

DESERT SPRINGS UNIT ONE

A PORTION OF TRACT 8 LAURA E. MUNDY SURVEY NO. 238, ALL OF TRACTS 12 AND 13 AND A PORTION OF TRACTS 10A AND 10E NELLIE D. MUNDY SURVEY NO. 239, A PORTION OF NELLIE D. MUNDY SURVEY NO. 244, AND A PORTION OF TRACT 1B, NELLIE D. MUNDY NO. 243, CITY OF EL PASO, EL PASO COUNTY, TEXAS 59.24 ACRES±

SHEET 1 OF 3
DEDICATION

DVEP LAND LLC, RPW DEVELOPMENT LTD, AND EP TRANSMOUNTAIN RESIDENTIAL LLC, as the owners of the 59.24 acre tract land encompassed within the proposed Desert Springs Unit One, do hereby present this map and dedicate their respective portions of property (EP TRANSMOUNTAIN RESIDENTIAL, LLC's dedication is limited to Mundy Channel #3 and a portion of Enchanted Springs) to the use of the public, providing access, drainage right-of-way, PSB right-of-way, drainage easements, PSB easements, streets and utility easements and dedications, including easements for any services where for public utilities and the right for installation of service poles along the line as may be required, easements for buried service, 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 20th day of December, 2012.

Randal O'Leary
Randal O'Leary, Manager
DVEP LAND LLC

Witness my signature this 20th day of December, 2012.

Randal O'Leary
Randal O'Leary, Manager
RPW DEVELOPMENT LTD

Witness my signature this 18th day of December, 2012.

Douglas A. Schwartz
Douglas A. Schwartz, Manager
EP TRANSMOUNTAIN RESIDENTIAL LLC

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Randal O'Leary, as manager of DVEP LAND LLC, 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 18th day of December, 2012.

Susan McMillan
Susan McMillan
Notary Public in and for El Paso County

Before me, the undersigned authority, on this day personally appeared Randal O'Leary, as manager of RPW DEVELOPMENT LTD, 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 20th day of December, 2012.

Susan McMillan
Susan McMillan
Notary Public in and for El Paso County

Before me, the undersigned authority, on this day personally appeared Douglas A. Schwartz, as manager of EP TRANSMOUNTAIN RESIDENTIAL LLC, 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 20th day of December, 2012.

Susan McMillan
Susan McMillan
Notary Public in and for El Paso County

Given under my hand and seal of office this 20th day of December, 2012.

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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, Texas.

Approved for filing this 30th day of January, 2013.

Alan J. Herrera
Alan J. Herrera, P.E.
City Development Director

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 29th day of February, 2013, in File No. 20130014828.

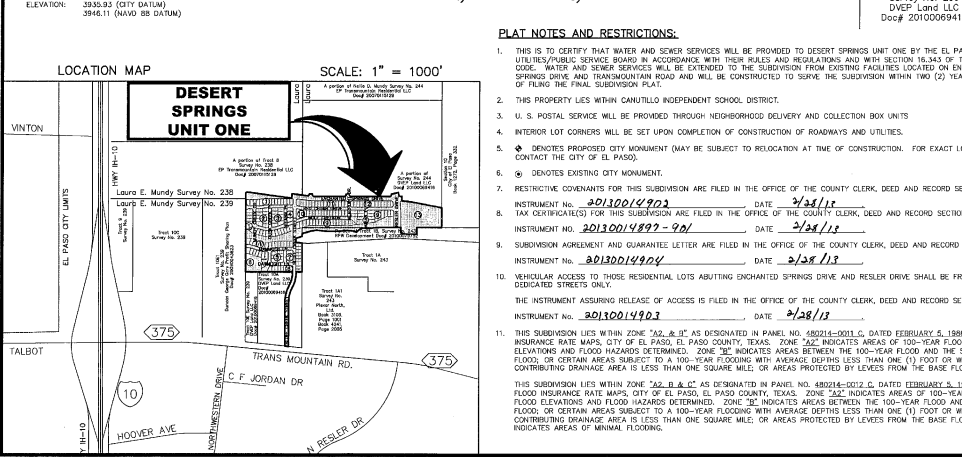
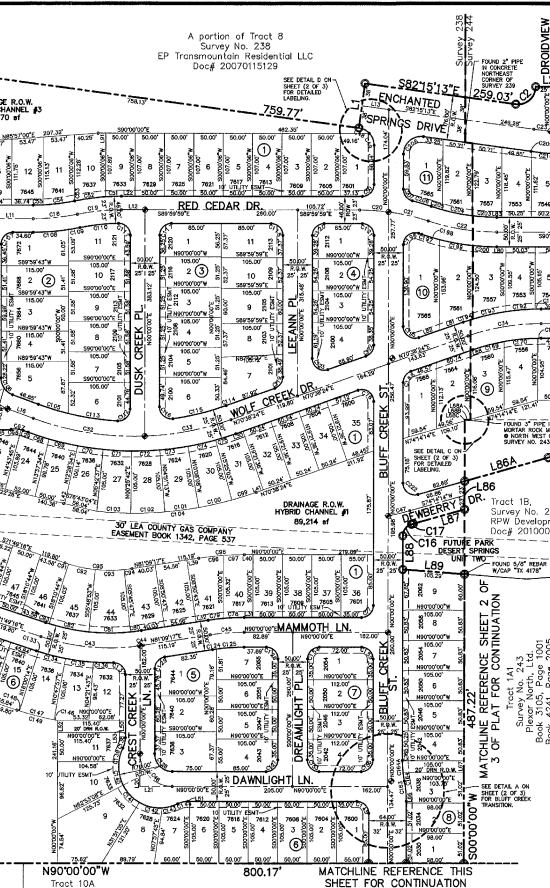
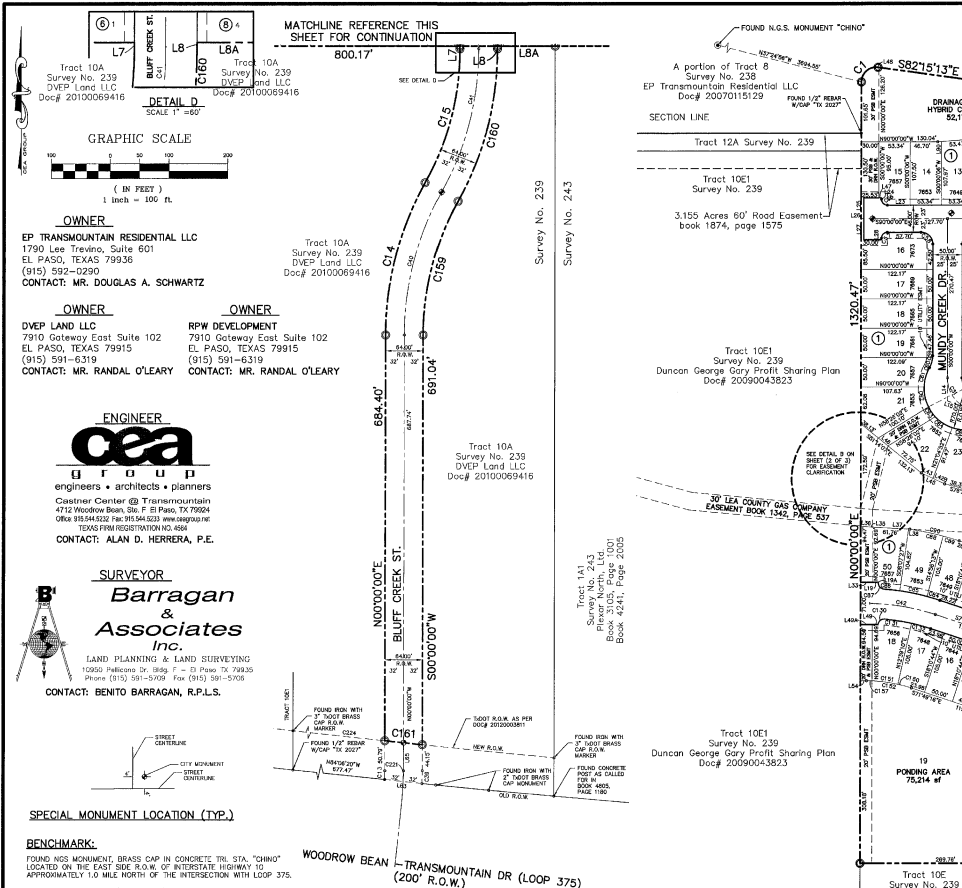
John D. ...
John D. ...
County Clerk

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 29th day of February, 2013, in File No. 20130014828.

Alan J. Herrera
Alan J. Herrera, P.E.
City Development Director

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 29th day of February, 2013, in File No. 20130014828.

DATE OF PREPARATION: AUGUST 2011
DATE OF REVISION: SEPTEMBER 2012



THIS SUBDIVISION LIES WITHIN ZONE "A2, B, & C" AS DESIGNATED IN PANEL NO. 4822A-0001-C, DATED FEBRUARY 5, 1986, OF THE FLOOD INSURANCE RATE MAPS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. ZONE "A2" INDICATES AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARDS DETERMINED. ZONE "B" INDICATES AREAS BETWEEN THE 100-YEAR FLOOD AND THE 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO A 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. ZONE "C" INDICATES AREAS OF MINIMAL FLOODING.

THIS SUBDIVISION LIES WITHIN ZONE "A2, B, & C" AS DESIGNATED IN PANEL NO. 4802A-0012-C, DATED FEBRUARY 5, 1986, OF THE FLOOD INSURANCE RATE MAPS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. ZONE "A2" INDICATES AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARDS DETERMINED. ZONE "B" INDICATES AREAS BETWEEN THE 100-YEAR FLOOD AND THE 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO A 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. ZONE "C" INDICATES AREAS OF MINIMAL FLOODING.

1. THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO DESERT SPRINGS UNIT ONE BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BUREAU 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 ENCHANTED SPRINGS DRIVE AND TRANSMOUNTAIN ROAD AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION WITHIN TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAN.

2. THIS PROPERTY LIES WITHIN CANTULLO INDEPENDENT SCHOOL DISTRICT.

3. U. S. POSTAL SERVICE WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.

4. INTERIOR LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.

5. ♦ DENOTES PROPOSED CITY MONUMENT (MAY BE SUBJECT TO RELOCATION AT THE TIME OF CONSTRUCTION. FOR EXACT LOCATION PLEASE CONTACT THE CITY OF EL PASO).

6. ♦ DENOTES EXISTING CITY MONUMENT.

7. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. 20130014828, DATE 2/28/13.

8. TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. 20130014827-9/01, DATE 2/28/13.

9. SUBDIVISION AGREEMENT AND GUARANTEE LETTER ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. 20130014824, DATE 2/28/13.

10. VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING ENCHANTED SPRINGS DRIVE AND RESLER DRIVE SHALL BE FROM OTHER DEDICATED STREETS ONLY.

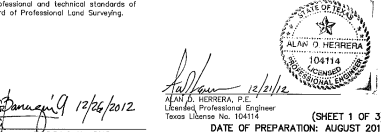
11. THE INSTRUMENT ASSUMING LEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. 20130014823, DATE 2/28/13.

12. THIS SUBDIVISION LIES WITHIN ZONE "A2, B, & C" AS DESIGNATED IN PANEL NO. 4802A-0011-C, DATED FEBRUARY 5, 1986, OF THE FLOOD INSURANCE RATE MAPS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. ZONE "A2" INDICATES AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARDS DETERMINED. ZONE "B" INDICATES AREAS BETWEEN THE 100-YEAR FLOOD AND THE 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO A 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. ZONE "C" INDICATES AREAS OF MINIMAL FLOODING.

13. SET 1/2" REBAR WITH CAP STAMPED "B&A" ON AT ALL EXTERIOR CORNERS UNLESS OTHERWISE SHOWN.

14. PROPOSED TEMPORARY FIVE (5) FOOT HIGH DIVERSION DIKE/BERM AND PRIVATE DRAINAGE STRUCTURES SHALL BE MAINTAINED BY THE DEVELOPER.

15. PSB WILL BE GRANTED ACCESS EASEMENTS FOR COLLIER MAINTENANCE BY THE OWNER THROUGH SEPARATE INSTRUMENTS.

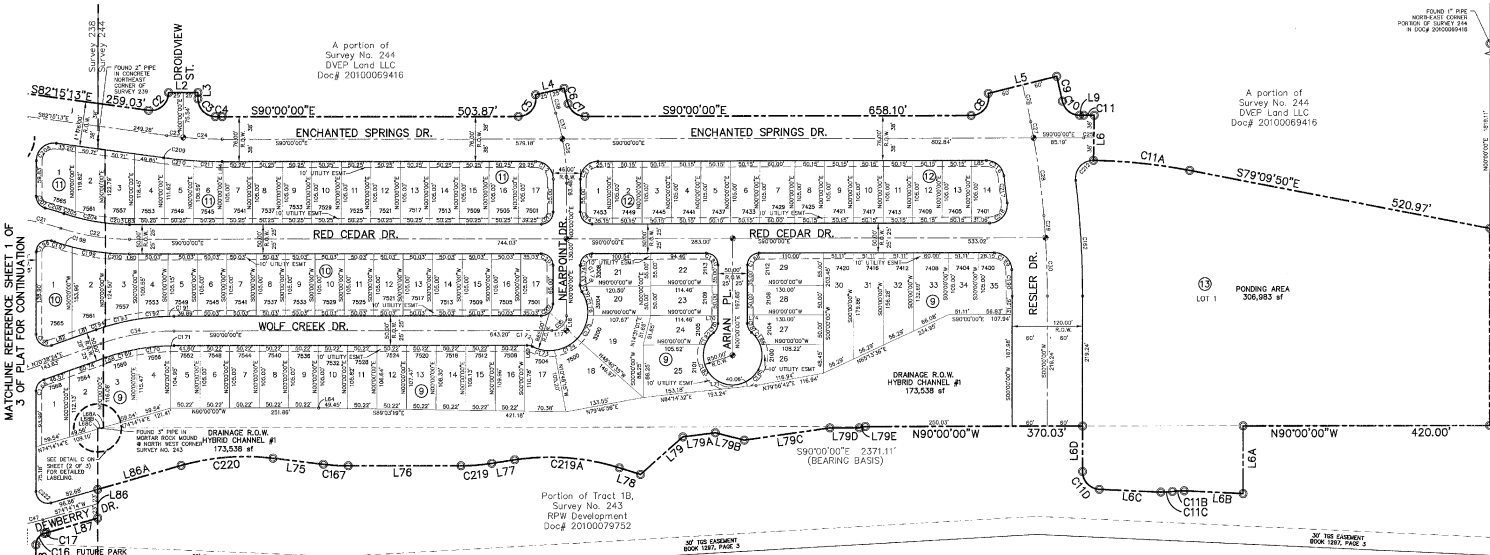


DATE OF PREPARATION: AUGUST 2011
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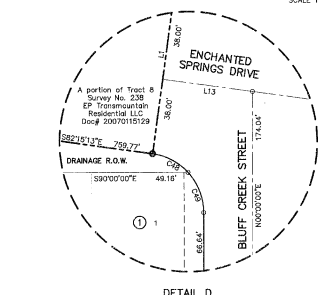
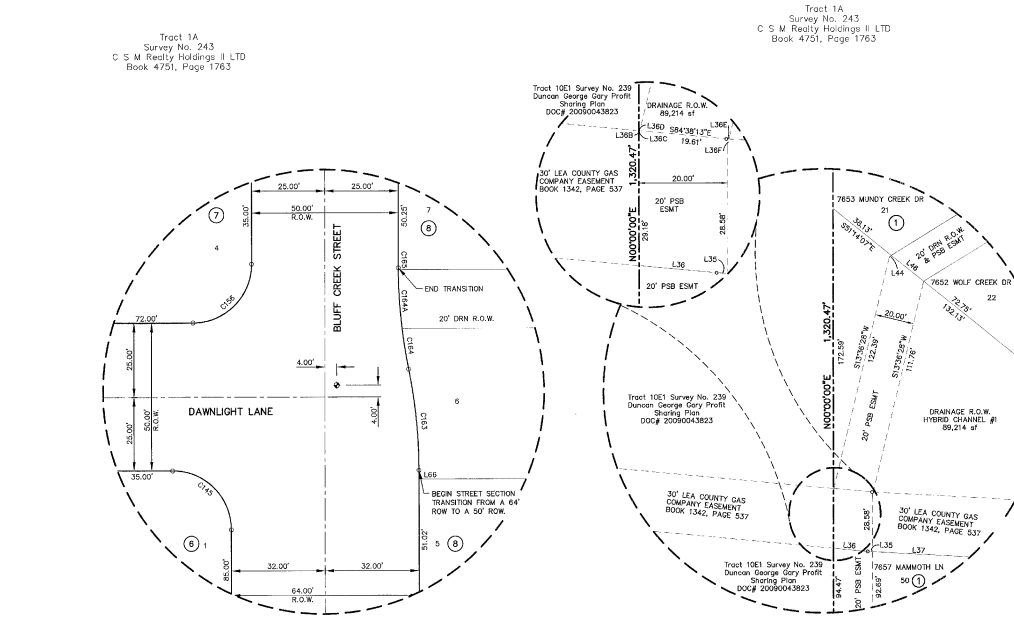
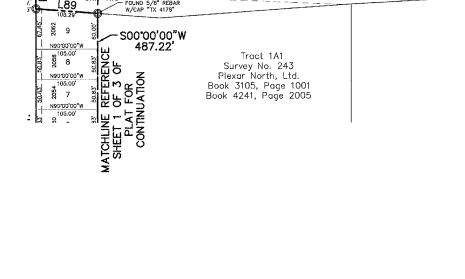
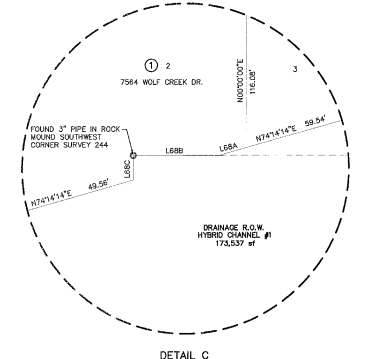
Desert Springs Unit 1 of 3

DESERT SPRINGS UNIT ONE

A PORTION OF TRACT 8 LAURA E. MUNDY SURVEY No. 238, ALL OF TRACTS 12 AND 13 AND A PORTION OF TRACTS 10A AND 10E NELLIE D. MUNDY SURVEY No. 239, A PORTION OF NELLIE D. MUNDY SURVEY No. 244, AND A PORTION OF TRACT 1B, NELLIE D. MUNDY NO. 243, CITY OF EL PASO, EL PASO COUNTY, TEXAS 59.24 ACRES±
SHEET 2 OF 3



Section 10, Block 82, Township 10, Range 10R, Co. Surveys, City of El Paso, Book 1274, Page 332
Section 10, Nellie D. Mundy Survey No. 243, DVEP Land LLC, Doc# 20100003036



SURVEYOR

Barragan & Associates Inc.

LAND PLANNING & LAND SURVEYING
10950 Palomares Dr. Bldg. 1 - El Paso, TX 79935
Phone: (915) 591-5705 Fax: (915) 591-5702

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

OWNER
EP TRANSMOUNTAIN RESIDENTIAL LLC
1790 Lee Trevino, Suite 601
El Paso, Texas 79936
(915) 592-0290
CONTACT: MR. DOUG SCHWARTZ

OWNER
DVEP LAND LLC
7910 Gateway East Suite 102
El Paso, Texas 79915
(915) 591-6319
CONTACT: MR. RANDAL O'LEARY

OWNER
RPW DEVELOPMENT
7910 Gateway East Suite 102
El Paso, Texas 79915
(915) 591-6319
CONTACT: MR. RANDAL O'LEARY

ENGINEER
ca
engineers + architects + planners
Customer Center @ Transmountain
4712 Woodrow Bean, Ste. F, El Paso, TX 79904
Office: 915.944.6202 Fax: 915.944.0333 www.caengr.com
TEXAS PIN REGISTRATION NO. 4564
CONTACT: ALAN D. HERRERA, P.E.

(SHEET 2 OF 3)
DATE OF PREPARATION: AUGUST 2011
DATE OF REVISION: SEPTEMBER 2012

Desert Springs Unit 1
a of 3

DESERT SPRINGS UNIT ONE

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SHEET 3 OF 3

LOT	AREA	BEARING	DELTA
1	5.970		
2	5.950		
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13	6.090		
14	5.987		
15	6.108		
16	6.108		
17	6.108		
18	6.108		
19	6.108		
20	5.950		
21	7.124		
22	5.974		
23	5.966		
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44	6.112		
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LOT	AREA	BEARING	DELTA
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LINE	LENGTH	BEARING
L1	75.00	N07°44'27"E
L2	12.50	S90°00'00"E
L3	10.00	S90°00'00"E
L4	50.00	N77°28'37"E
L5	120.00	N13°35'59"E
L6	75.00	S90°00'00"E
L7	114.42	S90°00'00"W
L8	109.54	N84°31'17"E
L9	104.90	N87°10'16"W
L10	78.25	N00°00'00"E
L11	4.47	N00°00'00"E
L12	4.47	S00°00'00"E
L13	6.09	S90°00'00"E
L14	6.09	S90°00'00"E
L15	6.09	S90°00'00"E
L16	6.09	S90°00'00"E
L17	6.09	S90°00'00"E
L18	6.09	S90°00'00"E
L19	6.09	S90°00'00"E
L20	6.09	S90°00'00"E
L21	6.09	S90°00'00"E
L22	6.09	S90°00'00"E
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L31	6.09	S90°00'00"E
L32	6.09	S90°00'00"E
L33	6.09	S90°00'00"E
L34	6.09	S90°00'00"E
L35	6.09	S90°00'00"E
L36	6.09	S90°00'00"E
L37	6.09	S90°00'00"E
L38	6.09	S90°00'00"E
L39	6.09	S90°00'00"E
L40	6.09	S90°00'00"E
L41	6.09	S90°00'00"E
L42	6.09	S90°00'00"E
L43	6.09	S90°00'00"E
L44	6.09	S90°00'00"E
L45	6.09	S90°00'00"E
L46	6.09	S90°00'00"E
L47	6.09	S90°00'00"E
L48	6.09	S90°00'00"E
L49	6.09	S90°00'00"E
L50	6.09	S90°00'00"E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	45.00	25.00	20.83	14.95	N45°23'21"E	97°14'47"
C2	51.18	30.00	24.39	17.45	N45°23'21"E	97°14'47"
C3	58.37	35.00	28.47	20.00	N45°23'21"E	97°14'47"
C4	65.56	40.00	33.07	22.60	N45°23'21"E	97°14'47"
C5	72.75	45.00	38.26	25.25	N45°23'21"E	97°14'47"
C6	79.94	50.00	44.05	27.95	N45°23'21"E	97°14'47"
C7	87.13	55.00	50.44	30.70	N45°23'21"E	97°14'47"
C8	94.32	60.00	57.43	33.50	N45°23'21"E	97°14'47"
C9	101.51	65.00	65.02	36.35	N45°2	