

VILLAGE AT WESTSIDE CROSSING SUBDIVISION

BEING TRACTS 1H, 1H1, 1J3, 1J1B, 1K2 AND A PORTION OF THE LA UNION LATERAL R.O.W., BLOCK 10, UPPER VALLEY GRANT SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 121.7967 ACRES ±

OWNERS

EPWC, LLC EPCWD # 1
 6100 WESTSIDE DRIVE, 13247 ALAMEDA AVENUE,
 EL PASO, TEXAS 79932 CLINT, TEXAS 79836
 PHONE: (915) 533-4424 PHONE: (915) 872-4000

ENGINEER



VICTOR N. ENCISO, P.E. No. 84190
 1000 NEWMAN STREET
 EL PASO, TEXAS 79902
 PHONE: (915) 533-1102

SURVEYOR

BROCK & BUSTILLOS INC.
 AARON ALVARADO, TX. R.P.L.S. No. 6223
 417 EXECUTIVE CENTER BOULEVARD
 EL PASO, TEXAS 79902
 PHONE: (915) 542-4900

PHASE COMPLETION SCHEDULE:
 PHASE ONE: AUGUST 2021
 PHASE TWO: FEBRUARY 2022
 PHASE THREE: FEBRUARY 2023

PLAT NOTES & RESTRICTIONS

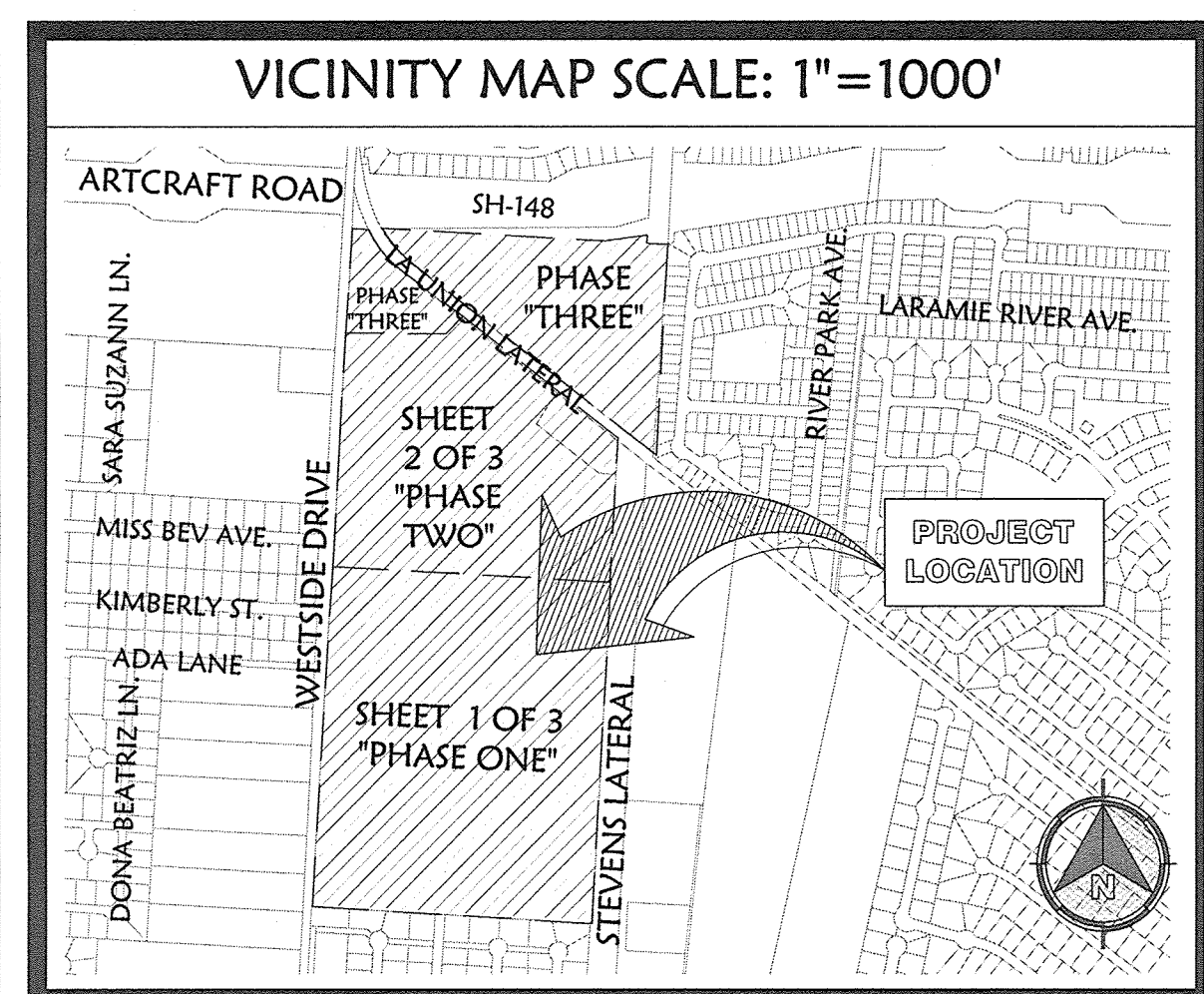
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO VILLAGE AT WESTSIDE CROSSING SUBDIVISION, BY THE EL PASO WATER UTILITIES (PUBLIC SERVICE BOARD) IN ACCORDANCE WITH THEIR REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICE WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON WESTSIDE DRIVE AND VALLE DE PAZ AVENUE.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION, INSTRUMENT NO. _____ DATE: _____
- THIS SUBDIVISION LIES WITHIN THE CANUTILLO INDEPENDENT SCHOOL DISTRICT.
- ELEVATIONS AND CONTOURS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) PER PASO DEL NORTE SURVEYING INC.
- SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS DETAILED ON EL PASO COUNTY, TEXAS UNINCORPORATED AREAS FLOOD INSURANCE RATE MAP PANEL NO. 480212 01 25B, DATED SEPTEMBER 4, 1991.
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE EL PASO COUNTY CLERK, DEEDS AND RECORDS SECTION IN INSTRUMENT NO. _____ DATE: _____
- U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
- THE RETENTION OF THE DIFFERENCE BETWEEN HISTORIC AND DEVELOPED STORM-WATER RUNOFF DISCHARGE VOLUMES IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF DSC, MUNICIPAL CODE CHAPTER 19.19.01(A) AND DDM, 11.1.
- ON-SITE PONDING OF ALL STORM-WATER RUNOFF DISCHARGE VOLUMES IS REQUIRED WITHIN EACH SUBDIVIDED LOT AND SHALL COMPLY WITH ALL PROVISIONS OF MUNICIPAL-CODE SECTION 19.19.01(A), DSC PANEL 1-4C-J, AND DDM SECTION 11.1.
- ALL OPEN SPACES WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (H.O.A.).
- VEHICULAR ACCESS TO THOSE LOTS ABUTTING ARTCRAFT DRIVE (SH-178) (BY OTHERS) SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK DEED AND RECORDS SECTION. INSTRUMENT NO. _____ DATE: _____

REFERENCE NOTES:

- SUBDIVISION PLAT FOR SERENO VALLEY ESTATES FILED IN DOC. NO. 20170094271 OF THE EL PASO COUNTY PLAT RECORDS.
- UPPER VALLEY GRANT BLOCK 10, PREPARED BY J.W. CARTER, DATED FEBRUARY 1930.
- UPPER VALLEY GRANT BLOCK 10, SUPPLEMENT FOR TAX PURPOSES PLAT, DATED 10/22/79.
- PLAT OF SURVEY OF TRACT 1H AND 1H1, PREPARED BY PASO DEL NORTE SURVEYING INC.

PROPOSED LAND USE	AREA
SINGLE FAMILY-RESIDENTIAL	437 LOTS 2,361,367.6 Sq. Ft. 54.2095 Acres
HOA OPEN SPACE	51 SITES 610,578.3 Sq. Ft. 14.0169 Acres
CITY FOND PARK	2 SITES 568,833.9 Sq. Ft. 13.5178 Acres
COMMERCIAL AREA	3 LOTS 394,964.7 Sq. Ft. 9.0671 Acres

OPEN SPACE CALCULATION TABLE PHASES 1 & 2		
RESIDENTIAL PH 1 & 2 AREA PROVIDED	2,121,190.0 Sq. Ft.	48.6958 Acres
OPEN SPACE, CITY FOND PARK PH 1 & 2 AREA PROVIDED	1,063,843.0 Sq. Ft.	24.4225 Acres
TOTAL RES. PLUS O.S. CITY FOND PARK PH 1 & 2 AREA PROVIDED	3,185,033.0 Sq. Ft.	73.1183 Acres
OPEN SPACE % PROVIDED	33.4%	
OPEN SPACE % REQUIRED	30.0%	



LEGEND

- PROJECT BOUNDARY
- TRACT/RIGHT-OF-WAY LINE
- SUBDIVISION LINE
- CENTRELINE OF RIGHT-OF-WAY
- EASEMENT LINE
- 1' CONTOUR INTERVAL
- 5' CONTOUR INTERVAL
- PHASING BOUNDARY
- LOT NUMBER
- BLOCK NUMBER
- ADDRESS NUMBER
- HOA OPEN SPACE
- CITY FOND PARK
- CONCRETE AREA
- PROPOSED CITY MONUMENT
- EXISTING CITY MONUMENT
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING STREET SIGN
- EXISTING MANHOLE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING CHAIN LINK FENCE

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N89°46'20"W	90.34
L2	S23°46'17"E	13.36
L3	S33°16'00"E	56.56
L4	S31°46'59"E	50.00
L7	S89°46'20"E	25.34
L8	N89°00'00"E	14.95
L9	N90°00'00"E	20.05
L10	N00°09'18"E	20.05
L11	S62°25'03"W	23.93
L12	S56°02'03"E	31.29
L13	N56°02'03"W	31.29
L16	N00°09'18"E	19.95
L17	N89°00'00"E	19.95
L18	N00°00'00"E	29.66
L19	N00°08'00"E	23.00
L20	S01°38'55"E	53.74
L21	N84°52'47"W	38.65
L22	S11°09'11"W	2.26
L23	S89°50'00"E	20.00
L24	N00°02'00"W	19.12
L25	N89°58'00"E	20.00
L26	N89°58'00"E	20.00
L27	N89°58'00"E	20.00
L28	S89°46'05"W	20.00
L29	N89°50'00"W	20.14
L30	N00°10'00"E	20.00
L31	S00°10'00"W	22.73
L32	S13°08'00"W	22.73

LINE TABLE

LINE #	BEARING	DISTANCE
L33	S00°10'00"W	8.70
L34	S89°50'00"E	18.76
L35	S13°08'00"W	17.10
L36	N89°50'00"W	26.56
L37	S89°50'00"E	21.68
L38	S89°50'00"E	10.90
L39	N89°50'00"W	10.13
L40	S12°48'00"E	69.08
L41	S13°08'00"W	69.08
L42	S12°48'00"E	10.38
L43	S13°08'00"W	10.38
L44	S89°50'00"E	1.21
L45	N89°50'00"W	1.08
L46	S89°50'00"E	24.00
L47	S89°50'00"E	12.17
L48	S89°50'00"E	12.95
L49	N89°50'00"W	25.16
L50	S89°50'00"E	8.00
L51	S89°50'00"E	15.01
L52	N00°10'00"E	20.00
L53	N58°18'57"E	74.18
L54	N55°23'49"W	119.16



Feb 22, 2021 - 4:57pm
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PRELIMINARY PLAT

DATE OF PREPARATION: AUGUST 2020

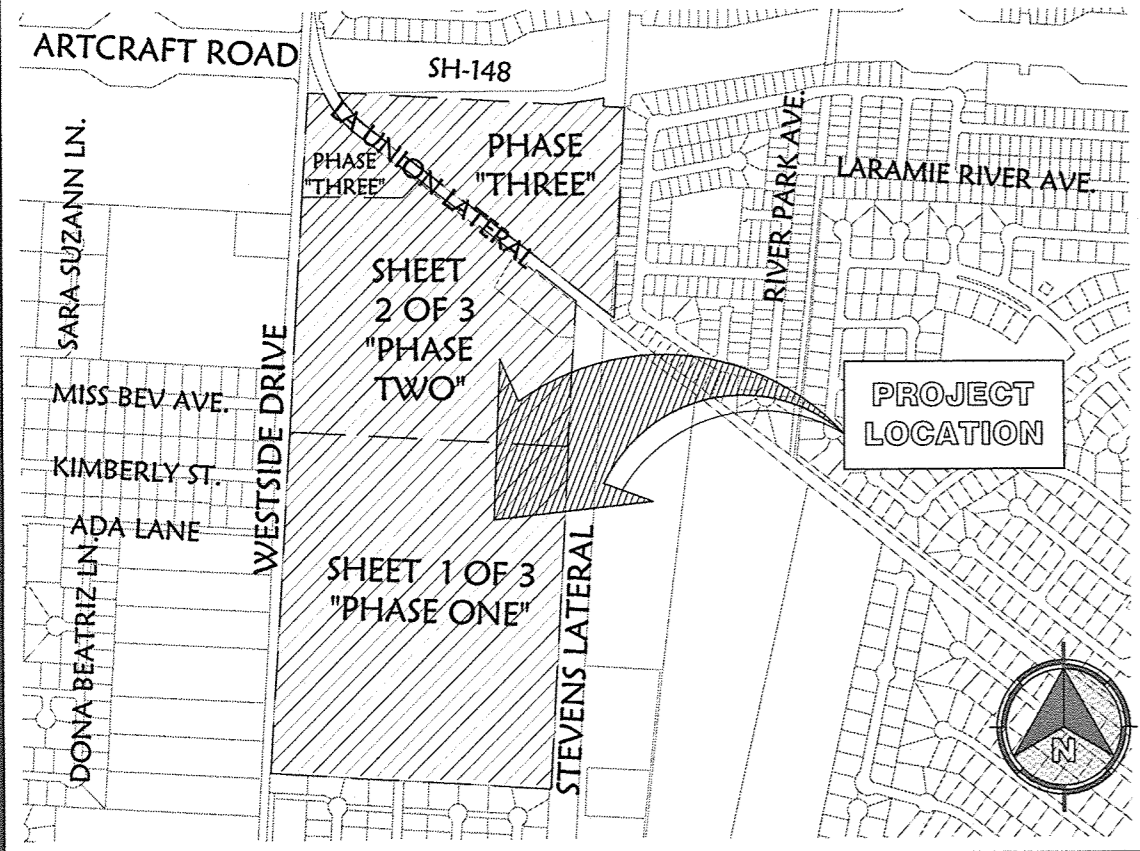
B BROCK & BUSTILLOS INC.
 CONSULTING CIVIL ENGINEERS
 LAND SURVEYORS
 TPBE REG. NO. F-737
 TBPLS REG. NO. 101314-00

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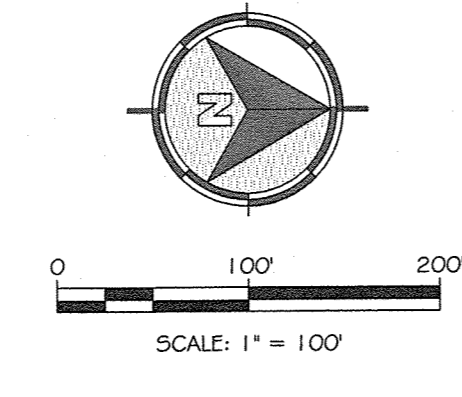
JOB NO. 0684-02E

SHEET 1 OF 3

VICINITY MAP SCALE: 1"=1000'



PINKARD SUBDIVISION
VOLUME 51, PAGE 31,
E.P.C.D.R.



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ENGINEER

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ESSCO
INTERNATIONAL
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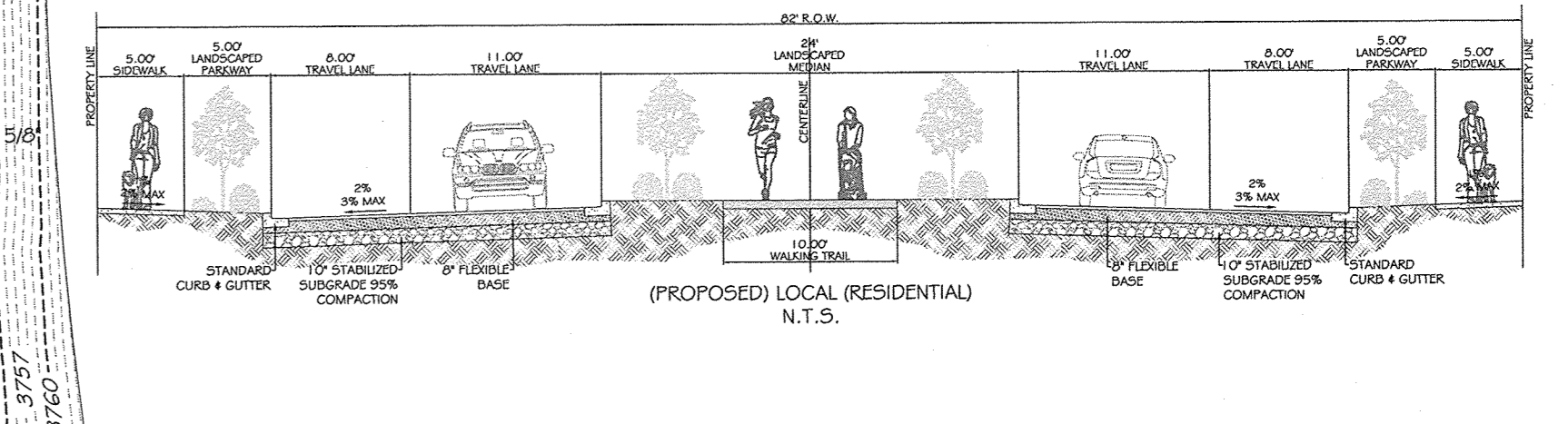
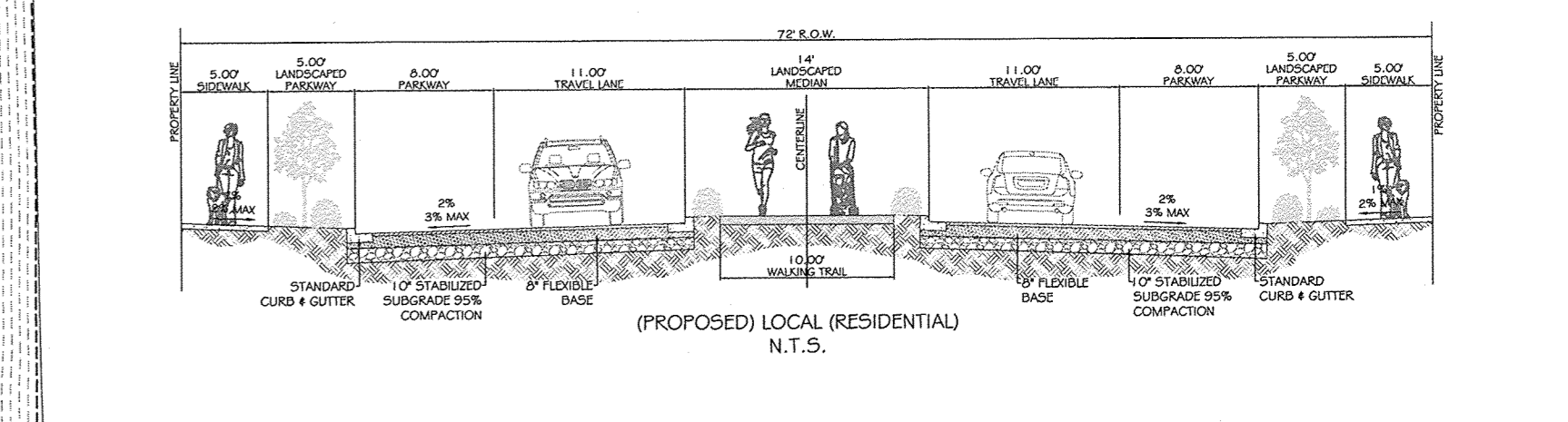
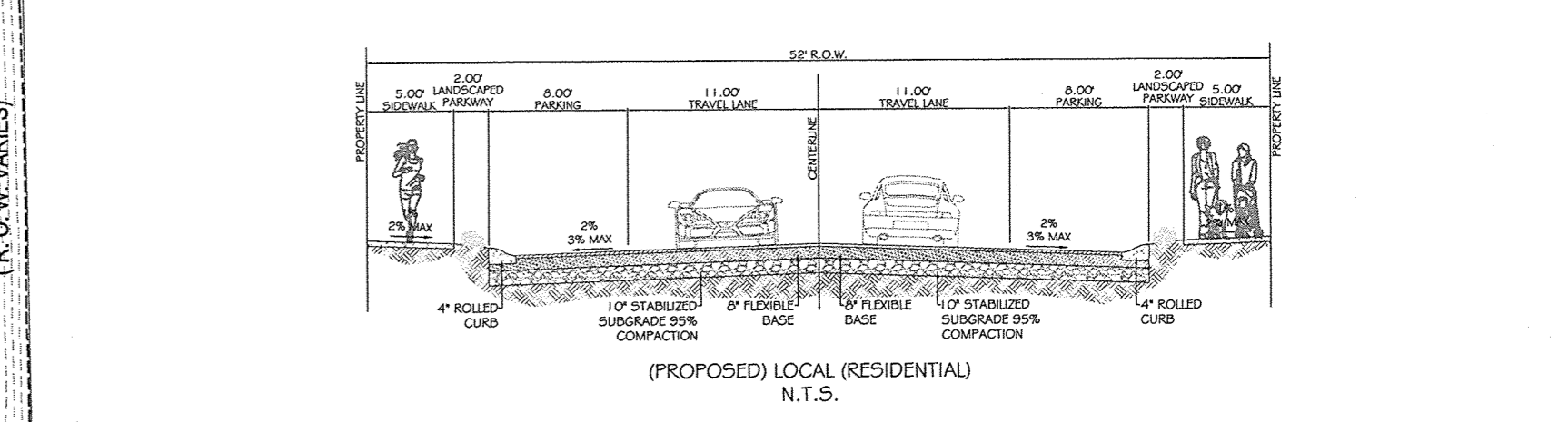
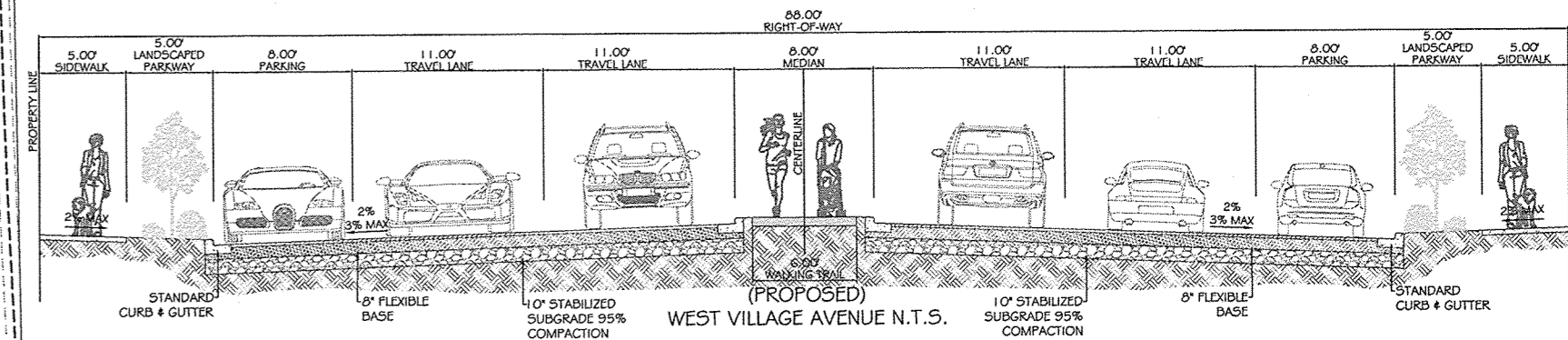
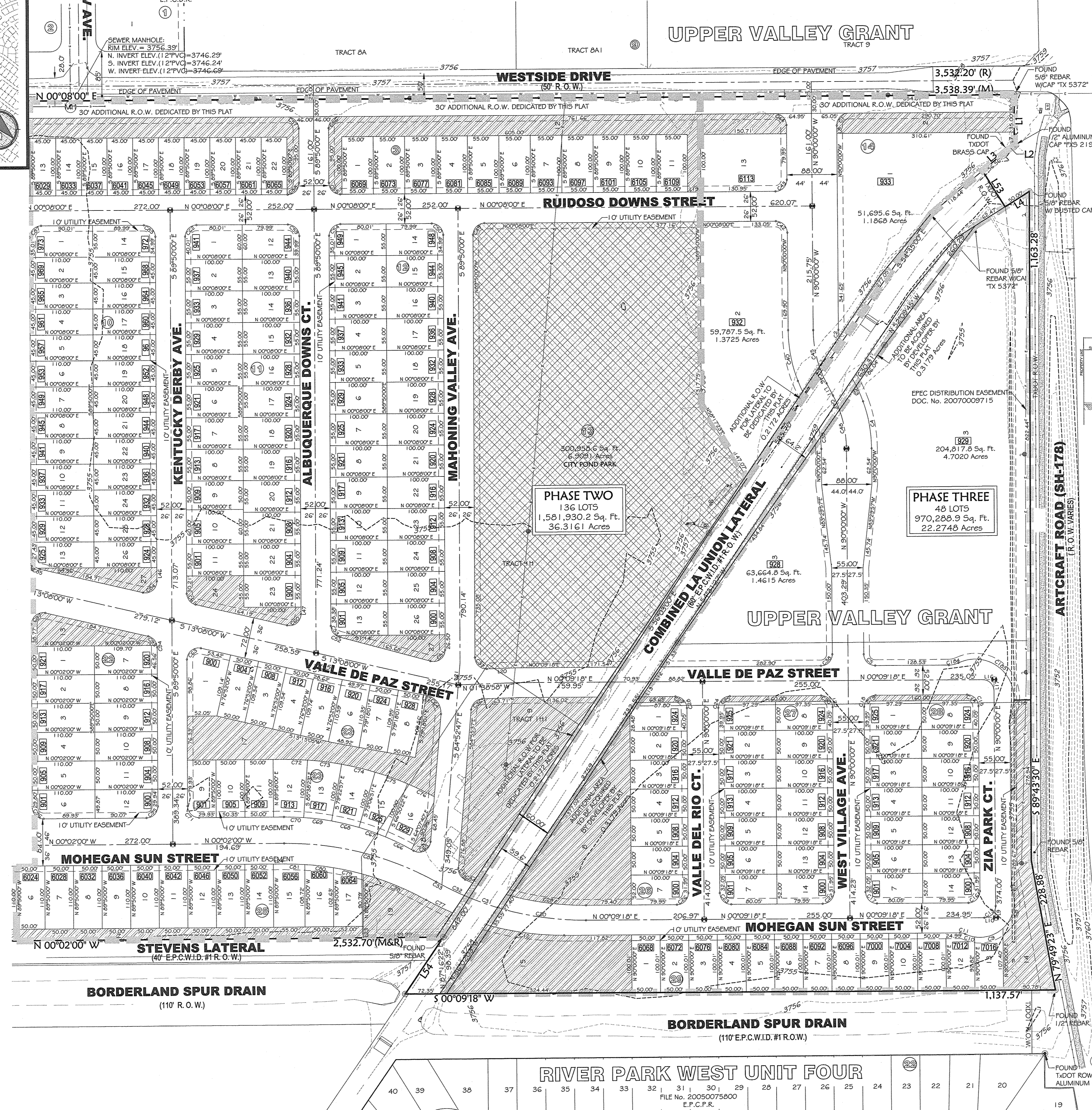
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PRELIMINARY PLAT

DATE OF PREPARATION: AUGUST 2020

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JOB NO. 06084-026

Feb 22, 2021 - 4:53pm
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ESSCO INTERNATIONAL INC. 02/22/2021

