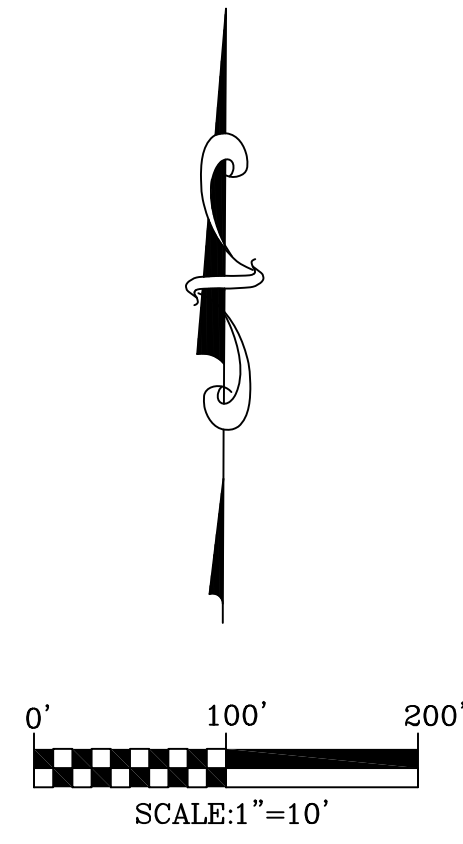


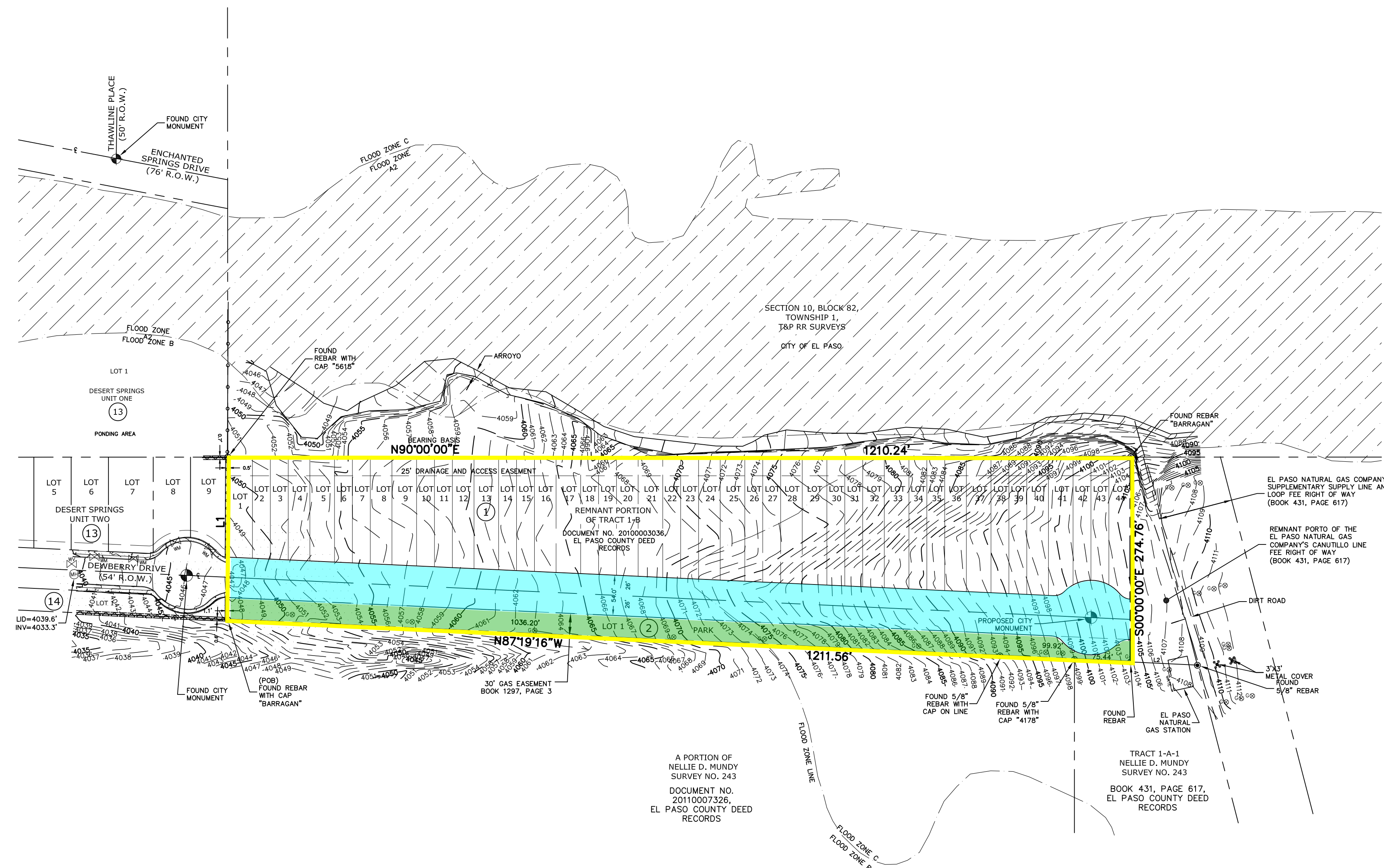
DEWBERRY SPRINGS SUBDIVISION

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

PRELIMINARY



- 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. 480214-0013 C, DATED FEBRUARY 05, 1986, AS AFFECTED BY THAT LOMR 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.



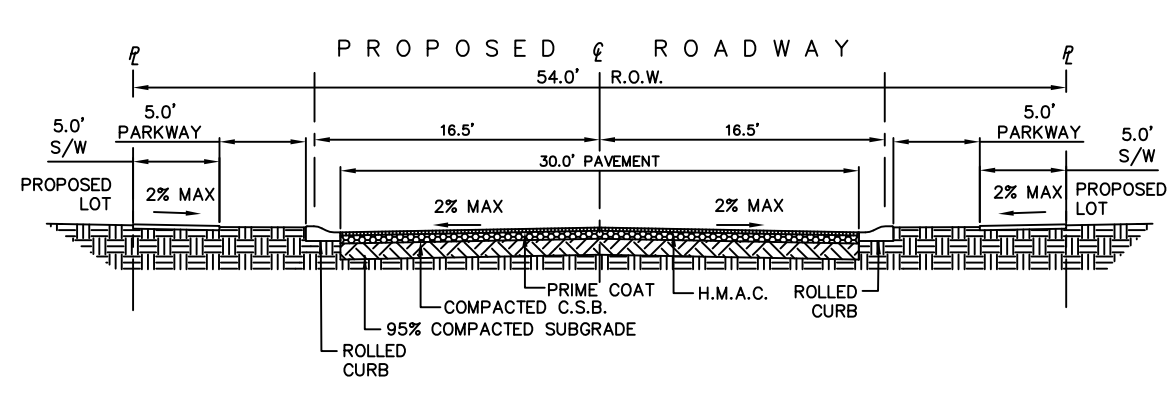
LOT	ADDRESS	SQ.FT.	AREA
1	7345	4449	0.1021
2	7341	3268	0.0750
3	7337	3295	0.0756
4	7333	4017	0.0922
5	7329	4619	0.1060
6	7325	3391	0.0778
7	7321	3418	0.0785
8	7317	4166	0.0956
9	7313	4789	0.1099
10	7309	3515	0.0807
11	7305	2542	0.0583
12	7301	4315	0.0991
13	7297	4959	0.1138
14	7293	3638	0.0835
15	7289	3685	0.0841
16	7285	4465	0.1025
17	7281	5128	0.1177
18	7277	3762	0.0864
19	7273	3789	0.0870
20	7269	4614	0.1059
21	7265	5298	0.1216
22	7261	3885	0.0892
23	7257	3912	0.0898
24	7253	4763	0.1093
25	7249	5468	0.1255
26	7245	4009	0.0920
27	7241	4038	0.0927
28	7237	4912	0.1128
29	7233	5638	0.1294
30	7229	4132	0.0949
31	7225	4159	0.0953
32	7221	5082	0.1162
33	7217	2808	0.0633
34	7213	4256	0.0977
35	7209	4283	0.0983
36	7205	5211	0.1196
37	7201	5978	0.1372
38	7197	4379	0.1005
39	7193	4406	0.1011
40	7189	5360	0.1220
41	7185	5986	0.1374
42	7181	4014	0.0921
43	7177	4012	0.0921
44	7173	5332	0.1224

- SURVEY NOTES**
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.
 - BENCHMARK FOR ELEVATIONS SHOWN HEREON IS A CITY MONUMENT FOUND AT THE CENTERLINE INTERSECTION OF NORTHWESTERN DRIVE WITH HOOVER AVENUE. CITY DATUM ELEVATION: 3925.05'
 - CONTOUR INTERVAL IS 1' MINOR, 5' MAJOR.

LINE TABLE

LINE	LENGTH	BEARING
L1	218.14	N00°00'00"W
L2	89.45	S87°19'16"E

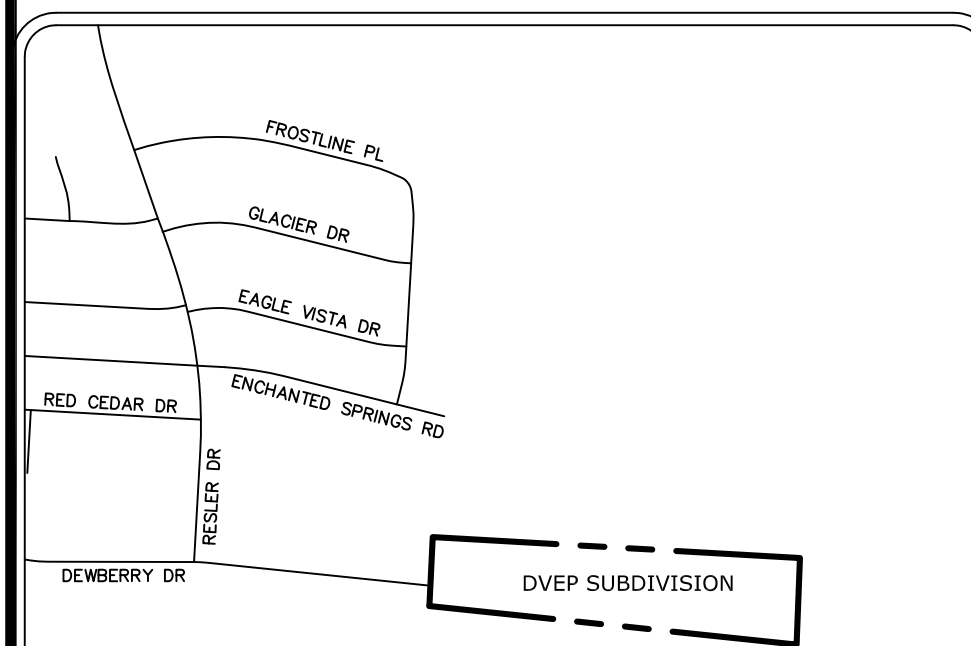
- UTILITY NOTES**
- THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY.
 - THE SURVEYOR WAS NOT PROVIDED WITH SURFACE GROUND MARKINGS OR EXCAVATIONS TO DETERMINE THE EXACT LOCATION OF ANY SUBTERRANEAN LINES.
 - BEFORE DIGGING IN THIS AREA, CALL "TEXAS ONE-CALL" 1-800-545-6005 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.



TOTAL NUMBER OF LOTS
45

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

LOCATION MAP



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

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: 01/20/2026 FAX 915-855-6925

UPDATED AND REVISED: 03/25/2026
DATE OF PREPARATION: 01/20/2026