

DESERT SPRINGS UNIT FIVE

A PORTION OF NELLIE D. MUNDY SURVEY No. 244
CITY OF EL PASO,
EL PASO COUNTY, TEXAS,
CONTAINING 10.73 ACRES ±

DEDICATION

EP DESERT SPRINGS DEVELOPMENT, LLC, the owner of this land, do hereby present this map and dedicate their respective portions of property to the use of the public, Resler Drive, drainage and access right of way and utility easements as hereon laid down and designated, including easements for overhead utility lines, and the right to install, maintain, repair, replace, and remove overhead utility lines, 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 my signature this _____ day of _____, 2018.

Randal S. O'Leary, Manager,
EP DESERT SPRINGS DEVELOPMENT, LLC.

ACKNOWLEDGEMENT

STATE OF TEXAS COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Pat Woods, known to me to be the owner of the above described premises, and acknowledged to me that he executed the same as the act and deed for the purpose and consideration herein expressed.

Given under my hand and seal of office this _____ day of _____, 2018.

Nellie Public in and for El Paso County My Commission Expires _____

CITY PLANNING 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 _____, 2018.

Chairperson _____ Executive Secretary _____

Approved for filing this _____ day of _____, 2018.

City Planning and Inspection _____

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2018, in File No. _____ of the Plat Records.

County Clerk _____ By Deputy _____

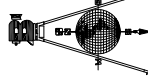
Subdivision improvement plans prepared by and under the supervision of CEA Group.

This plat represents a survey made on the ground with the current Texas Board of Professional Land Survey Professional and Technical Standards.

JORGE L. AZCARATE, P.E.
Licensed Professional Engineer
Texas License No. 85075

Benito Barragan TX, R.P.L.S. No. 5615

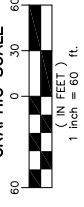
ENGINEER



Barragan & Associates Inc.
SURVEYOR
LAND PLANNING & LAND SURVEYING
TBPUS FIRM # 10151200
10950 Pellicano Dr. Bldg. F - El Paso TX 79935
Phone (915) 591-5709 Fax (915) 591-5706
www.barragan.com

CONTACT: JORGE L. AZCARATE, P.E.
CONTACT: BENITO BARRAGAN, R.P.L.S.

GRAPHIC SCALE



DATE OF PREPARATION: OCTOBER, 2018.

DESERT SPRINGS UNIT FOUR

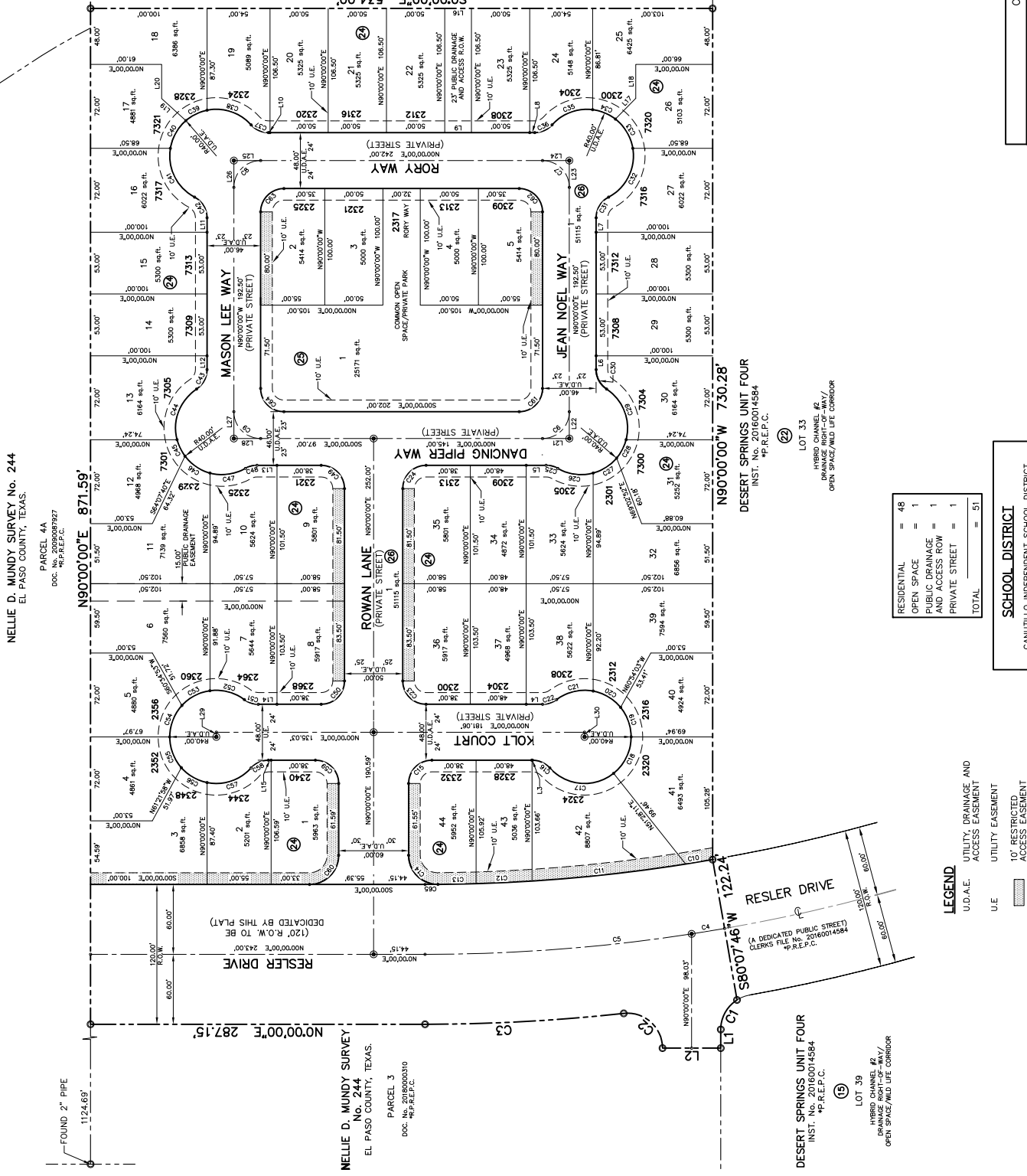
INST. No. 20160014584
P.R.E.P.C.
LOT 34
DEEDITION BASIN #3

PREVIOUSLY FOUND
PORTION OF SURVEY 244
IN DOC. No. 20160014584
(NOW OBLITERATED)

DESERT SPRINGS UNIT FOUR
INST. No. 20160014584
P.R.E.P.C.

PREVIOUSLY FOUND
PORTION OF SURVEY 244
(NOW OBLITERATED)

NELLIE D. MUNDY SURVEY No. 243



RESIDENTIAL	=	48
OPEN SPACE	=	1
PUBLIC DRAINAGE AND ACCESS ROW	=	1
PRIVATE STREET	=	1
TOTAL	=	51

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

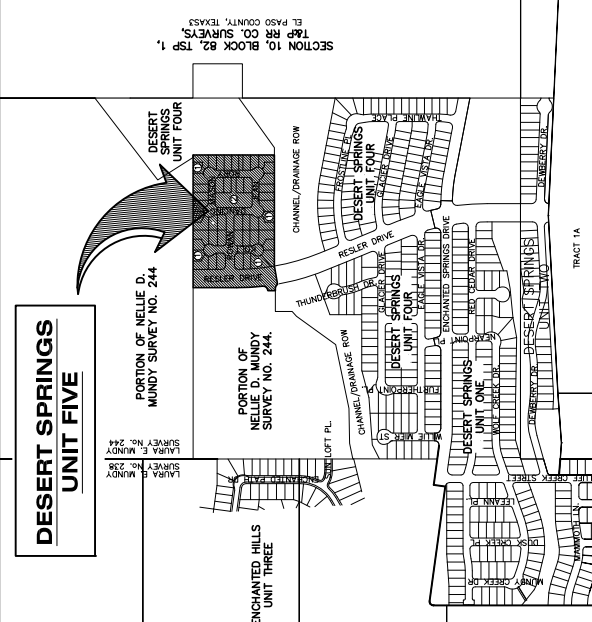
- LEGEND**
- UTILITY DRAINAGE AND ACCESS EASEMENT
 - UTILITY EASEMENT
 - RESTRICTED ACCESS EASEMENT

NOTES.

- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO DESERT SPRINGS SUBDIVISION UNIT FIVE BY THE EL PASO WATER/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.43 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON RESLER DRIVE 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 _____
- DECLARATION OF COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT No. _____ DATE _____
- EXTERIOR LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES. (BY OTHERS) SET 1/2" REBAR WITH CAP STAMPED "B&A INC." AT ALL INTERIOR BOUNDARY CORNERS UNLESS OTHERWISE SHOWN.
- "U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS."
- THIS SUBDIVISION LIES WITHIN ZONE 2B AND C, AS DESIGNATED IN PANEL NO. 480214 00124 DATED FEBRUARY 5, 1986, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. THE FLOOD INSURANCE RATE MAPS ARE AVAILABLE FOR VIEWING AT THE EL PASO COUNTY CLERK'S OFFICE. THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. ZONE 2B AREAS OF ANIMAL FLOODING. (NO SHADING)
- RESTRICTED ACCESS EASEMENT IS TO RESTRICT VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ADJACENT TO RESLER DRIVE, ROMAN LANE, MASON LEE WAY AND JEAN NOEL WAY SECTION. ACCESS FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSUMING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT No. _____ DATE _____
- DENOTES PROPOSED CITY MONUMENT. (MAY BE SUBJECT TO RELOCATION AT TIME OF CONSTRUCTION. FOR EXACT LOCATION CONTACT THE CITY OF EL PASO).
- RESTRICTED COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT No. _____ DATE _____
- PUBLIC DRAINAGE AND ACCESS RIGHT-OF-WAY SHALL BE MAINTAINED BY EL PASO WATER UTILITIES.
- COMMON OPEN SPACE, PARK, SITE, LANDSCAPE BUILDS, LANDSCAPE EASEMENTS AND STREETS SHALL BE MAINTAINED BY HOME OWNERS ASSOCIATION (H.O.A.).
- PUBLIC DRAINAGE EASEMENT AND ACCESS RIGHT-OF-WAY SHALL BE CONSTRUCTED TO PROVIDE ACCESS FOR THE MAINTENANCE AND INSPECTION OF THE DRAINAGE INFRASTRUCTURES AND ACCESS TO THE EXISTING POND.
- BUILDING CONSTRUCTION WITHIN THE AREA IF THE CUL-DE-SAC BEYOND SIX HUNDRED (600) FEET DISTANCE SHALL BE FIRE SPRINKLED. LOTS 13-32, BLOCK 24 AND LOTS 2-5.
- DEED REFERENCE: SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, FILED FOR RECORD IN DOC. No. 20180000310, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	30.19'	16.51'	28.83'	N61°10'03"W	027°39'53"
C2	30.00'	50.41'	44.69'	N41°51'41"E	096°16'38"	
C3	1560.00'	170.91'	85.54'	170.92'	S03°08'19"E	006°16'38"
C4	1500.00'	228.75'	115.10'	229.92'	S04°23'16"E	008°46'32"
C5	1500.00'	361.3'	23.00'	32.53'	S45°00'00"E	090°00'00"
C6	23.00'	361.3'	23.00'	32.53'	N45°00'00"E	090°00'00"
C7	23.00'	361.3'	23.00'	32.53'	N45°00'00"W	090°00'00"
C8	23.00'	361.3'	23.00'	32.53'	S45°00'00"W	090°00'00"
C9	1440.00'	23.38'	11.69'	23.38'	S09°24'20"E	000°55'49"
C10	1440.00'	132.79'	66.44'	132.74'	S06°17'55"E	005°17'00"
C11	1440.00'	48.06'	24.03'	48.05'	S02°42'03"E	001°54'43"
C12	1440.00'	32.82'	16.41'	32.81'	S01°05'32"E	001°18'20"
C13	25.00'	39.46'	25.19'	35.49'	S44°46'49"W	090°26'21"
C14	25.00'	31.42'	20.00'	28.28'	N45°00'00"W	090°00'00"
C15	20.00'	16.82'	8.94'	16.33'	N24°05'41"E	048°11'23"
C16	40.00'	60.54'	37.77'	54.93'	S04°49'47"W	088°43'12"
C17	40.00'	35.93'	19.28'	34.74'	S64°15'55"E	051°28'11"
C18	40.00'	27.93'	14.56'	27.36'	N30°42'51"E	039°59'59"
C19	40.00'	33.22'	17.64'	32.27'	N13°04'40"W	047°35'04"
C20	20.00'	12.87'	6.67'	12.65'	S18°26'05"E	036°52'12"
C21	20.00'	31.42'	20.00'	28.28'	S45°00'00"W	090°00'00"
C22	20.00'	31.42'	20.00'	28.28'	N45°00'00"W	090°00'00"
C23	20.00'	31.42'	20.00'	28.28'	S45°00'00"W	090°00'00"
C24	20.00'	31.42'	20.00'	28.28'	N45°00'00"W	090°00'00"
C25	20.00'	31.48'	16.61'	30.68'	S07°22'39"W	045°05'52"
C26	40.00'	24.20'	12.48'	23.64'	S32°30'21"E	034°40'08"
C27	40.00'	17.93'	9.12'	17.78'	S62°40'53"E	025°40'56"
C28	40.00'	49.67'	28.61'	46.54'	N68°54'15"E	071°08'48"
C29	20.00'	21.72'	12.07'	20.67'	N58°53'31"E	062°12'58"
C30	40.00'	49.96'	28.63'	46.78'	S61°39'55"W	066°40'09"
C31	40.00'	29.89'	15.68'	29.20'	N59°14'24"E	042°48'58"
C32	40.00'	21.43'	10.98'	21.16'	N22°29'00"E	030°41'49"
C33	40.00'	38.62'	20.97'	37.14'	S20°31'39"E	051°19'29"
C34	20.00'	16.82'	8.94'	16.33'	S24°05'41"E	048°11'23"
C35	20.00'	16.82'	8.94'	16.33'	S24°05'41"W	048°11'23"
C36	40.00'	41.66'	22.95'	39.81'	N18°20'58"E	059°40'49"
C37	40.00'	20.49'	10.47'	20.27'	N26°09'53"W	029°20'53"
C38	40.00'	27.79'	14.48'	27.24'	N60°44'36"W	039°48'34"
C39	40.00'	49.96'	28.63'	46.78'	S63°34'05"W	071°34'05"
C40	20.00'	21.72'	12.07'	20.67'	N58°53'31"E	062°12'58"
C41	40.00'	19.78'	18.98'	S61°39'55"E	066°40'09"	
C42	40.00'	49.67'	28.61'	46.54'	N68°54'15"W	071°08'48"
C43	40.00'	26.19'	13.56'	25.72'	S33°55'34"W	037°30'34"
C44	40.00'	31.48'	16.61'	30.68'	S07°22'39"E	045°05'52"
C45	40.00'	10.45'	5.35'	10.33'	N14°57'48"W	029°55'35"
C46	40.00'	31.42'	20.00'	28.28'	N45°00'00"E	090°00'00"
C47	20.00'	31.42'	20.00'	28.28'	S45°00'00"E	090°00'00"
C48	20.00'	31.42'	20.00'	28.28'	N45°00'00"E	090°00'00"
C49	20.00'	31.42'	20.00'	28.28'	S45°00'00"E	090°00'00"
C50	20.00'	31.42'	20.00'	28.28'	N45°00'00"E	090°00'00"
C51	20.00'	31.42'	20.00'	28.28'	S45°00'00"E	090°00'00"
C52	40.00'	31.23'	16.46'	30.44'	N14°30'23"E	044°43'38"
C53	40.00'	29.57'	15.49'	28.90'	N68°49'32"W	042°20'56"
C54	40.00'	28.61'	15.06'	28.19'	S69°21'50"W	041°16'19"

LOCATION MAP



SCALE: 1" = 600'

TRACT 1A