

# MAP

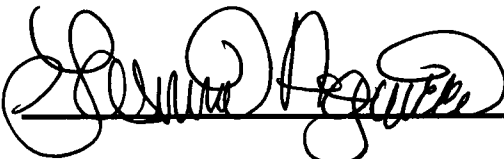
**FILE NUMBER: 20210110441**

**DESCRIPTION: HIDDEN GARDENS  
VILLAGE**

**DATE: 11/15/2021**

**AMOUNT: \$ 85.00**

**DEPUTY: JASMIN AGUIRRE**

**SIGNATURE:**  \_\_\_\_\_

Doc# 20210110441  
#Pages: 1 #NFPages: 1  
11/15/2021 8:29:48 AM  
Filed & Recorded in  
Official Records of  
El Paso County  
Delia Briones  
County Clerk  
Fees \$71.00

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded by document number in the Recording Division of Real Property in El Paso County.



EL PASO COUNTY, TEXAS

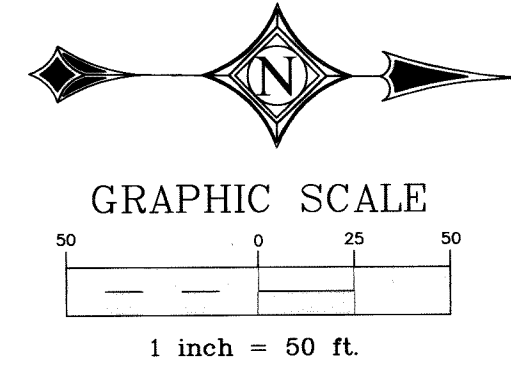
*Delia Briones*

# HIDDEN GARDENS VILLAGE

TRACTS 1E, 1E2, 1F, 2B, AND 3C1,  
BLOCK 9, UPPER VALLEY SURVEYS,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING: 8.4164 ACRES OR 366,621 SQ.FT.

Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	34.14'	20.00'	97°48'14"	S40° 55' 53"W	30.14'
C2	14.59'	30.00'	27°51'38"	N21° 54' 03"W	14.44'
C3	15.26'	30.00'	29°08'30"	N50° 24' 06"W	15.09'
C4	62.75'	50.00'	71°54'12"	N29° 01' 15"W	58.71'
C5	55.52'	50.00'	63°37'32"	N38° 44' 37"E	52.71'
C6	17.33'	50.00'	19°51'37"	N80° 29' 11"E	17.24'
C7	5.17'	50.00'	5°55'23"	S86° 37' 18"E	5.17'
C8	60.93'	50.00'	69°49'03"	S48° 45' 05"E	57.23'
C9	66.11'	50.00'	75°45'08"	S24° 02' 00"W	61.40'
C10	26.14'	30.00'	49°55'05"	S36° 57' 02"W	25.32'
C11	10.45'	30.00'	19°57'43"	S2° 00' 38"W	10.40'
C12	28.68'	20.00'	82°09'22"	N49° 02' 55"W	26.28'

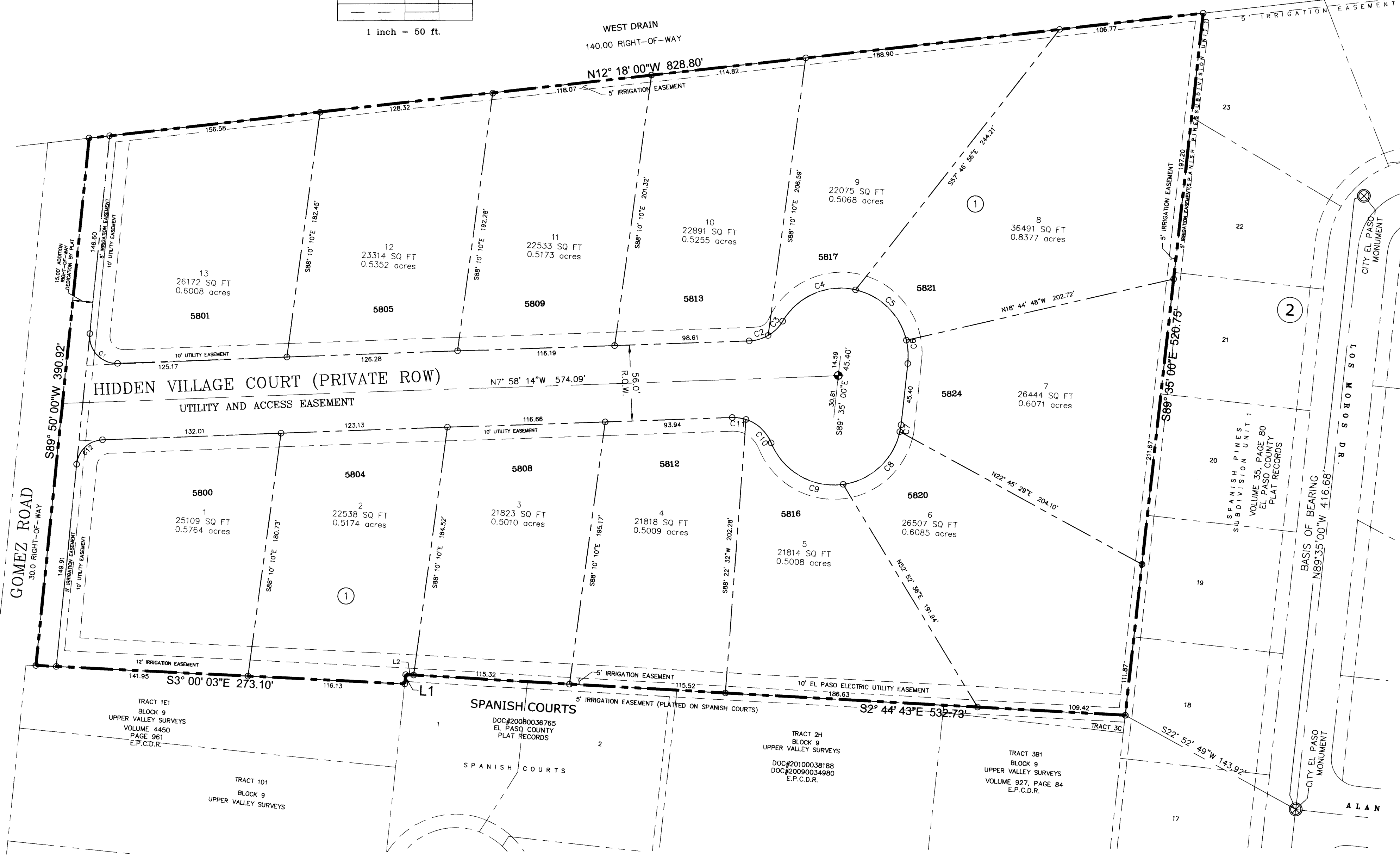
Line #	Direction	Length
L1	S89° 55' 06"E	6.93
L2	S2° 44' 43"E	5.84



**LEGEND**

- E.P.C.D.R. EL PASO COUNTY DEED RECORDS
- CITY OF EL PASO MONUMENT
- FOUND 1/2 INCH REINFORCING BAR WITH A PLASTIC CAP STAMPED TX RLPS No.5679 G-3NG
- PROPERTY CORNERS
- PROPOSED CITY OF EL PASO MONUMENT
- MAIL BOX DELIVERY UNIT
- ADDITIONAL RIGHT-OF-WAY DEDICATED BY PLAT
- E.P.C.D.R. EL PASO COUNTY DEED AND RECORDS

- SURVEY NOTES:**
- THIS SURVEY AND BASIS OF BEARING CONFORM TO THE PLAT OF SPANISH COURTS OF RECORD IN INSTRUMENT NUMBER 20080036765 FILED IN THE OFFICE OF EL PASO COUNTY CLERK'S OFFICE PLAT RECORDS, IN THE CITY OF EL PASO, EL PASO COUNTY, TEXAS.
  - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
  - VISIBLE UTILITIES WERE LOCATED AND ARE SHOWN HEREIN WHETHER PUBLIC OR PRIVATE.
  - THIS SURVEY WAS PERFORMED FOR THE BENEFIT OF CUATRO LAND HOLDINGS LLC.
  - THIS PLAT OF SURVEY CONFORMS TO THE RULES AND PROCEDURES PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, CITED IN THE TEXAS ADMINISTRATIVE CODE, TITLE 22, PART 6.
  - LAND SURVEYING IS UNDER THE JURISDICTION OF TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. COMPLAINTS REGARDING SURVEYING SERVICES MAY BE ADDRESSED TO: 1917 S. INTERSTATE 35, AUSTIN, TEXAS 78741-3702, PHONE (512) 440-7723.
  - THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2, T.S.P.S. LAND TITLE SURVEY.



**OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION**

We, CUATRO LAND HOLDINGS LLC, as owners of the 8.4164 acres of land encompassed with the proposed Hidden Gardens Village, hereby subdivide the land as described in this subdivision plat and dedicate to public use the utility, access and irrigation easements, and an additional 15 foot R.O.W. at Gomez Road frontage, as hereon laid down and designated, including easements for overhang of service wires for pole type utilities and the right for installation of service poles 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 shown herein.

*Sal Masoud*  
Sal Masoud, Partner Manager  
10/21/2021  
Date

**ACKNOWLEDGEMENT**

STATE OF TEXAS  
COUNTY OF EL PASO

BEFORE ME, the undersigned authority, on this day personally appeared Sal Masoud, proved to me through his Texas Department of Public Safety Drivers License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this 29th day of October, 2021.

*Susan R. Nowak*  
Notary Public in and for El Paso County  
My Commission Expires 9/6/2024

CITY PLAN COMMISSION  
UNDER LOCAL GOVERNMENT CODE 212

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 29th day of April, 2021, A.D.

*Philly Olive* Executive Secretary  
*PC* Chairperson

Approved for filing this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

COUNTY CLERK'S RECORDING CERTIFICATE

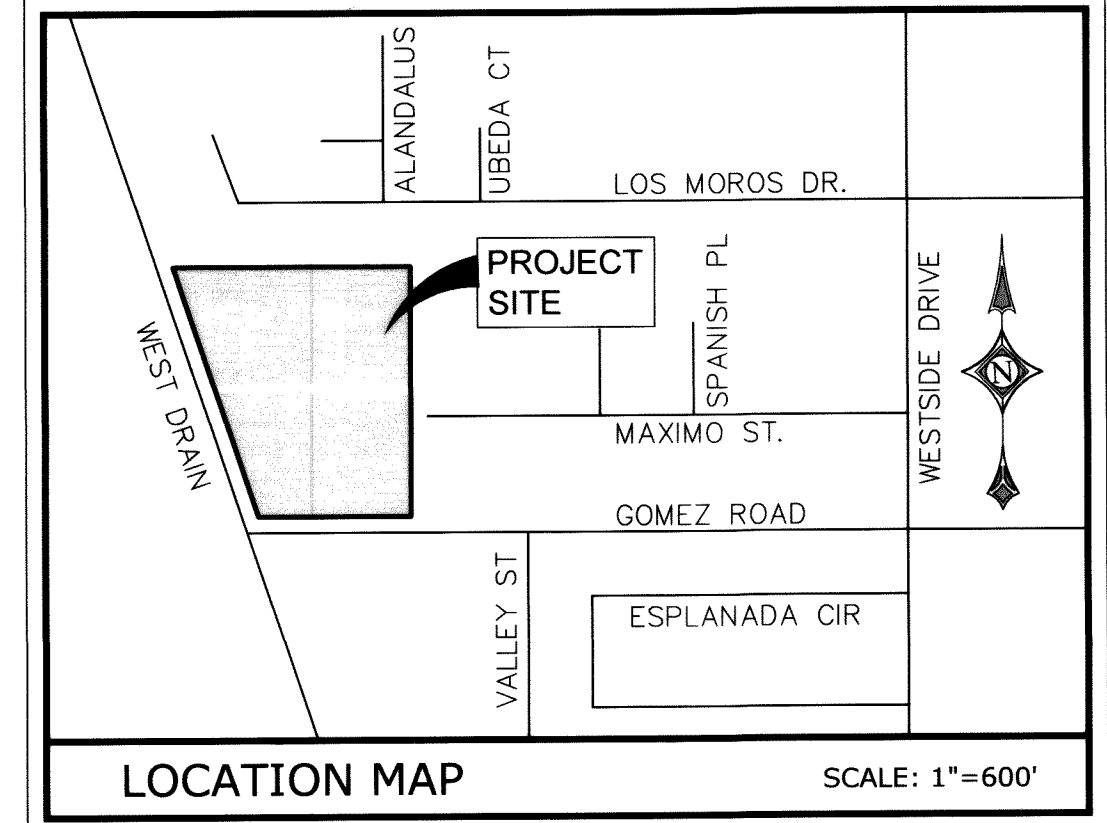
I certify that the plat bearing this certificate was filed and recorded under Instrument Number 2021010441 in the Plat Records of El Paso County.

Date: 11/15, 2021.

*Olivia Brimer* El Paso County Clerk  
*Yasmin Ayiza* By Deputy

11/15/2021  
Date  
11/15/2021  
Date

- PLAT NOTES AND RESTRICTIONS:**
- THIS PROPERTY LIES IN ZONE "X", AS DESIGNED BY F.E.M.A. EL PASO COUNTY, COMMUNITY PANEL NO. 480212-0125 B, DATED SEPTEMBER 04, 1991.
  - RESTRICTIVE COVENANTS FOR THIS PROPERTY ARE FILED IN THE EL PASO COUNTY CLERK'S OFFICE, INSTRUMENT NO. 2021010443 DATE 11/15/2021
  - TAX CERTIFICATES FOR THIS PROPERTY ARE FILED IN THE EL PASO COUNTY CLERK'S OFFICE, INSTRUMENT NO. 2021010442 DATE 11/15/2021
  - WATER AND SEWER SERVICES WILL BE PROVIDED BY THE EL PASO WATER UTILITIES.
  - POSTAL DELIVERY SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
  - LOT OWNER IS RESPONSIBLE FOR MAINTAINING DRIVEWAYS, SIDEWALKS AND PARKWAYS ABUTTING THEIR PROPERTY.
  - SET 5/8" REBAR AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
  - SET 5/8" REBAR AT ALL LOT CORNERS TO BE DONE AFTER CONSTRUCTION IS COMPLETED.
  - ALL EASEMENTS ARE 10' WIDE UTILITY EASEMENT UNLESS OTHERWISE NOTED.
  - MAINTENANCE OF THE PRIVATE ROAD HIDDEN VILLAGE COURT SHALL BE THE JOINT RESPONSIBILITY OF ALL ABUTTING PROPERTY OWNERS, (HIDDEN GARDENS VILLAGE HOMEOWNERS ASSOCIATION, INC) IN ACCORDANCE WITH SECTION 19.15.150 OF THE CITY'S SUBDIVISION ORDINANCE.
  - PER FIRE DEPARTMENT A KNOX BOX IS REQUIRED FOR A PRIVATE GATE.
- GENERAL NOTES FOR ON-SITE PONDING LOTS:**
- ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO ON-SITE PONDING AS PER (MUNICIPAL-CODE SECTION 19.19.010A, DSC PANEL 1-4C-J, AND DDM SECTION 11.1).\*
  - FIFTY (50) PERCENT OF THE RESIDENTIAL LOT AREA SHALL REMAIN WITHOUT STRUCTURES OR OTHER IMPERMEABLE SURFACES.



RESIDENTIAL LOTS: 13  
SCHOOL DISTRICT: CANUTILLO I.S.D.

OWNER/DEVELOPER:  
CUATRO LAND HOLDINGS, LLC  
5809 ACACIA CIRCLE  
EL PASO TX 79912

ENGINEERING AND PLANNING BY:  
DEL RIO ENGINEERING  
P.O. BOX 220251  
EL PASO TX 79913  
PH. 915.833.2400

PLATTING BY:  
DORADO ENGINEERING INC.  
2717 E. YANDELL DRIVE  
EL PASO, TX 79903

**DRE** Del Rio Engineering, Inc.  
P.O. Box 220251 El Paso, Texas 79913 915/833-2400

SUBDIVISION IMPROVEMENT PLANS WERE PREPARED BY AND UNDER THE SUPERVISION OF  
SAL B. MASOUD, REGISTERED PROFESSIONAL ENGINEER # 70774

*Saleem Masoud*  
SAL B. MASOUD P.E. #70774

**FERMIN DORADO**  
REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR  
REGISTRATION NO. 3190  
FIRM REGISTRATION NO. 10092100

*Fermin Dorado*  
10-30-21

**DORADO ENGINEERING, INC.**  
2717 E. YANDELL STREET, EL PASO TX 79903  
PHONE 915-562-0002 FAX 915-562-7743

DATE: 09-24-2021  
REV: 10-20-2021