

SIERRA CREST
REPLAT I

BEING A REPLAT OF COMMON OPEN SPACE A AND LOT 17,
BLOCK 1, SIERRA CREST; COMMON OPEN SPACE H, AND LOTS 28
AND 29, BLOCK 1, SIERRA CREST REPLAT C; LOT 18, BLOCK 1,
SIERRA CREST REPLAT D; LOT 1, BLOCK 1, SIERRA CREST
REPLAT G; AND LOT 1, BLOCK 1, TERRACE AT CINCINNATI,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 15.65 AC.±

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	298.53'	92.30'	46.52'	91.94'	S2°46'16"E 17°42'56"
C2	156.62'	39.76'	19.99'	39.65'	N1°14'21"W 14°32'39"
C3	104.88'	22.61'	11.35'	22.57'	N30°24'30"W 12°21'14"
C4	1482.00'	108.14'	54.09'	108.12'	N20°35'25"W 4°10'51"
C5	1311.05'	151.44'	75.80'	151.35'	N15°46'20"W 6°37'05"
C6	30.00'	22.71'	11.93'	22.17'	N9°13'20"E 43°22'14"
C7	35.00'	140.13'	76.10'	63.60'	S83°47'33"E 22°24'01"
C8	1518.00'	110.77'	55.41'	110.74'	N20°35'25"W 4°10'51"
C9	35.00'	84.07'	90.30'	65.27'	S89°25'02"E 13°37'33"
C10	1188.07'	75.07'	37.55'	75.06'	N2°58'48"W 3°37'14"
C11	212.50'	139.08'	72.13'	136.61'	S19°55'10"E 37°29'57"
C12	1787.61'	100.08'	50.05'	100.07'	N34°32'54"W 31°2'28"
C13	391.54'	170.41'	86.58'	169.07'	N20°28'33"W 24°56'14"
C14	85.07'	73.45'	39.19'	71.19'	N43°02'00"E 49°28'11"
C15	65.59'	38.83'	20.00'	38.26'	N84°43'30"E 33°55'00"
C16	156.62'	11.73'	5.87'	11.73'	N3°53'12"E 41°7'34"
C17	156.62'	28.02'	14.05'	27.99'	N32°3'08"W 10°15'05"
C18	35.00'	62.42'	43.37'	54.47'	N32°36'10"E 102°11'28"
C19	35.00'	77.71'	70.52'	62.70'	S32°41'50"E 127°12'33"

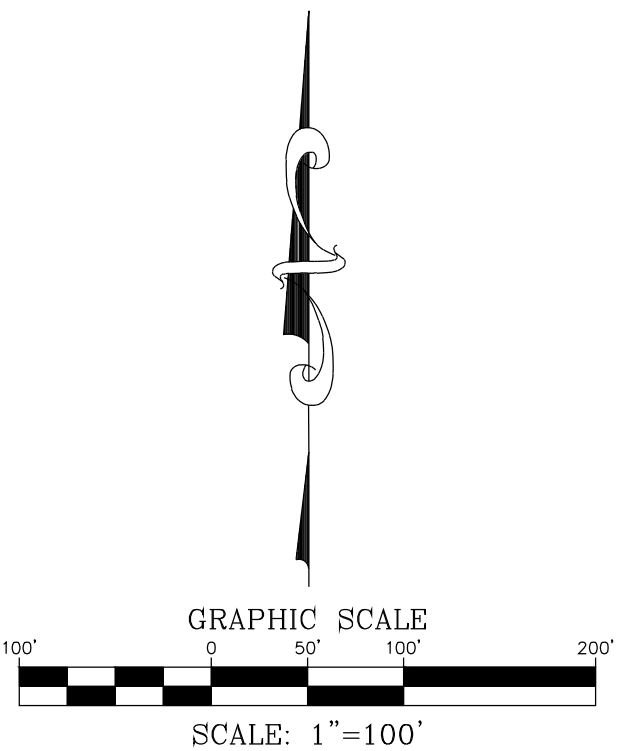
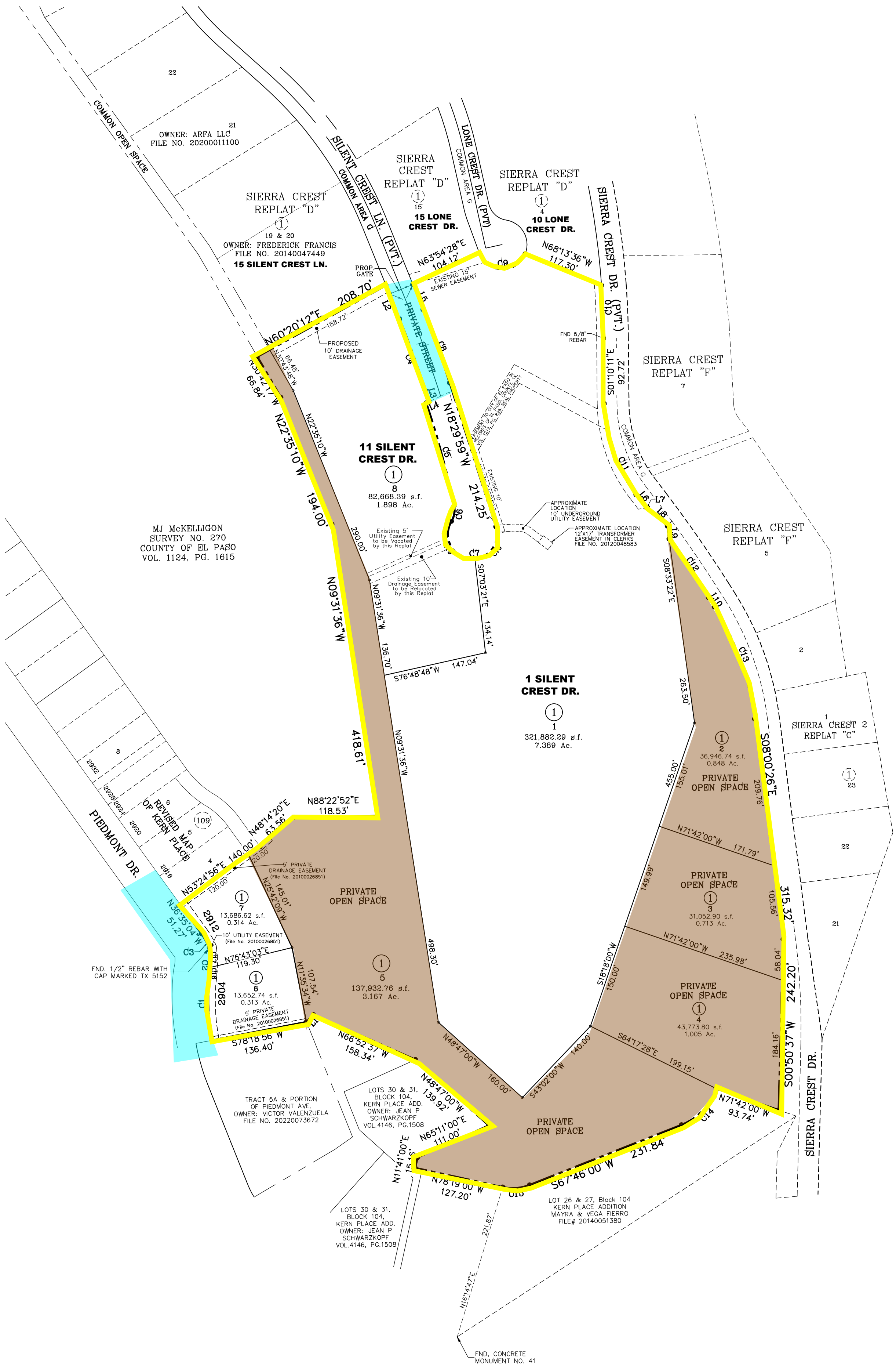
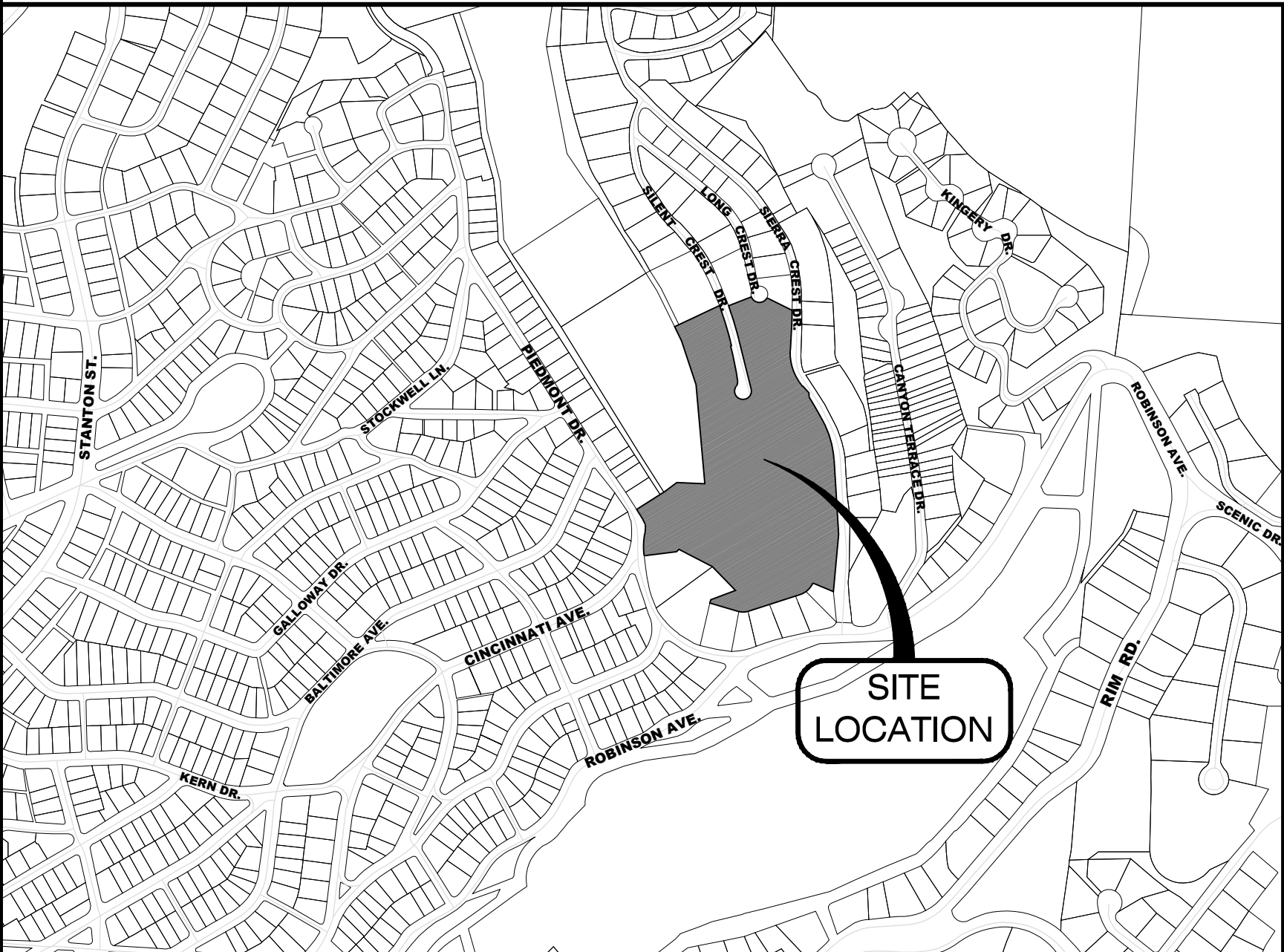
NOTES:

- WATER AND SEWER SERVICES HAS BEEN EXTENDED TO THIS SUBDIVISION (SIERRA CREST REPLAT I) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES.
- 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, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
- 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 SUBDIVISION. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
- SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 480214-00338, DATED OCTOBER 15, 1982, THIS PROPERTY IS IN FLOOD ZONE C "AREAS OF MINIMAL FLOODING".

REASON FOR REPLAT: a). SUBDIVIDE INTO 4 RESIDENTIAL LOTS.
b). INCREASE PRIVATE, OPEN SPACE AREA.
c). TO VACATE EXISTING 5' UTILITY EASEMENT.
d). TO RELOCATE EXISTING 10' DRAINAGE EASEMENT.
e). TO CHANGE SILENT CREST LN. CUL-DE-SAC FROM COMMON AREA TO PRIVATE/GATED STREET.

LOCATION MAP

SCALE: 1"=600'



LINE TABLE		
LINE	LENGTH	BEARING
L1	14.41	N42°42'40"E
L2	51.55	S22°40'50"E
L3	16.36	N18°29'59"W
L4	4.29	N64°43'39"E
L5	38.46	N22°40'50"W
L6	23.79	S38°17'16"E
L7	2.46	N79°39'32"E
L8	37.87	S47°11'00"E
L9	18.61	S83°33'22"E
L10	15.67	N32°56'40"W

DEDICATION

L. FREDERICK FRANCIS AND GINGER G. FRANCIS, property owners of this land hereby present this plat and dedicate, to the use of the drainage easement, including easements for overhead of service wires for 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.

Witness our signature this _____ day of _____, 2026.

BY: L. FREDERICK FRANCIS &
GINGER G. FRANCIS

L. Frederick Francis & Ginger G. Francis
INDIVIDUAL OWNERS

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO
Before me, the undersigned authority, on this day personally appeared L. FREDERICK FRANCIS and GINGER G. FRANCIS, INDIVIDUAL OWNERS, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same as the act and deed on behalf of the limited partnership for the purpose 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

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 _____, 2026.

Executive Secretary Chairperson

Approved for filing this _____ day of _____, 2026.

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 Texas Board of Professional Land Survey Professional and Technical Standards.

Ron R. Conde,
Registered Professional Land Surveyor
Texas License No. 5152

SCHOOL DISTRICT
EL PASO INDEPENDENT SCHOOL DISTRICT
6531 BOEING DRIVE

DATE OF PREPARATION: DECEMBER 10, 2025

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CAD
6080 BURETT DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 692-0285
FAX: (915) 692-0286 FIRM# 10076100