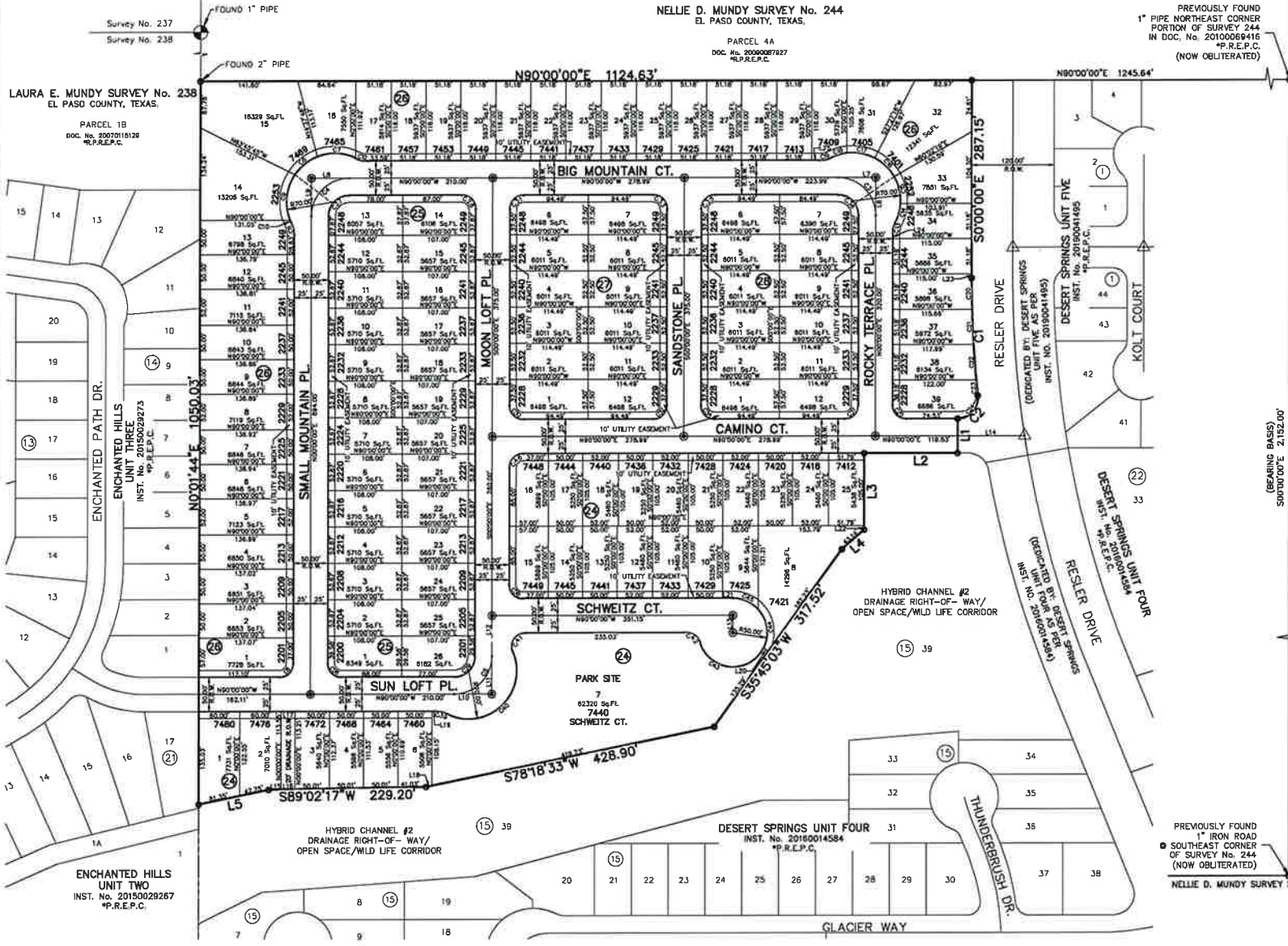


CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	1560.00'	170.91'	85.54'	170.82'	S03°08'19"E 006°18'38"
C2	30.00'	50.41'	33.48'	44.69'	S41°51'41"E 086°18'38"
C3	55.00'	86.39'	55.00'	77.78'	N45°00'00"W 090°00'00"
C4	55.00'	86.39'	55.00'	77.78'	S45°00'00"W 090°00'00"
C5	55.00'	86.39'	55.00'	77.78'	N45°00'00"E 090°00'00"
C6	20.00'	31.42'	20.00'	28.28'	N45°00'00"E 090°00'00"
C7	70.00'	57.73'	30.62'	56.11'	N87°31'50"W 047°15'07"
C8	70.00'	42.44'	21.90'	41.80'	S51°28'24"W 034°44'27"
C9	70.00'	42.44'	21.90'	41.80'	S51°28'24"W 034°44'27"
C10	70.00'	3.93'	1.97'	3.93'	S24°28'11"E 003°13'05"
C11	40.00'	18.22'	9.27'	18.06'	N13°02'52"W 026°05'44"
C12	40.00'	18.22'	9.27'	18.06'	S78°57'08"E 026°05'44"
C13	40.00'	18.22'	9.27'	18.06'	S13°02'52"W 026°05'44"
C14	70.00'	27.76'	14.06'	27.58'	N14°44'04"E 022°43'19"
C15	70.00'	40.73'	20.96'	40.15'	N13°17'38"W 033°20'06"
C16	70.00'	39.81'	20.46'	39.27'	N46°15'12"W 032°35'01"
C17	70.00'	41.62'	21.44'	41.01'	N79°34'37"W 034°03'49"
C18	70.00'	23.61'	12.02'	23.69'	S73°38'52"W 019°29'13"
C19	40.00'	18.22'	9.27'	18.06'	N76°57'08"E 026°05'44"
C20	1560.00'	45.31'	22.86'	45.31'	S00°49'55"E 001°39'51"
C21	1560.00'	51.24'	25.62'	51.24'	S02°36'18"E 001°53'09"
C22	1560.00'	51.34'	25.67'	51.34'	S04°29'20"E 001°53'09"
C23	1560.00'	23.02'	11.51'	23.02'	S05°51'16"E 000°50'44"
C24	30.00'	50.41'	33.48'	44.69'	N41°51'41"E 095°16'38"
C25	20.00'	31.42'	20.00'	28.28'	S45°00'00"E 090°00'00"
C26	20.00'	31.42'	20.00'	28.28'	S45°00'00"E 090°00'00"
C27	30.00'	47.12'	30.00'	42.43'	S45°00'00"W 090°00'00"
C28	20.00'	31.42'	20.00'	28.28'	N45°00'00"W 090°00'00"
C29	30.00'	47.12'	30.00'	42.43'	N45°00'00"E 090°00'00"
C30	20.00'	31.42'	20.00'	28.28'	S45°00'00"E 090°00'00"
C31	20.00'	31.42'	20.00'	28.28'	S45°00'00"W 090°00'00"
C32	20.00'	31.42'	20.00'	28.28'	N45°00'00"E 090°00'00"
C33	20.00'	31.42'	20.00'	28.28'	N45°00'00"W 090°00'00"
C34	20.00'	31.42'	20.00'	28.28'	S45°00'00"E 090°00'00"
C35	20.00'	31.42'	20.00'	28.28'	S45°00'00"W 090°00'00"
C36	30.00'	47.12'	30.00'	42.43'	N45°00'00"W 090°00'00"
C37	20.00'	31.42'	20.00'	28.28'	N45°00'00"E 090°00'00"
C38	20.00'	31.42'	20.00'	28.28'	S45°00'00"E 090°00'00"
C39	40.00'	18.22'	9.27'	18.06'	N76°57'08"W 026°05'44"
C40	70.00'	169.88'	187.86'	131.19'	N46°31'53"E 139°07'42"
C41	20.00'	39.46'	30.24'	33.36'	S33°29'01"W 113°01'58"
C42	20.00'	25.62'	14.91'	23.90'	N53°18'03"W 073°23'54"
C43	50.00'	119.55'	126.80'	93.04'	S85°05'46"E 136°59'20"
C44	50.00'	80.15'	34.32'	56.59'	N08°03'21"W 088°59'50"
C45	50.00'	41.43'	21.89'	40.26'	N68°15'38"W 047°28'45"
C46	20.00'	31.42'	20.00'	28.28'	S45°00'00"W 090°00'00"

LINE TABLE			
LINE	BEARING	LENGTH	DELTA
L1	N00°00'00"E	50.00'	
L2	N80°00'00"E	135.71'	
L3	N00°00'00"E	110.89'	
L4	S48°37'12"W	43.14'	
L5	S78°15'42"W	104.10'	
L6	N00°00'00"E	55.00'	
L7	N90°00'00"W	55.00'	
L8	N90°00'00"W	55.00'	
L9	N00°00'00"E	55.00'	
L10	N90°00'00"W	55.00'	
L11	S00°00'00"E	55.00'	
L12	S00°00'00"E	59.00'	
L13	S00°00'00"E	25.00'	
L14	N90°00'00"E	98.03'	
L15	N89°02'17"E	18.15'	
L16	N89°02'17"E	20.00'	
L17	N90°00'00"E	20.00'	
L18	N76°18'33"E	9.17'	
L19	N90°00'00"E	4.95'	
L20	S54°14'57"E	6.65'	
L21	N90°00'00"E	15.15'	
L22	N00°00'00"E	5.89'	
L23	N00°00'00"E	5.88'	
L24	N00°00'00"E	6.92'	
L25	N90°00'00"W	10.85'	



DESERT SPRINGS UNIT SEVEN

A PORTION OF NELLIE D. MUNDY SURVEY No. 244, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING 23.17± ACRES

DEDICATION

EP Desert Springs Development LTD., the owners of this land, do hereby present this map and dedicate their respective portions of property to the use of the public, the streets, utility easements and park as hereon laid down and designated, including easements for overhead of service wires for pole type utilities and the right for installation of service pipes alongside lot lines as may be required, easements for 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 my signature this _____ day of _____ 2020.
John Duran

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO
Before me, the undersigned authority, on this day personally appeared John Duran, 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 for the purpose and consideration herein expressed.
Given under my hand and seal of office this _____ day of _____ 2020.
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 _____ 2020.
Chairperson Executive Secretary
Approved for filing this _____ day of _____ 2020.
Planning and Inspections Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____ 2020, 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 by me or under my supervision and complies 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
Benita Barragan TX, R.P.L.S. No. 5615



Oscar Villalobos 09/30/2020
BY DATE

ENGINEER

SURVEYOR



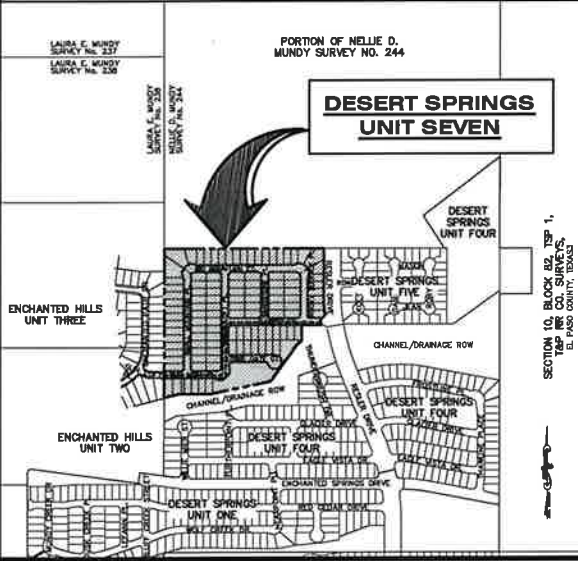
Barragan & Associates Inc.
LAND PLANNING & LAND SURVEYING
10950 Pelicano Dr. Bldg F - El Paso TX 79935
Phone (915) 591-5709 Fax (915) 591-5706

CONTACT: JORGE L. AZCARATE, P.E.

CONTACT: BENITO BARRAGAN, R.P.L.S.

DATE OF PREPARATION: JULY 2020

LOCATION MAP



PLAT NOTES & RESTRICTIONS:

- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO DESERT SPRINGS UNIT SEVEN SUBDIVISION BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR RULES AND 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 RESLER DRIVE AND SUN LOFT PLACE 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 _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
- INTERIOR LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
- "U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS."
- THIS SUBDIVISION LIES WITHIN ZONE "C" AS DESIGNATED IN L.O.M.R. No. 18-06-0747E-480214, DATED JUNE 18, 2019.
- △ DENOTES EXISTING MONUMENT.
- @ DENOTES PROPOSED CITY MONUMENT. (MAY BE SUBJECT TO RELOCATION AT TIME OF CONSTRUCTION. FOR EXACT LOCATION CONTACT THE CITY OF EL PASO.)
- ALL EASEMENTS SHALL BE TEN (10') FEET UNLESS OTHERWISE NOTED.
- ALL DEVELOPED STORM WATER RUNOFF DISCHARGE VOLUMES SHALL BE RETAINED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH PROVISIONS OF DSC, MUNICIPAL CODE 19.19.010A AND DDM, 11.1.
- SIDEWALK WIDTH IS REQUIRED TO COMPLY WITH ADA/TAS REGULATIONS.
- STREET IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT CITY OF EL PASO PAVING CONSTRUCTION DETAILS AND STANDARD SPECIFICATION.
- DEED REFERENCE: INST. NO. 2018000310 AND INST. NO. 20170029316, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.

SCHOOL DISTRICT
CANUTILLO INDEPENDENT SCHOOL DISTRICT,
7985 ARTCRAFT RD, EL PASO TEXAS, 79932

RESIDENTIAL = 113
PARK = 1
TOTAL = 114

BENCHMARK.
FOUND N.G.S. SURVEY MARKER STAMPED "CHINO 1980"
ELEVATION: 3935.93 (CITY OF EL PASO VERTICAL DATUM SHOWN)
3946.11 (NAVD 88 DATUM)
3945.78 (NGVD 29 DATUM)
TIE TO THE PROJECT BENCHMARK IS N67°07'00"E, 3462.63 FEET FROM A 2 INCH PIPE FOUND FOR THE NORTHWEST CORNER OF A 7.25 ACRE PARCEL DESCRIBED IN INST. NO. 20170029316, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.

OWNERS:
EP DESERT SPRINGS DEVELOPMENT, LLC
7910 GATEWAY BLVD., SUITE 102
EL PASO, TEXAS 79915
ATTENTION: MR. JOHN DURAN

