

DEWBERRY SPRINGS SUBDIVISION

A PORTION OF TRACT 1-B,
NELLIE D. MUNDY SURVEY NO. 243,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 298,263 SQ.FT. OR 6.8472 ACRES

TOTAL NUMBER OF LOTS
45

SCHOOL DISTRICT
CANUTILLO INDEPENDENT SCHOOL DISTRICT
7965 Arteson Road, P.O. Box 100, Canutillo, TX 79935

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

I, Alexander Emerson, CFO of DVEP LAND LLC, as owner of all of DVEP SUBDIVISION hereby subdivide the land as described in this subdivision plat and confirm any existing easements.

I attest that the matters asserted in this plat are true and complete.
Witness my signature this _____ day of _____, 2026.

Alexander Emerson
CFO OF DVEP LAND LLC. DATE

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Alexander Emerson, representative of DVEP Land LLC, known to me to be the person's whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations herein expressed.

Given under my hand and seal of office this _____ day of _____, 2026.

Notary Public in and for El Paso County My Commission Expires

CITY PLAN COMMISSION APPROVAL STATEMENT

This subdivision is hereby approved in accordance with Chapter 212 of the Texas Local Government Code and Title 19 of the El Paso Municipal Code as meeting all requirements for a review of a major combination plat.

Government Code of Texas this _____ day of _____, 2026.

Executive Secretary Chairperson

Approved for filing this _____ day of _____, 2026.

Planning & Inspections Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2026, A.D.

in File No. _____

County Clerk By Deputy

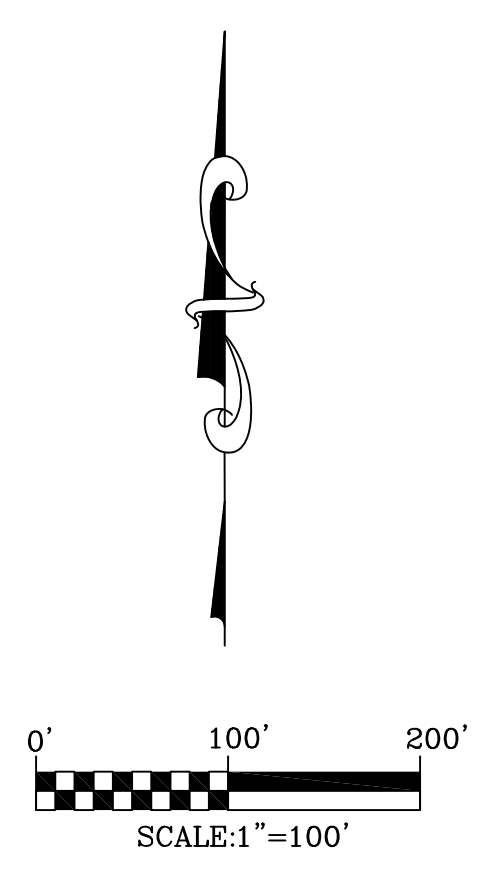
THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

PRELIMINARY FOR REVIEW
NOT TO BE FILED FOR ANY REASON

John A. Eby, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 5372

DRE Del Rio Engineering, Inc.
P.O. Box 220251 El Paso, Texas 79913 915/833-2400

PASO DEL NORTE SURVEYING INC. TBPLS FIRM #10001200
13998 BRADLEY ROAD, EL PASO, TEXAS 79938 PH. 915-241-1841
DATE OF PREPARATION: 01/30/2026 FAX 915-855-6925

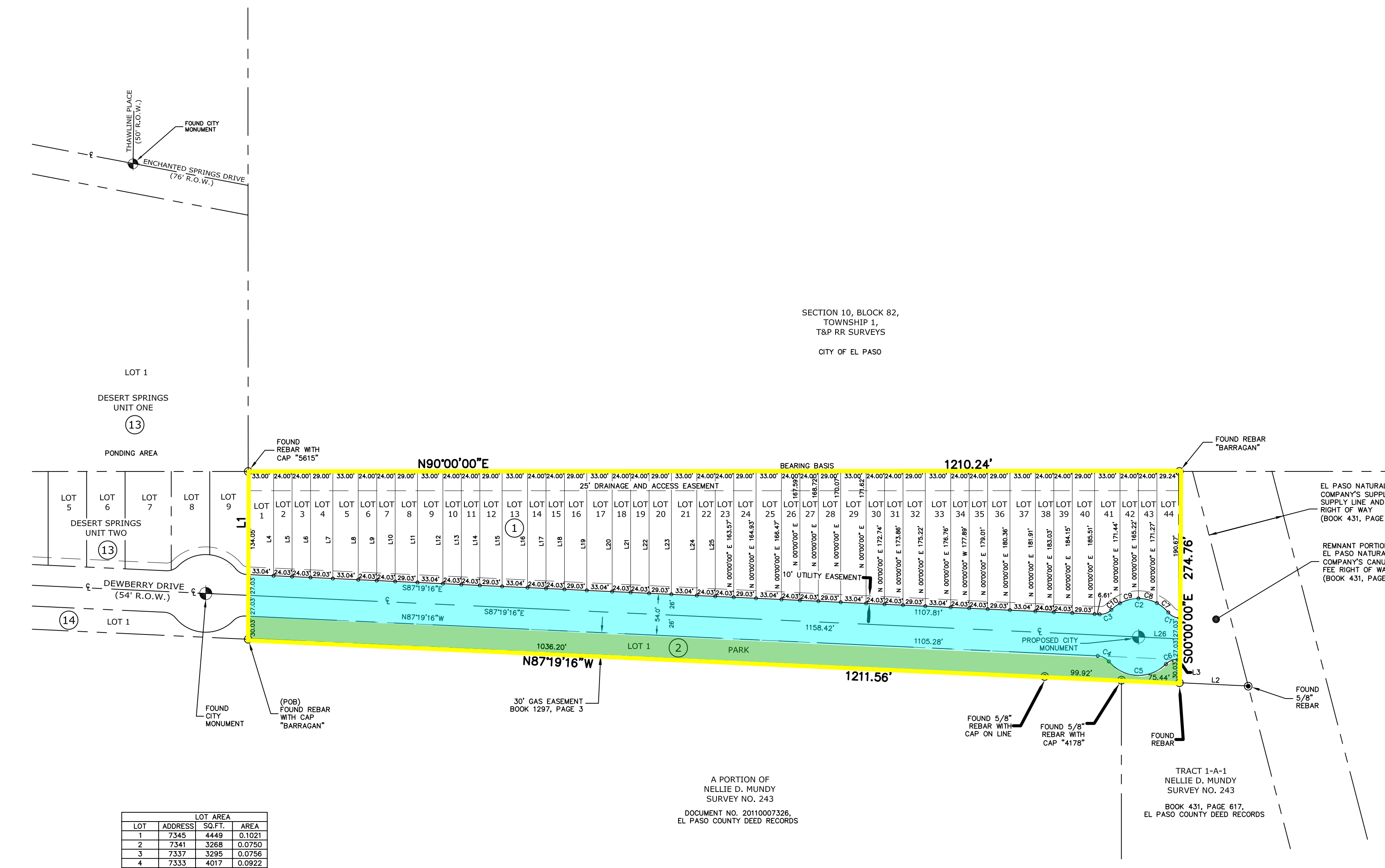


PLAT NOTES

- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER SHALL COORDINATE THE INSTALLATION AND CONSTRUCTION WITH THE UNITED STATES POSTAL SERVICE IN DETERMINING THE TYPE OF DELIVERY SERVICE FOR THE PROPOSED SUBDIVISION. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
- THIS SUBDIVISION LIES IN ZONES "B" & "C", AS DESIGNATED BY F.E.M.A.; CITY OF EL PASO, COMMUNITY PANEL NO. 480214-0012 C, DATED FEBRUARY 05, 1986. AS AFFECTED BY THAT LUMP DATED 10/15/2018.
- WATER SUPPLY AND SEWAGE DISPOSAL IS BEING PROVIDED BY THE EL PASO WATER UTILITIES
- ALL DEVELOPED STORM WATER RUNOFF SHALL BE ADDRESSED WITHIN THE SUBDIVISION LIMITS AND SHALL COMPLY WITH ALL PROVISIONS OF (SDM, 19.19.010A AND DDM, 11.1).
- THE RETENTION OF ALL HISTORIC AND DEVELOPED STORMWATER RUNOFF DISCHARGE VOLUMES IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF (MUN-CODE 19.19.010A, SDM, AND DDM SECTION 11.1). HISTORIC STORM WATER RUNOFF RATES MUST NOT BE EXCEEDED. ENSURE HISTORIC RUNOFF VOLUME, PEAK, AND DURATION ARE MAINTAINED.

SURVEY NOTES

- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.



LOT	ADDRESS	SQ.FT.	AREA
1	7344	4449	0.1021
2	7341	3288	0.0750
3	7337	3295	0.0756
4	7333	4017	0.0922
5	7329	4619	0.1060
6	7325	3391	0.0778
7	7321	3418	0.0785
8	7317	4166	0.0956
9	7313	4789	0.1109
10	7309	3515	0.0807
11	7305	3542	0.0813
12	7301	4315	0.0991
13	7297	4959	0.1138
14	7293	3636	0.0835
15	7289	3685	0.0841
16	7285	4485	0.1025
17	7281	5128	0.1177
18	7277	3762	0.0864
19	7273	3789	0.0870
20	7269	4614	0.1109
21	7265	5298	0.1216
22	7261	3685	0.0892
23	7257	3912	0.0898
24	7253	4763	0.1103
25	7249	5468	0.1250
26	7245	4099	0.0920
27	7241	4036	0.0927
28	7237	4912	0.1128
29	7233	5636	0.1294
30	7229	4132	0.0949
31	7225	4159	0.0955
32	7221	5062	0.1162
33	7217	5698	0.1333
34	7213	4296	0.0977
35	7209	4283	0.0983
36	7205	5211	0.1196
37	7201	5978	0.1372
38	7197	4379	0.1000
39	7193	4406	0.1011
40	7189	5360	0.1230
41	7185	5986	0.1374
42	7181	4014	0.0921
43	7177	4012	0.0921
44	7173	5332	0.1224

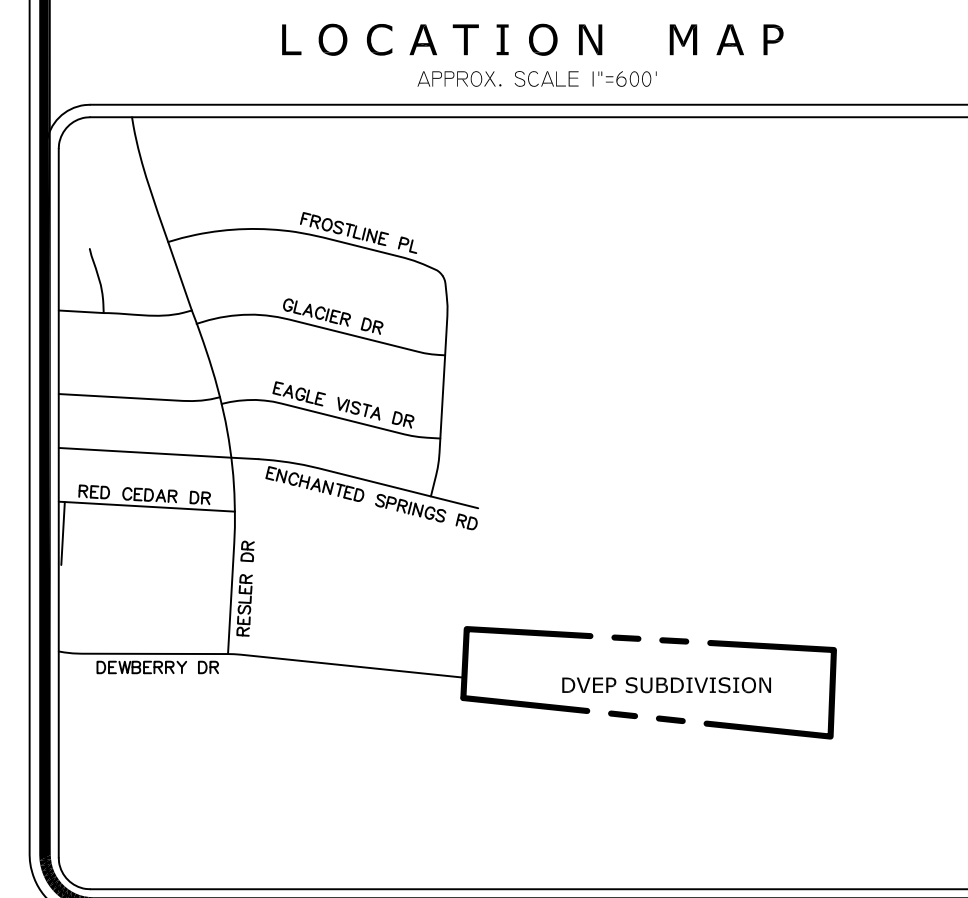
LINE	LENGTH	BEARING
L1	218.14	N00°00'00"W
L2	69.45	S87°19'16"E
L3	2.53	S87°19'16"E
L4	135.59	N00°00'00"E
L5	136.71	N00°00'00"E
L6	137.84	N00°00'00"E
L7	139.19	N00°00'00"E
L8	140.74	N00°00'00"E
L9	141.86	N00°00'00"E
L10	142.98	N00°00'00"E
L11	144.34	N00°00'00"E
L12	145.88	N00°00'00"E
L13	147.01	N00°00'00"E
L14	148.13	N00°00'00"E
L15	149.49	N00°00'00"E
L16	151.03	N00°00'00"E
L17	152.15	N00°00'00"E
L18	153.28	N00°00'00"E
L19	154.63	N00°00'00"E
L20	156.18	N00°00'00"E
L21	157.30	N00°00'00"E
L22	158.42	N00°00'00"E
L23	159.78	N00°00'00"E
L24	161.32	N00°00'00"E
L25	162.45	N00°00'00"E
L26	163.14	S87°19'16"E

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CHORD
C1	16.69	20.00	47°49'21"	N87°24'35"W	16.21
C2	83.47	50.00	92°04'42"	N87°19'16"W	74.11
C3	16.69	20.00	47°49'21"	S88°48'03"W	16.21
C4	16.69	20.00	47°49'21"	S87°24'35"E	16.21
C5	83.47	50.00	92°04'42"	S87°19'16"E	74.11
C6	16.69	20.00	47°49'21"	N88°48'03"E	16.21
C7	19.22	50.00	22°01'12"	N50°30'31"W	19.10
C8	25.01	50.00	28°39'38"	N75°50'56"W	24.79
C9	25.05	50.00	28°42'36"	S75°22'26"W	24.79
C10	14.18	50.00	16°15'14"	S52°59'00"W	14.14

SUBDIVISION IMPROVEMENT PLANS WERE PREPARED BY AND UNDER THE SUPERVISION OF S.B. MASOUD, REGISTERED PROFESSIONAL ENGINEER # 70774

PRELIMINARY FOR REVIEW
NOT TO BE FILED FOR ANY REASON

S.B. MASOUD, R.P.E. #70774



OWNER/DEVELOPER:
DVEP LAND LLC
7910 GATEWAY BLVD E STE 102
EL PASO, TEXAS 79915
915-591-6319

ENGINEERING AND PLANNING
CONSULTATION BY:
SAL MASOUD
DEL RIO ENGINEERING, LLC
P.O. BOX 220251
EL PASO, TX 79913
915-833-2400

PLAT PREPARED BY:
PASO DEL NORTE SURVEYING, INC.
13998 BRADLEY ROAD
EL PASO, TEXAS 79938
PHONE: (915) 241-1841