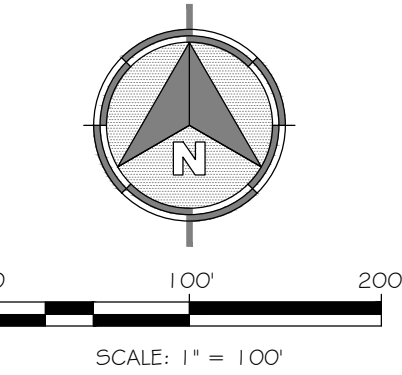
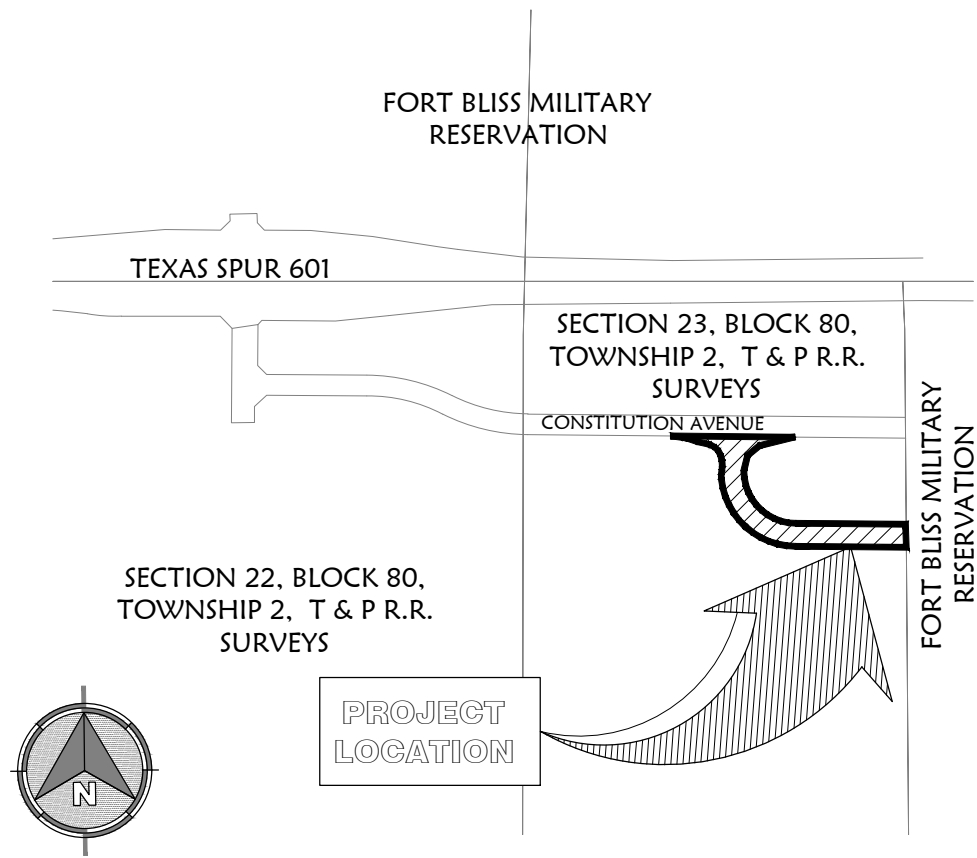


15-09-2025 11:05am 626424
517026536315 - PARKHILL WELLS - PARKHILL, SMITH & COOPER (N10339 - ROW BY-PASS - ROW DUST OFF BY-PASS - ROW PLAT0631 5-039-IRON DUST OFF ROW PLAT-20250122.dwg

VICINITY MAP SCALE: 1"=1000'



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N77°39'07"E	122.42
L2	N61°38'05"E	126.74
L3	N20°48'22"E	83.67
L4	N01°00'39"W	16.38
L5	N01°00'39"W	72.21
L6	S48°29'54"E	92.99
L7	S79°00'39"E	199.58

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	273.00	89°55'35"	428.48	S45°58'26"E	385.83
C2	393.00	89°55'35"	616.82	S45°58'26"E	555.43
C3	333.00	89°55'35"	522.65	S45°58'26"E	470.63

PLAT NOTES & RESTRICTIONS

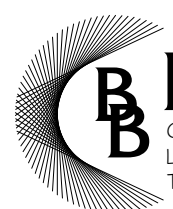
1. THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED BY THE EL PASO WATER UTILITIES (PUBLIC SERVICE BOARD) IN ACCORDANCE WITH THEIR REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE.
2. THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
3. TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEEDS AND RECORDS SECTION IN
INSTRUMENT NO. _____ DATE _____
4. THIS SUBDIVISION LIES WITHIN THE EL PASO INDEPENDENT SCHOOL DISTRICT.
5. SUBJECT PROPERTY IS LOCATED IN ZONE "C" (AREAS OF MINIMAL FLOODING), AS DETAILED ON CITY OF EL PASO, EL PASO COUNTY, TEXAS FLOOD INSURANCE RATE MAPS PANEL NO. 480214 0031B DATED OCTOBER 15, 1982.
6. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE EL PASO COUNTY CLERK, DEEDS AND RECORDS SECTION IN
INSTRUMENT NO. _____ DATE _____
7. THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL COORDINATE INSTALLATION AND CONSTRUCTION WITH THE UNITED STATES POSTAL SERVICE IN DETERMINING THE TYPE OF DELIVERY SERVICE FOR THE PROPOSED SUBDIVISIONS. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
8. INTERNAL DOCUMENT OF UTILITY EASEMENTS FOR P.S.B. WELL SITES AND COLLECTOR LINE CORRIDORS INSIDE EL PASO INTERNATIONAL AIRPORT PREPARED BY H2O TERRA, LLC W.O.#042419-7, DATED NOVEMBER 26, 2019.

LEGEND

PROJECT BOUNDARY	_____
LOT/RIGHT-OF-WAY LINE	_____
CENTERLINE OF RIGHT-OF-WAY	_____
EASEMENT LINE	_____
SET 1/2" REBAR WITH SURVEY CAP NO. "TX 6223"	⊙
PROPOSED CITY MONUMENT	●
BLOCK NUMBER	①

BASIS OF BEARING:

BASIS OF BEARING IS THE PLATTED SUBDIVISION BUTTERFIELD TRAIL AVIATION PARK UNIT THREE, REPLAT "A", DOC. NO. 20210042139 OF THE EL PASO COUNTY PLAT RECORDS.



BROCK & BUSTILLOS INC.

CONSULTING CIVIL ENGINEERS
LAND SURVEYORS
T&E REG. NO. F-737

JOB NO. 06315-039

417 EXECUTIVE CENTER
EL PASO, TEXAS 79902
www.brockbustillos.com
PH (915) 542-4900
FAX (915) 542-2267

IRON DUST OFF BY-PASS R.O.W. SUBDIVISION

BEING A PORTION OF SECTION 23 BLOCK 80, TOWNSHIP 2,
TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL
PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 3.9529 ACRES ±

DEDICATION

STATE OF TEXAS
COUNTY OF EL PASO

CITY OF EL PASO, OWNER OF THIS LAND, HEREBY PRESENTS THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC, IF NOT PREVIOUSLY DEDICATED IRON DUST OFF BY-PASS RIGHT-OF-WAY, E.P.W.U. EASEMENTS AND DRAINAGE EASEMENTS AS HEREON LAID AND DESIGNATED, INCLUDING EASEMENTS FOR OVERHANG OF SERVICE WIRES FOR THE POLE TYPE UTILITIES AND 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.

DIONNE MACK
CITY MANAGER

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF EL PASO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____, 20____, BY _____

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES _____

CITY OF EL PASO

BY _____, CITY MANAGER
THOMAS GONZALEZ

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

_____ DAY OF _____, 20____ A.D.

EXECUTIVE SECRETARY _____ CHAIRPERSON _____

APPROVED FOR FILING THIS _____ DAY OF _____, 20____ A.D.

PLANNING AND INSPECTIONS DIRECTOR _____

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS,

THIS _____ DAY OF _____, 20____ A.D., IN FILE NO. _____

COUNTY CLERK _____

BY: DEPUTY _____

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, R.T.P.L.S. NO. 6223

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

TESSA HAZLETT, PE

DATE OF PREPARATION: MARCH 2025

SHEET
1
OF
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