

MAP

FILE NUMBER: 20220065220

**DESCRIPTION: VILLAGE AT WESTSIDE
CROSSING SUBDIVISION**

DATE: 07/12/2022

AMOUNT: \$90.50

DEPUTY: LAURA MARQUEZ

SIGNATURE: Laura Marquez

Doc# 2022006520
#Pages 2 #MPages 1
7/12/2022 4:31:49 PM
Filed & Recorded in
Official Records of
El Paso County
Dalia Briones
County Clerk
Fees \$73.00

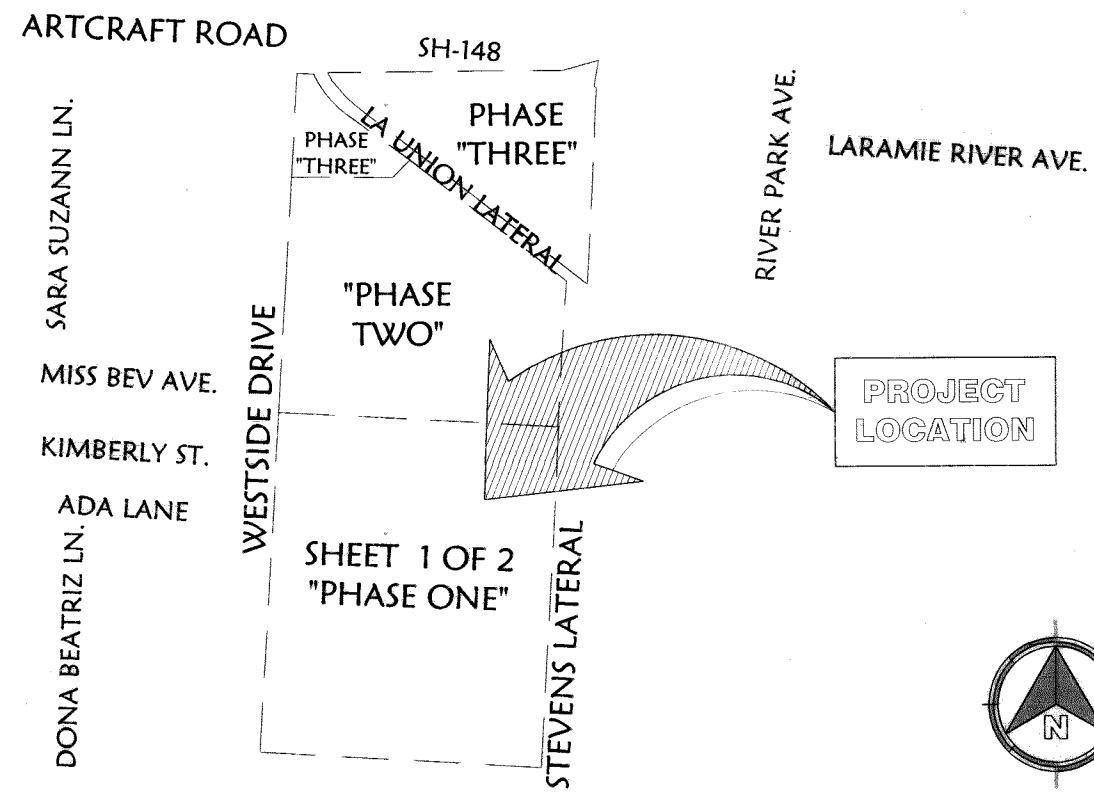
I hereby certify that this instrument was filed on the date and time stamped
hereon by me and was duly recorded by document number in the Recording
Division of Real Property in El Paso County.



Dalia Briones

EL PASO COUNTY, TEXAS

VICINITY MAP SCALE: 1"=1000'



VILLAGE AT WESTSIDE CROSSING SUBDIVISION PHASE ONE

BEING A PORTION OF TRACT 1H, BLOCK 10, UPPER VALLEY GRANT SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 60.8344 ACRES ±

- LEGEND**
- PROJECT BOUNDARY
 - TRACT/RIGHT-OF-WAY LINE
 - SUBDIVISION LINE
 - CENTERLINE OF RIGHT-OF-WAY
 - EASEMENT LINE
 - LOT NUMBER
 - BLOCK NUMBER
 - ADDRESS NUMBER
 - HOA OPEN SPACE
 - CITY POND PARK
 - PROPOSED CITY MONUMENT
 - EXISTING CITY MONUMENT
 - SET 1/2" REBAR WITH SURVEY CAP No. TX 6223 UNLESS OTHERWISE NOTED

PLAT NOTES & RESTRICTIONS

- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO VILLAGE AT WESTSIDE CROSSING SUBDIVISION PHASE ONE, 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 CERTIFICATES FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION, INSTRUMENT NO. 20220065221 DATE: 7/12/2022
- THIS SUBDIVISION LIES WITHIN THE CAJONVILLE INDEPENDENT SCHOOL DISTRICT.
- 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. 48021.2 0125B, 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 SUBDIVISIONS LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF DSC, MUNICIPAL CODE CHAPTER 19.19.01(A) AND DDM, 1.11.1.
- 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 1.1.1.
- ALL OPEN SPACES WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (H.O.A.)

REFERENCE NOTES:

- SUBDIVISION PLAT FOR SERENO VALLEY ESTATES FILED IN DOC. No. 20170294271 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	PHASE ONE AREA
SINGLE FAMILY RESIDENTIAL	253 LOTS 1,394,461.6 Sq. Ft. 32.0230 Acres
HOA OPEN SPACE	*32 LOTS 292,567.2 Sq. Ft. 6.6673 Acres
CITY POND PARK	1 LOT 287,675.4 Sq. Ft. 6.6087 Acres

* THIS PLAT IS CREATING A TOTAL OF 32 LOTS FOR H.O.A. OPEN SPACES, SOME OF THE H.O.A. OPEN SPACE LOTS ARE LOCATED WITHIN THE STREET MEDIANS WHICH ARE NOT SHOWN HEREON.

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 POND PARK PH 1 & 2 AREA PROVIDED	1,063,643.0 Sq. Ft.	24.4225 Acres
TOTAL RES. PLUS O.S., CITY POND 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%	



DEDICATION

STATE OF TEXAS, COUNTY OF EL PASO, EPWC, LLC, PROPERTY OWNER OF THIS LAND, HEREBY PRESENTS THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC IF NOT PREVIOUSLY DEDICATED THE POND/PARK, STREETS, ADDITIONAL RIGHT-OF-WAY FOR WESTSIDE DRIVE, IRRIGATION EASEMENTS AND UTILITY EASEMENTS AS HEREON LAID AND DESIGNATED FOR UNDERGROUND/UNDERHEAD UTILITIES AND THE RIGHT TO INGRESS AND EGRESS FOR CONSTRUCTION AND SERVICE.

Russ Vanderburg
 Russ Vanderburg
 OWNER

ACKNOWLEDGMENT

STATE OF TEXAS, COUNTY OF EL PASO, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF November, 2021 BY Russ Vanderburg Shirley L. Williams NOTARY PUBLIC, STATE OF TEXAS, My Commission Expires January 31, 2023

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 23rd DAY OF September, 2021 A.D. APPROVED FOR FILING THIS 12th DAY OF July, 2022 A.D.

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, THIS 12th DAY OF July, 2022 A.D. IN FILE NO. 20220065220

Debra Bunch FOR RECORDING PURPOSES ONLY
Laura Marquez BY DEPUTY

THE SUBDIVISION IMPROVEMENT PLANS WERE PREPARED BY AND UNDER THE SUPERVISION OF A TEXAS LICENSED PROFESSIONAL ENGINEER.

Victor N. Enciso 11/18/2021
 VICTOR N. ENCISO, TX. P.E. NO. 64780



THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

Aaron Alvarado 11-19-21
 AARON ALVARADO, TX. R.P.L.S. NO. 6223



DATE OF PREPARATION: DECEMBER 2020

BROCK & BUSTILLOS INC.
 CONSULTING CIVIL ENGINEERS
 LAND SURVEYORS
 TYPE REG. NO. F7737
 TBPLS REG. NO. 101314-00
 417 EXECUTIVE CENTER
 EL PASO, TEXAS 79902
 www.brockbustillos.com
 PH 915.542.4900

VILLAGE AT WESTSIDE CROSSING SUBDIVISION PHASE ONE

BEING A PORTION OF TRACT 1H, BLOCK 10, UPPER VALLEY GRANT SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 60.8344 ACRES ±

LOT NO.	SQ. FT.
1	4,915.21
2	4,500.00
3	4,500.00
4	4,500.00
5	4,500.00
6	4,500.00
7	4,500.00
8	4,500.00
9	4,500.00
10	4,500.00
11	4,500.00
12	4,500.00
13	4,500.00
14	5,500.00
15	5,500.00
16	5,500.00
17	5,500.00
18	5,500.00
19	5,500.00
20	5,500.00
21	41,140.25

LOT NO.	SQ. FT.
1	5,452.16
2	4,500.00
3	4,500.00
4	4,500.00
5	4,500.00
6	4,500.00
7	4,500.00
8	4,500.00
9	4,500.00
10	4,500.00
11	4,500.00
12	4,500.00
13	4,500.00
14	4,500.00
15	4,500.00
16	4,500.00
17	4,500.00
18	4,500.00
19	4,500.00
20	4,500.00
21	4,500.00
22	4,500.00
23	37,792.17

LOT NO.	SQ. FT.
1	5,502.05
2	5,501.86
3	5,501.67
4	5,501.48
5	5,501.28
6	5,501.09
7	5,500.90
8	5,500.71
9	5,500.52
10	5,500.32
11	7,057.27
12	18,350.02

LOT NO.	SQ. FT.
1	5,964.28
2	5,500.00
3	5,500.00
4	5,500.00
5	5,500.00
6	5,500.00
7	5,500.00
8	5,500.00
9	5,964.04
10	5,500.00
11	5,500.00
12	5,500.00
13	5,500.00
14	5,500.00
15	5,500.00
16	5,500.00
17	7,038.51

LOT NO.	SQ. FT.
1	6,016.04
2	5,500.00
3	5,500.00
4	5,500.00
5	5,500.00
6	5,500.00
7	5,500.00
8	5,500.00
9	5,499.41
10	6,514.04
11	6,600.00
12	6,600.00
13	6,600.00
14	6,600.00
15	6,600.00
16	6,600.00
17	6,600.00
18	5,296.85

LOT NO.	SQ. FT.
1	287,875.39

PONDING AREA

LOT NO.	SQ. FT.
1	6,040.14
2	6,050.00
3	6,050.00
4	6,050.00
5	6,050.00
6	6,050.00
7	6,050.00
8	6,050.00
9	6,050.00
10	6,050.00
11	6,049.92
12	6,032.87
13	5,500.00
14	5,500.00
15	5,500.00
16	5,500.00
17	5,500.00
18	5,500.05
19	5,500.15
20	5,500.00
21	5,500.36
22	5,500.00
23	5,475.38
24	2,154.59

LOT NO.	SQ. FT.
1	5,965.64
2	5,500.46
3	5,500.36
4	5,500.26
5	5,500.15
6	5,500.05
7	5,499.95
8	5,499.85
9	5,499.75
10	5,499.64
11	5,499.54
12	5,964.16
13	5,499.54
14	5,499.44
15	5,499.34
16	5,499.24
17	5,499.14
18	5,500.05
19	5,500.15
20	5,500.26
21	5,500.36
22	5,500.46
23	3,152.26

LOT NO.	SQ. FT.
1	5,732.42
2	5,500.00
3	5,500.00
4	5,500.00
5	5,500.00
6	5,500.00
7	5,500.00
8	5,500.00
9	5,500.00
10	5,500.00
11	5,491.74
12	4,800.21
13	8,019.27
14	9,452.02
15	6,806.77
16	5,440.44
17	5,500.00
18	5,500.00
19	5,500.00
20	5,500.00
21	5,500.00
22	5,500.00
23	5,500.00
24	6,501.42
25	28,351.04
26	6,328.82

LOT NO.	SQ. FT.
1	5,500.03
2	5,500.03
3	5,500.03
4	5,500.03
5	5,500.03
6	5,500.03
7	5,500.03
8	5,500.03
9	5,500.03
10	5,413.49
11	5,500.03
12	5,500.03
13	5,500.03
14	5,500.03
15	5,500.03
16	5,500.03
17	5,500.03
18	5,500.03
19	5,500.03
20	5,414.89
21	6,767.97

LOT NO.	SQ. FT.
1	5,500.03
2	5,500.03
3	5,500.03
4	5,500.03
5	5,500.03
6	5,500.03
7	5,500.03
8	5,500.03
9	5,413.30
10	5,329.57
11	5,500.03
12	5,500.03
13	5,500.03
14	5,500.03
15	5,500.03
16	5,500.03
17	5,500.03
18	5,414.69
19	3,979.40

LOT NO.	SQ. FT.
1	5,500.03
2	5,500.03
3	5,500.03
4	5,500.03
5	5,500.03
6	5,500.03
7	5,500.03
8	5,413.49
9	5,500.03
10	5,500.03
11	5,500.03
12	5,500.03
13	5,500.03
14	5,500.03
15	5,414.89
16	6,322.18

LOT NO.	SQ. FT.
1	5,500.03
2	5,500.03
3	5,500.03
4	5,500.03
5	5,500.03
6	5,413.49
7	5,491.13
8	5,500.03
9	5,500.03
10	5,500.03
11	5,414.89
12	12,736.95

LOT NO.	SQ. FT.
1	5,491.02
2	5,500.03
3	5,500.03
4	5,500.03
5	5,413.49
6	5,500.03
7	5,500.03
8	5,500.03
9	5,500.03
10	5,500.03
11	5,414.89
12	12,528.38

LOT NO.	SQ. FT.
1	5,500.03
2	5,500.03
3	5,500.03
4	5,500.03
5	5,500.03
6	5,500.03
7	5,413.49
8	5,500.03
9	5,500.03
10	5,500.03
11	5,500.03
12	5,500.03
13	5,500.03
14	5,414.89
15	8,228.25

LOT NO.	SQ. FT.
1	6,481.69
2	5,500.03
3	5,500.03
4	5,500.03
5	5,500.03
6	5,500.03
7	5,500.03
8	5,500.03
9	5,500.03
10	5,500.03
11	5,500.03
12	5,500.03
13	5,500.03
14	5,500.03
15	5,413.49
16	15,194.06
17	6,671.73

LOT NO.	SQ. FT.
1	5,414.89
2	5,500.03
3	5,500.03
4	5,500.03
5	5,500.03
6	5,500.03
7	5,500.03
8	5,500.03
9	5,500.03
10	5,500.03
11	5,500.03
12	5,500.03
13	5,500.03
14	5,500.03
15	6,046.65
16	5,375.72
17	5,182.62
18	4,999.33

LINE #	BEARING	DISTANCE
L1	S00°08'00"W	1.00
L2	S00°02'00"E	28.30
L3	S89°50'00"E	130.00
L5	S89°50'00"E	15.01
L6	N00°10'00"E	20.00
L7	N00°10'00"E	20.00
L8	N89°50'00"W	20.14
L9	S89°46'05"W	20.00
L10	N89°58'00"E	20.00
L11	N89°58'00"E	20.00
L12	N89°58'00"E	20.00
L13	S89°50'00"E	8.00
L14	N89°50'00"W	25.16
L15	S89°50'00"E	12.95
L16	S89°50'00"E	21.68
L17	N89°50'00"W	1.08
L18	S89°50'00"E	1.21
L19	S00°10'00"W	8.70
L20	S89°50'00"E	32.35
L21	S89°50'00"E	18.76
L22	S13°08'00"W	17.10

LINE #	BEARING	DISTANCE
L23	S89°50'00"E	26.56
L24	S89°50'00"E	5.20
L25	S89°50'00"W	12.98
L26	S89°50'00"E	10.90
L27	S12°48'00"E	36.17
L28	S13°08'00"W	36.17
L29	N89°50'00"W	10.13
L30	S00°10'00"W	79.49
L31	S00°10'00"W	22.73
L32	S13°08'00"W	22.73
L33	S12°48'00"E	10.38
L34	S13°08'00"W	10.38
L35	S12°48'00"E	70.48
L36	S12°48'00"E	69.08
L37	S13°08'00"W	69.08
L38	S13°08'00"W	70.48
L40	N00°10'00"W	26.00
L41	S13°08'00"W	26.68
L42	N00°10'00"E	26.00
L44	N89°50'00"W	26.00
L45	S89°50'00"E	36.00

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00	90°02'00"	31.43	S45°09'00"W	28.29
C2	20.00	90°00'00"	31.42	N44°50'00"W	28.28
C3	20.00	90°00'00"	31.42	N45°10'00"E	28.28
C4	20.00	30°48'53"	10.76	S74°25'33"E	10.63
C5	70.00	11°55'04"	14.56	S64°58'39"E	14.53
C6	70.00	31°23'23"	38.35	S86°37'52"E	37.87
C7	70.00	28°57'18"	35.38	N63°11'47"E	35.00
C8	70.00	28°57'18"	35.38	N34°14'29"E	35.00
C9	70.00	41°58'37"	51.28	N01°13'29"W	50.15
C10	70.00	8°38'06"	10.55	N26°31'50"W	10.54
C11	20.00	30°48'53"	10.76	N15°26'27"W	10.63
C12	20.00	90°12'00"	31.49	N45°04'00"E	28.33
C13	20.00	85°48'55"	29.96	N46°55'32"W	27.23
C14	20.00	90°12'00"	31.49	N45°04'00"E	28.33
C15	20.00	89°48'00"	31.35	N44°56'00"W	28.23
C16	20.00	89°58'00"	31.40	S44°51'00"E	28.28
C17	20.00	90°02'00"	31.43	N45°09'00"E	28.29
C18	20.00	95°07'08"	33.20	N47°25'34"W	29.52
C19	532.00	3°08'33"	29.18	S83°26'35"W	29.17
C20	584.00	6°23'41"	65.18	N85°04'09"E	65.15
C21	20.00	88°08'00"	30.76	S44°12'00"W	27.82
C22	20.00	92°12'08"	32.18	S45°58'04"E	28.82
C23	532.00	1°32'05"	14.25	N87°09'49"E	14.25
C24	532.00	4°31			