

DESERT SPRINGS UNIT FOUR

A PORTION OF NELLIE D. MUNDT SURVEY NO. 244,
AND A PORTION OF SECTION 10, BLOCK 82, TOWNSHIP 1,
T&P R.R. Co SURVEYS, IN THE CITY OF EL PASO,
EL PASO COUNTY, TEXAS
CONTAINING 63.076 ACRES ±
SHEET 1 OF 2

DEDICATION

DVEP LAND LLC, as the managing partners, and THE CITY OF EL PASO, owners of the 63.076 acre tract land encompassed within the proposed Desert Springs Unit Four, do hereby present, this map and dedicate their respective portions of property to the use of the public, streets, park, ponding area, drainage right-of-ways, PSB easements, easements for solar utility, and the right to install, maintain, use, and remove underground utility lines, 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 _____, 2016.

Pat Woods, Managing Partner
DVEP LAND LLC
Witness my signature this _____ day of _____, 2016.

Tommy Gonzalez, City Manager
CITY OF EL PASO
Witness my signature this _____ day of _____, 2016.

Notary Public in and for El Paso County
My Commission Expires _____, 2016.

Notary Public in and for El Paso County
My Commission Expires _____, 2016.

Notary Public in and for El Paso County
My Commission Expires _____, 2016.

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 _____, 2016.

Approved for filing this _____ day of _____, 2016.

Filing
Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2016, in File No. 20160014584 of the Plat Records.

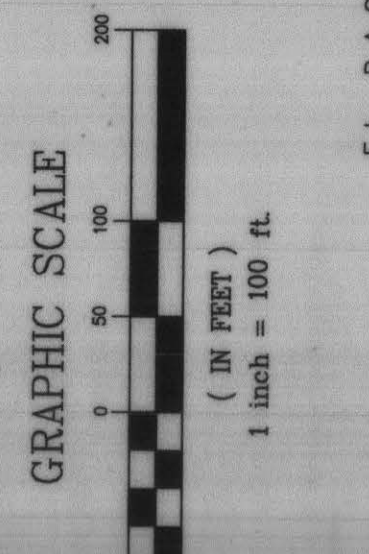
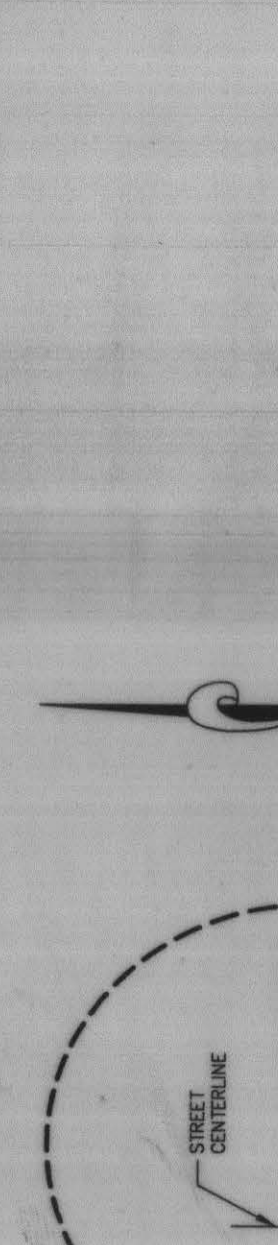
Approved for filing this _____ day of _____, 2016.

Subdivision Improvement plans prepared by and under the supervision of CEA Group.

ALAN D. HERBERA, P.E.
Licensed Professional Engineer
Texas License No. 104114

Surveyor
Barragan &

MATCHLINE REFERENCE
SHEET 2 OF 2 FOR CONTINUATION



FOUND N.G.S. SURVEY MARKER STAMPED "CHINO 1980"
ELEVATION: 3946.11 (NAVD 88 DATUM)
SURVEY NO. 238

A PORTION OF SURVEY 244
OWNER: DVEP LAND, LLC
INSTRUMENT NO. 201009845
D.A.F.P.C.

RESLER DRIVE
THUNDERBUSH DR
GLACIER DRIVE
EAGLE VISTA DR
RESLER DRIVE
THAMINE PLACE
PARK FRONTSIDE PLACE
ENCHANTED SPRINGS DR
WILLE MER STREET AND EAGLE VISTA DRIVE

LOT 33
30,600 sq. ft.
LOT 34
27,153 sq. ft.

LOT 35
27,153 sq. ft.
LOT 36
27,153 sq. ft.

LOT 37
27,153 sq. ft.
LOT 38
27,153 sq. ft.

LOT 39
27,153 sq. ft.
LOT 40
27,153 sq. ft.

LOT 41
27,153 sq. ft.
LOT 42
27,153 sq. ft.

LOT 43
27,153 sq. ft.
LOT 44
27,153 sq. ft.

LOT 45
27,153 sq. ft.
LOT 46
27,153 sq. ft.

LOT 47
27,153 sq. ft.
LOT 48
27,153 sq. ft.

LEGEND

1	(C)	LOT AND BLOCK NUMBER
2	(D)	SUBDIVISION BOUNDARY CORNER
3	(E)	DEED RECORDS OF EL PASO COUNTY, TEXAS
4	(F)	DEED RECORDS OF EL PASO COUNTY, TEXAS

13. ALL OF THE WALKWAYS SHALL BE PUBLIC AND ARE TO BE MAINTAINED BY THE CITY OF EL PASO.

14. THE FOLLOWING INSTRUMENTS SHALL BE INSTALLED AT A SPECIAL LOCATION (REFER TO TYPICAL DETAIL) FOUR (4) FEET FROM STREET CENTRINES IN THE NORTHEAST QUADRANT OF THE FOLLOWING INTERSECTIONS:
WILLE MER STREET AND EAGLE VISTA DRIVE

15. ALL EASEMENTS SHALL BE TEN (10) FEET UNLESS OTHERWISE NOTED.

16. THIS PROPERTY IS SUBJECT TO IMPACT FEES. THE TABLE AND RESPECTIVE LANGUAGE SHALL BE INCLUDED ON THE FACE OF THE FINAL APPROVED AND RECORDED PLAT. IMPACT FEES SHALL BE CALCULATED BASED ON THE TABLE BELOW:

17. SET 1/2" BEAR WITH CAP STAMPED "B&A INC" AT ALL EXTERIOR CORNERS UNLESS OTHERWISE SHOWN.

METER SIZE	WESTSIDE SERVICE AREA	WATER	WASTEWATER
1/2 inch	1.00	\$ 659.00	\$ 927.00
1 inch	1.67	\$ 1,101.00	\$ 1,548.00
1 1/2 inch	3.33	\$ 2,185.00	\$ 3,087.00
2 inch	5.33	\$ 3,514.00	\$ 4,941.00
3 inch	10.00	\$ 6,593.00	\$ 9,270.00
4 inch	16.67	\$ 10,990.00	\$ 15,453.00
6 inch	33.33	\$ 21,973.00	\$ 30,897.00
8 inch	53.33	\$ 35,158.00	\$ 49,437.00
12 inch	143.33	\$ 84,490.00	\$ 132,887.00

PLAT NOTES AND RESTRICTIONS:
1. THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO DESERT SPRINGS UNIT FOUR 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. THE PROJECT BEING SUBMITTED IS SUBJECT TO A 1/2 INCH BEAR FOUND FOR THE NORTHWEST CORNER OF TRACT 11, NELLIE D. MUNDT SURVEY NO. 239.

2. DATE OF FILING THE FINAL SUBDIVISION PLAT.

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. DONOTES PROPOSED CITY MONUMENT (MAY BE SUBJECT TO RELOCATION AT 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. 20160014584, DATE 3/2/16.

8. TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. 20160014584-61, DATE 3/2/16.

9. SUBDIVISION AGREEMENT AND GUARANTEE LETTER ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____, DATE _____.

10. VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING ENCHANTED SPRINGS DRIVE AND RESLER DRIVE SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. 20160014588, DATE 3/2/16.

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

ENCHANTED SPRINGS DR. 858.10'
D.E.P.C. FILE NO. 20130014896

DESERT SPRING UNIT 1
P.R.E.P.C.

7565 7561 7557 7553 7549 7545 7541 7537 7533 7529 7525 7521 7517 7513 7509 7505 7501

ENCHANTED SPRINGS DR. 503.87'
D.E.P.C. FILE NO. 20130014896

RESLER DRIVE

THUNDERBUSH DR.

GLACIER DRIVE

EAGLE VISTA DR.

RESLER DRIVE

THAMINE PLACE

PARK FRONTSIDE PLACE

ENCHANTED SPRINGS DR.

WILLE MER STREET AND EAGLE VISTA DRIVE

OWNER: EP TRANSMOUNTAIN LAND L.P.
TRACT 8
D.E.P.C. FILE NO. 201009845

NELLIE D. MUNDT SURVEY NO. 244
OWNER: DVEP LAND, LLC
INSTRUMENT NO. 201009845
D.A.F.P.C.

LOUIS E. MUNDT SURVEY NO. 238
NELLIE D. MUNDT SURVEY NO. 239

CEA GROUP