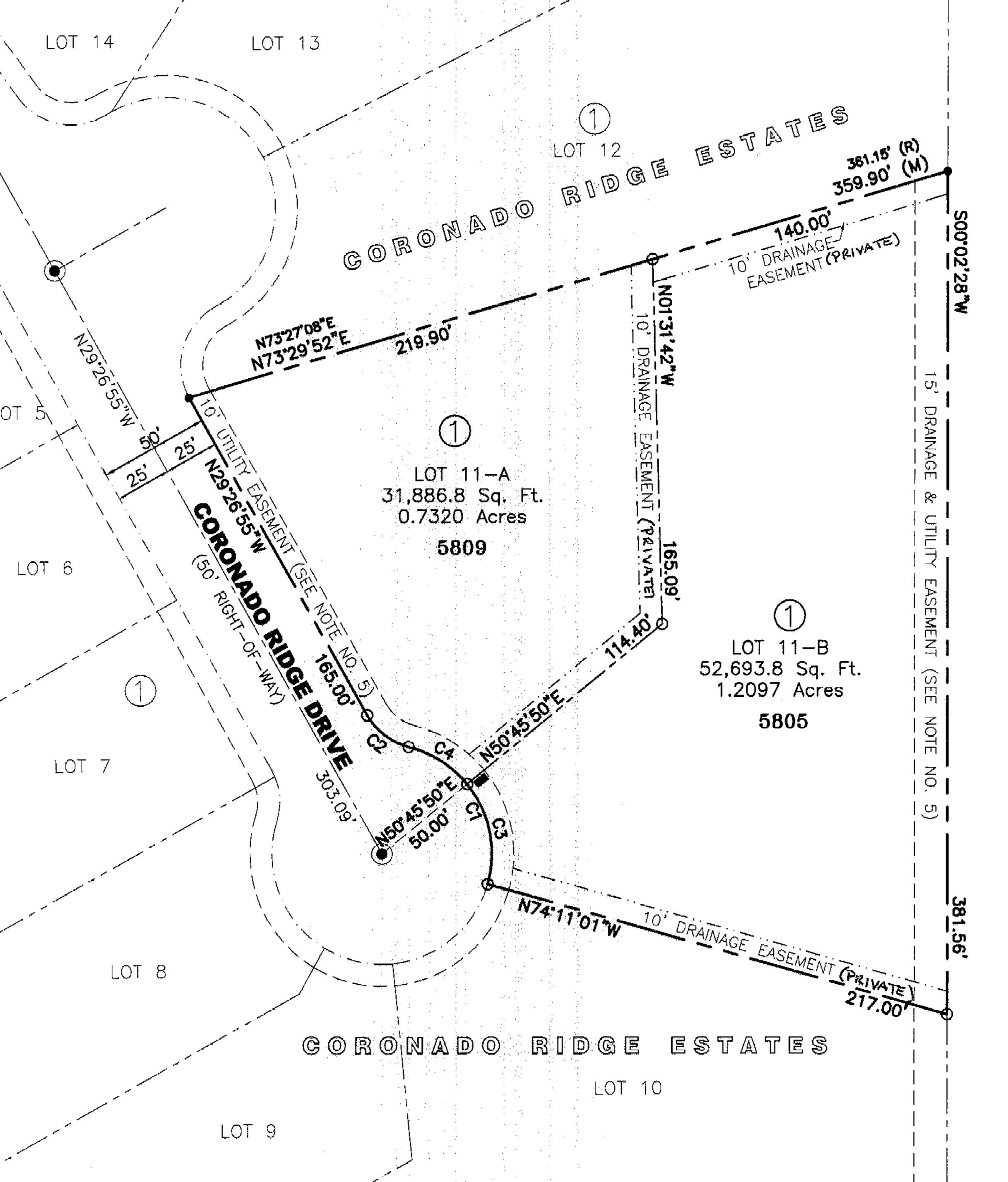
CORONADO RIDGE ESTATES CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 1.9417 ACRES ±

DEDICATION ACKNOWLEDGMENT ecember 20 La BY GLENN S. KELLER STATE OF TEXAS§
COUNTY OF EL PASO§ _____ 20 _____ BY MARGARET M. KELLER NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES CITY PLAN COMMISSION THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS



REPLATTA BEING A REPLAT OF LOT 11, BLOCK 1





PLAT NOTES AND RESTRICTIONS

3. THIS SUBDIVISION LIES WITHIN THE EL PASO INDEPENDENT SCHOOL DISTRICT.

2. THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO CORONADO RIDGE ESTATES REPLAT "A", BY THE EL PASO WATER UTILITIES (PUBLIC SERVICE BOARD) IN ACCORDANCE WITH THEIR 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 CORONADO RIDGE DRIVE.

TWO LOTS. THAT PORTION OF THE PROPERTY WITH THE EXISTING IMPROVEMENTS ("LOT 11-A") WILL BE SEPARATED FROM THE UNDEVELOPED PORTION OF THE PROPERTY ("LOT

5. EXISTING 15' DRAINAGE AND UTILITY EASEMENT AND EXISTING 10' UTILITY EASEMENT AS PER PLAT ON OCTOBER 10, 1988, RECORDED IN VOLUME 63, PAGE 45, FILE No. 041431 OF THE EL PASO COUNTY PLAT RECORDS.

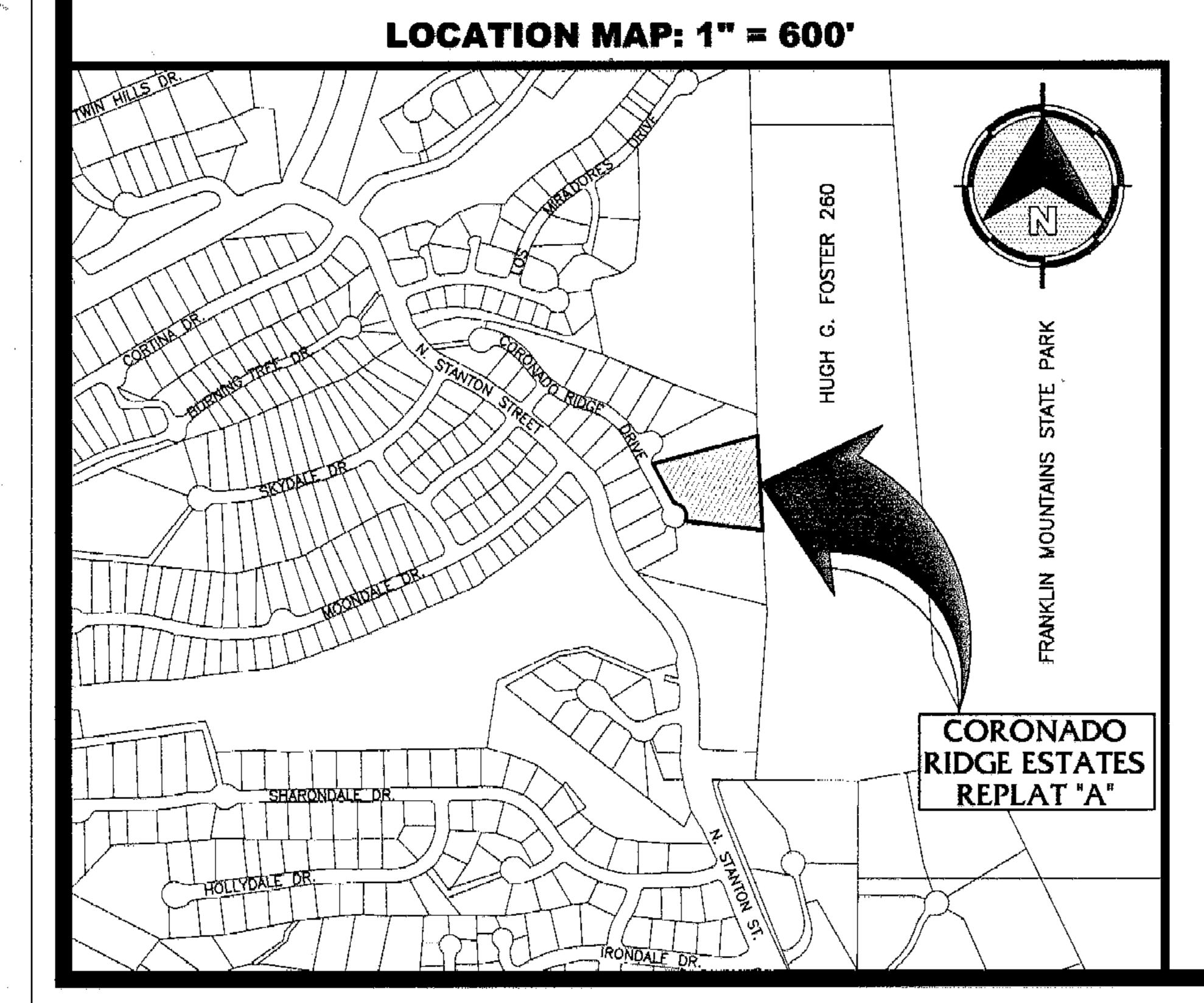
7. TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS UNDER

8. RESTRICTIVE COVENENTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK DEED AND RECORDS UNDER

6. MAIL DELIVERY SERVICE WILL BE PROVIDED USING A NEIGHBORHOOD DELIVERY & COLLECTION BOX UNIT (NDCBU).

INSTRUMENT NO. 2011 600 7914

11-B") AND SOLD. THIS REPLAT WILL ALLOW LOT 11-B, WHICH IS CURRENTLY USELESS, TO BE DEVELOPED AND USED IN THE FUTURE AS A SITE FOR A SINGLE FAMILY HOME, WHICH IS IN ACCORD WITH EXISTING USES IN THE SUBDIVISION.



LEGEND

SUBDIVISION BOUNDARY LINE		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			
EXISTING EASEMENT LINE	· · · .		· .	Access to the second	·
EASEMENT TO BE DEDICATED BY THIS	PLAT		 • • -	و مصحد و درسد	· — · —
RIGHT-OF-WAY LINE		· · · · · · · · · · · · · · · · · · ·	 		· · · · · · · · · · · · · · · · · · ·
CENTERLINE OF R.O.W.			्र स्मे क्षांत्र अस्ति र		:: ::
LOT LINE					
EXISTING CITY MONUMENT				•	
FOUND 1/2" REBAR					
SET 1/2" REBAR W/ SURVEY CAP NO	. "TX 5337"			0	
LOCATION OF NDCBU					
MEASURED BEARING AND DISTANCE				(M)	
RECORD BEARING AND DISTANCE				(R)	
BLOCK NUMBER				(1)	

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH. BRNG.	CHORD
C1	50.00'	80.14'	91'49'57"	N 30'05'59" W	71.83'
C2	30.00'	24.38'	46'34'03"	N 52'43'56" W	23.72'
C3	50.00	48.04	55'03'09"	N 11'42'36" W	46.22'
C4	50.00	32.10	36 ' 46'48"	N 57'37'34" W	31.55 <u>'</u>

GRAPHIC SCALE

1 inch = 50 ft.

