DOROTHY WOODLEY HUNT SUBDIVISION

BEING A REPLAT OF A PORTION OF LOT 9, AND LOTS 7, 8, 10, AND A PORTION OF LOT 11, BLOCK 20, SECOND AMENDED MAP WEST YSLETA, AND ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF ON FILE IN VOLUME 13, PAGE 29. PLAT RECORDS, EL PASO COUNTY, TEXAS.

TOTAL CONTAINING: 88,485 SQ.FT.
2.0313 ACRES

NOTES:

1. WATER AND SEWER SERVICES HAVE BEEN EXTENDED TO THIS SUBDIVISION FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES.

2. TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION. INSTRUMENT No._____ DATE_____

3. SET 1/2" REBAR WITH CAP MARKED TX 6085 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 48021440048G, DATED 2/16/2006, THIS PROPERTY IS IN FLOOD HAZARD ZONE X "AREA OF MINIMAL FLOOD HAZARD".

5. BEARING BASIS: U.S. STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL 4203, NAD 1983 DATUM, AS DERIVED USING GPS METHODS VIA RTK NETWORK ESTABLISHED BY WESTERN DATA, EL PASO ISLAND. ALL DISTANCES EXPRESSED IN U.S. SURVEY FEET SCALED TO SURFACE, AND CENTERED ON A FOUND CITY MONUMENT AT THE INTERSECTION OF DAVIS DRIVE WITH DORBANDT CIRCLE, POINT NUMBER 30065.
COMBINED SCALE FACTOR: 0.99978489.
CONVERGENCE ANGLE:-3°05'36"

6. ROTATION OF 356°54'02" EAST FROM RECORD FOR SECOND AMENDED MAP OF WEST YSLETA, AND ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF ON FILE IN VOLUME 13, PAGE 29. PLAT RECORDS, EL PASO COUNTY, TEXAS, AND LOCATED BY FOUND CONTROL MONUMENTS SHOWN HEREIN.

7. VERTICAL DATUM IS NAVD 88 DATUM AS DERIVED USING GPS METHODS VIA RTK NETWORK ESTABLISH BY WESTERN DATA, EL PASO ISLAND. REFERENCE A FOUND CITY MONUMENT AT THE INTERSECTION OF DAVIS DRIVE WITH DORBANDT CIRCLE. ELEVATION = 3673.21 FT. NAVD 88

9. ALL BUILDINGS SHALL REMAIN, EXCEPT FOR A SMALL PORTION, REFER TO THE "DEMO AREA" SHOWN ON THE PLAN.

10. THE RETENTION OF THE DIFFERENCE BETWEEN HISTORIC AND DEVELOPED STORM-WATER RUNOFF DISCHARGE VOLUMES SHALL BE RETAINED WITHIN SUBDIVISION LIMITS (DSC, 19.19.010A (DDM, 11.1)). HISTORIC STORM WATER RUNOFF RATES MUST NOT BE EXCEEDED.

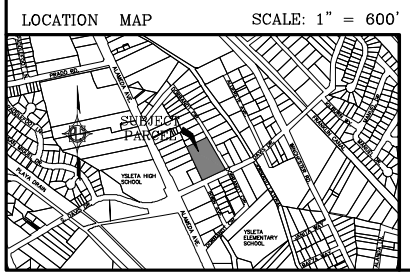
11. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE EL PASO COUNTY CLERK'S OFFICE, INSTRUMENT NO. _____ DATE_____.

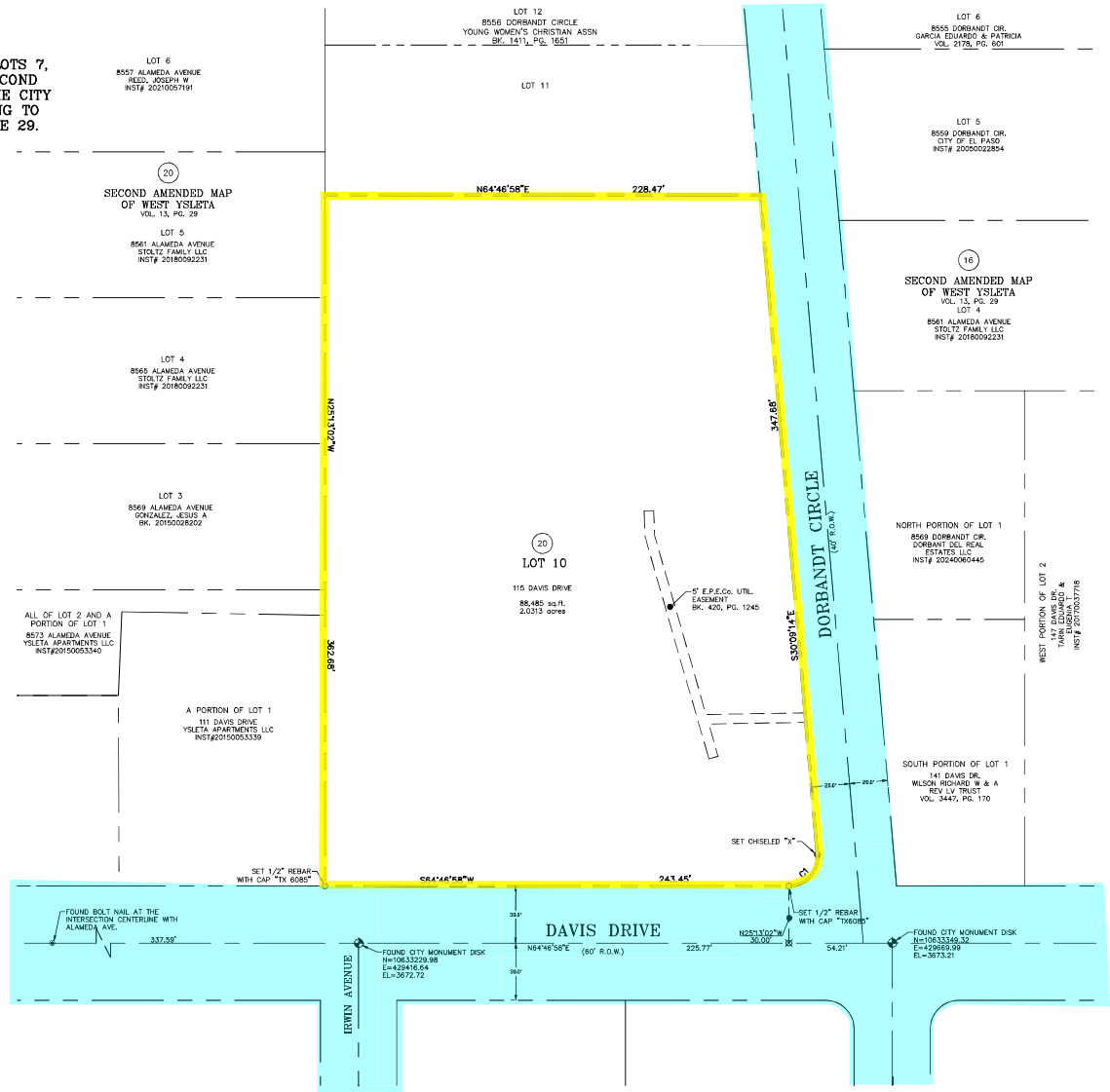
12. THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL COORDINATE INSTALLATION AND CONSTRUCTION WITH THE UNITED STATES POSTAL SERVICE IN DETERMINING THE TYPE OF DELIVERY SERVICE FOR THE PROPOSED SUBDIVISIONS. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.

POINT	NORTHING	EASTING	ELEV.	DESCRIPTION
30065	10,633,349.32	429,669.99	3673.21	FOUND CITY MONUMENT AT THE INTERSECTION OF DAVIS DRIVE WITH DORBANDT CIRCLE

SCHOOL DISTRICT
YSLETA INDEPENDENT SCHOOL DISTRICT
9600 SMS DR EL PASO TX 79925

0 30 45 60
1" = 30'





OWNERS/DEVELOPER:
GEO ID: W1429990205000
YOUNG WOMEN'S CHRISTIAN
ASSOCIATION YWCA EL PASO DEL
NORTE REGION
201 E MAIN DR STE 201
EL PASO TX 79901-1340

SYMBOL LEGEND

●	FOUND CONTROL POINT
◆	FOUND CITY MONUMENT
O	SET 1/2" REBAR W/CAP 6085
⊠	CALCULATED POINT (NOT SET)

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DATE OF PREPARATION
FEBRUARY 4, 2025

PRECISION LAND SURVEYORS

PURPOSE OF REPLAT:
THE PURPOSE OF THIS REPLAT IS TO CONSOLIDATE FOUR PARCELS INTO ONE LOT AND DEDICATE UTILITY EASEMENTS.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	24.85	15.00	94°56'12"	S17°18'52"W	22.11

OWNER DEDICATION, CERTIFICATION, AND ATTESTATION

YOUNG WOMEN'S CHRISTIAN ASSN, owner of this land, do hereby present this plat, and dedicate to the use of the public the utility and access easement as hereon laid down and designated, including easements for overhang service wires for pole type utilities and for installation of service poles along lot lines as may be required 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.

I attest that the matters asserted in this plat are true and complete.

_____ _____
SEREKA BARLOW DATE
CHIEF EXECUTIVE OFFICER FOR
YWCA EL PASO DEL NORTE REGION

STATE OF TEXAS
COUNTY OF EL PASO

BEFORE ME, the undersigned notary public, on this day personally appeared SEREKA BARLOW, proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same in the capacity and for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____,2025.

_____ _____
Notary Public in and for the County of El Paso My Commission Expires

CITY PLAN COMMISSION APPROVAL STATEMENT

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 _____ 2025.

_____ _____
Executive Secretary Chairperson
City Plan Commission

Approved for filing this _____day of _____, 2025.

_____
Planning and Inspections Director

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____ County Clerk of El Paso County, certify that the plat bearing this certificate was filed and recorded under instrument Number_____in the Plat Records of the El Paso County.

_____ _____
El Paso County Clerk Date

SURVEYOR'S CERTIFICATION

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Engineers and Land Surveyors' Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure.

_____
JESUS DANIEL IBARRA, P.E., R.P.L.S.
TEXAS LICENSED SURVEYING FIRM NO. 10194184

ENGINEER'S CERTIFICATION

Subdivision improvement plans prepared
by and under the supervision of _____
Registered Professional Engineer No._____

_____