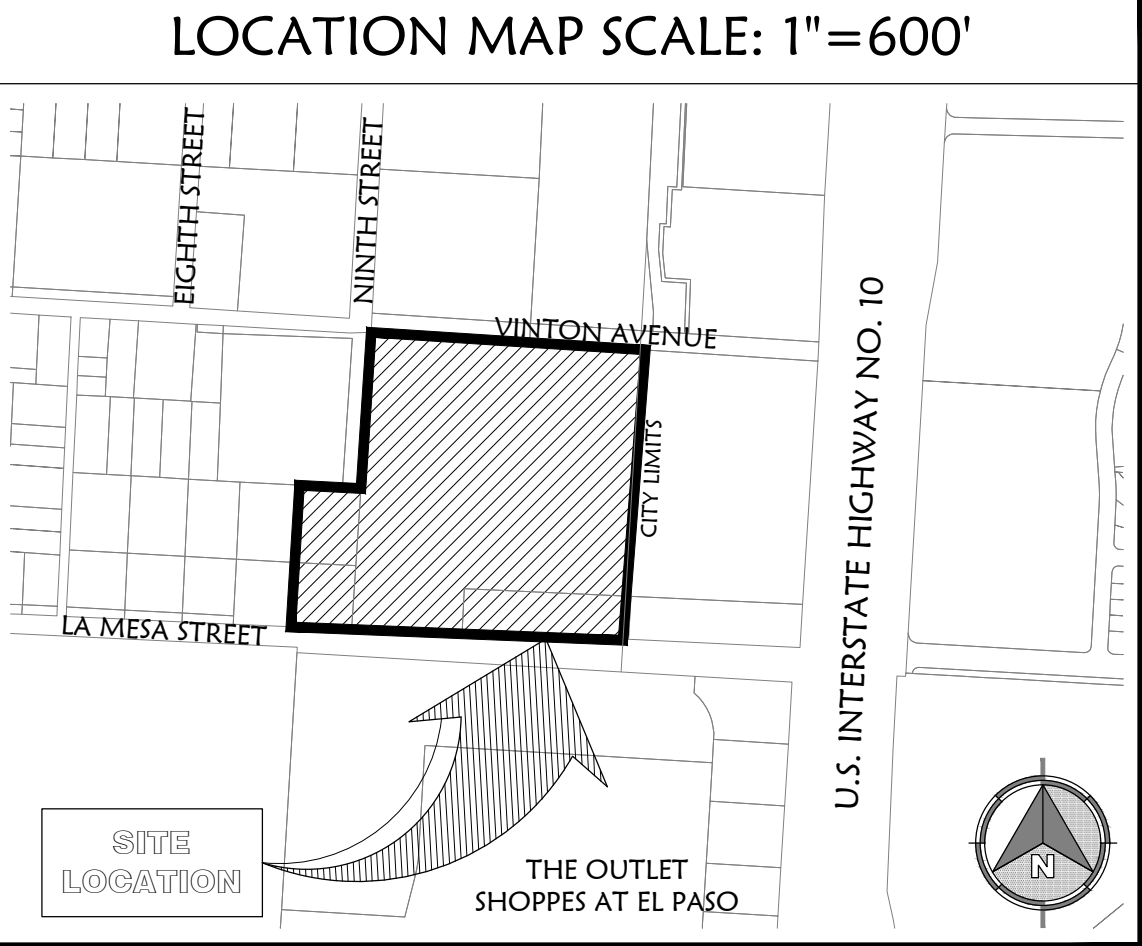
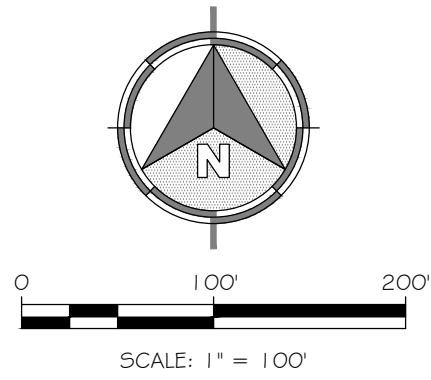


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LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY

STELLAR LA MESA SUBDIVISION UNIT ONE IS LOCATED IN THE NORTHWEST SECTION OF EL PASO COUNTY IN THE COMMUNITY OF CANUTILLO. THE PROPERTY IS SITUATED BETWEEN VINTON AVENUE AND LA MESA STREET ABUTTING 5. DESERT BOULEVARD (INTERSTATE HIGHWAY NO. 10) WITH ACCESS TO ALL THESE STREETS. THE SUBDIVISION LIES WITHIN THE CITY OF EL PASO'S FIVE-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021 AND CODE 212.001.



LINE TABLE				
LINE #	BEARING	DISTANCE		
L1	N00°04'30"E	30.00		
L2	N90°00'00"W	36.00		

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	25.00	90°04'30"	39.30	N44°57'45"W

LEGEND

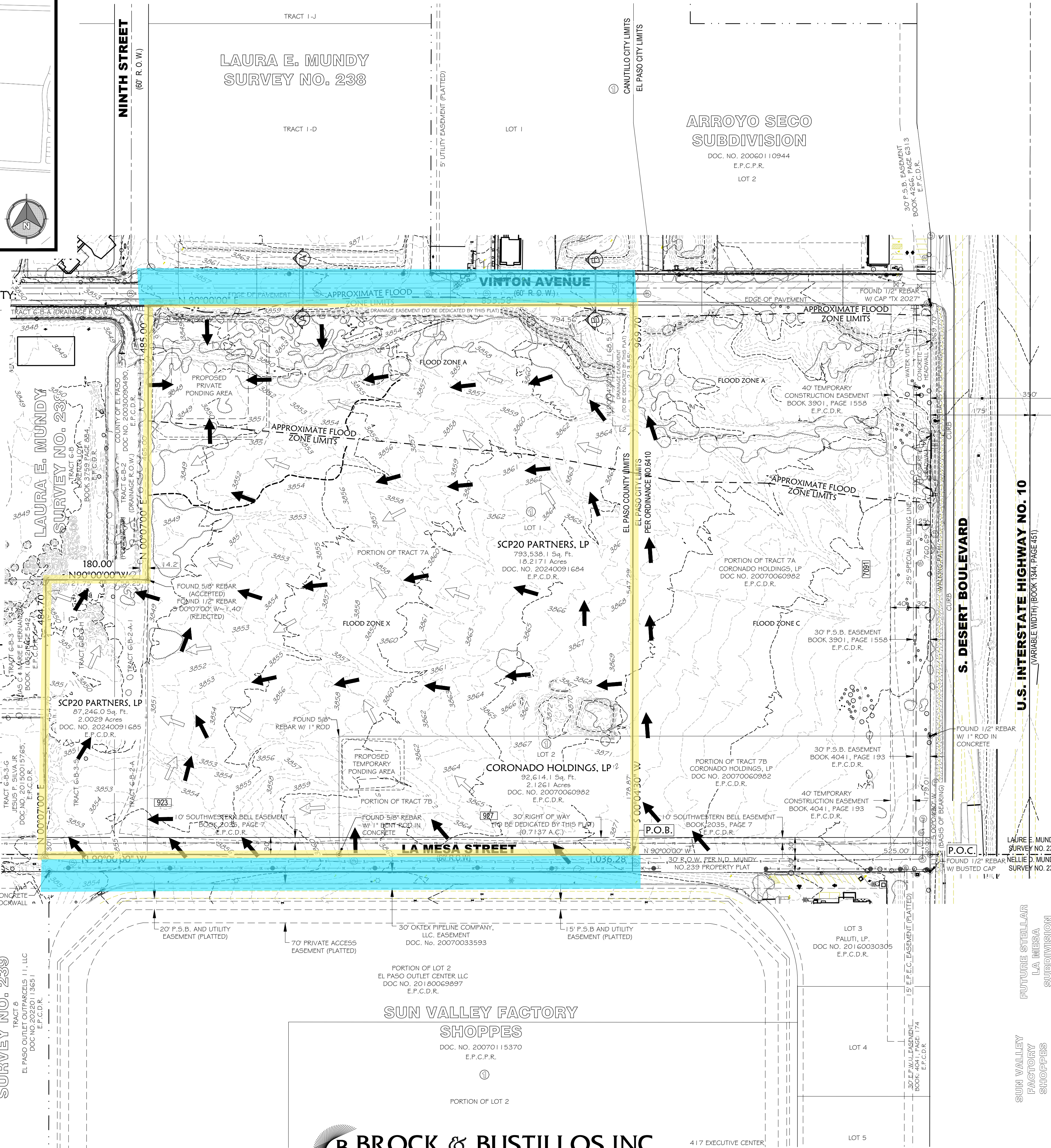
PROJECT BOUNDARY
TRACT, LOT, RIGHT-OF-WAY LINE
CENTERLINE OF RIGHT-OF-WAY
EASEMENT LINE
SANITARY SEWER LINE
WATER LINE
OVERHEAD ELECTRIC LINE
UNDERGROUND FIBER OPTIC CABLE LINE
1' CONTOUR INTERVAL
5' CONTOUR INTERVAL
SANITARY SEWER MANHOLE
WATER VALVE
WATER/IRRIGATION VALVE BOX
POWER/UTILITY POLE
LIGHT POLE/STANDARD
TELEPHONE MANHOLE
PARKING/ROAD SIGN
COMMERCIAL SIGN
CONCRETE AREA
SET 1/2" REBAR WITH SURVEY CAP NO. "TX 6223"
BLOCK NUMBER
ADDRESS NUMBER
EXISTING DRAINAGE FLOW
PROPOSED DRAINAGE FLOW

REFERENCE DOCUMENTS

- SUBDIVISION PLAT FOR SUN VALLEY FACTORY SHOPPES FILE NO. 20070115370 OF THE EL PASO COUNTY PLAT RECORDS.
- SUBDIVISION PLAT FOR ARROYO SECO SUBDIVISION DOC NO. 20060110944 OF THE EL PASO COUNTY PLAT RECORDS.
- PROPERTY PLAT FOR LAURA E. MUNDY SURVEY NO. 238, DATED 09-23-59.
- PROPERTY PLAT FOR SURVEY NELLIE D. MUNDY SURVEY NO. 239, DATED 05-11-62.
- TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE, FILE NO. EP-24-20, EFFECTIVE DATE: 01-04-24, ISSUED DATE: 01-25-24 WAS USED FOR THIS SURVEY.

NELLIE D. MUNDY
SURVEY NO. 239

TRACT 6-B
LAURA E. MUNDY SURVEY NO. 238
EL PASO COUNTY, TEXAS
DOC NO. 202201365
E.P.C.D.R.



STELLAR LA MESA SUBDIVISION UNIT ONE

BEING A PORTION OF TRACTS 7A, 7B AND ALL OF TRACTS 6-B-2-A,
6-B-2-A-1, 6-B-3-H AND 6-B-3-S, LAURA E. MUNDY SURVEY NO.238
TOWN OF CANUTILLO, EL PASO COUNTY, TEXAS
CONTAINING 21.0569 ACRES ±

OWNERS

CORONADO HOLDINGS, LP
1035 BELVIDERE SUITE 160
EL PASO, TEXAS 79912

SCP20 PARTNERS, LP
6502 SLIDE ROAD, SUITE 404
LUBBOCK, TEXAS 79424

SURVEYOR

BROCK & BUSTILLOS INC.
AARON ALVARADO, TX. R.P.L.S. NO. 6223
417 EXECUTIVE CENTER BOULEVARD
EL PASO, TEXAS 79902
PHONE: (915) 542-4900

ENGINEER

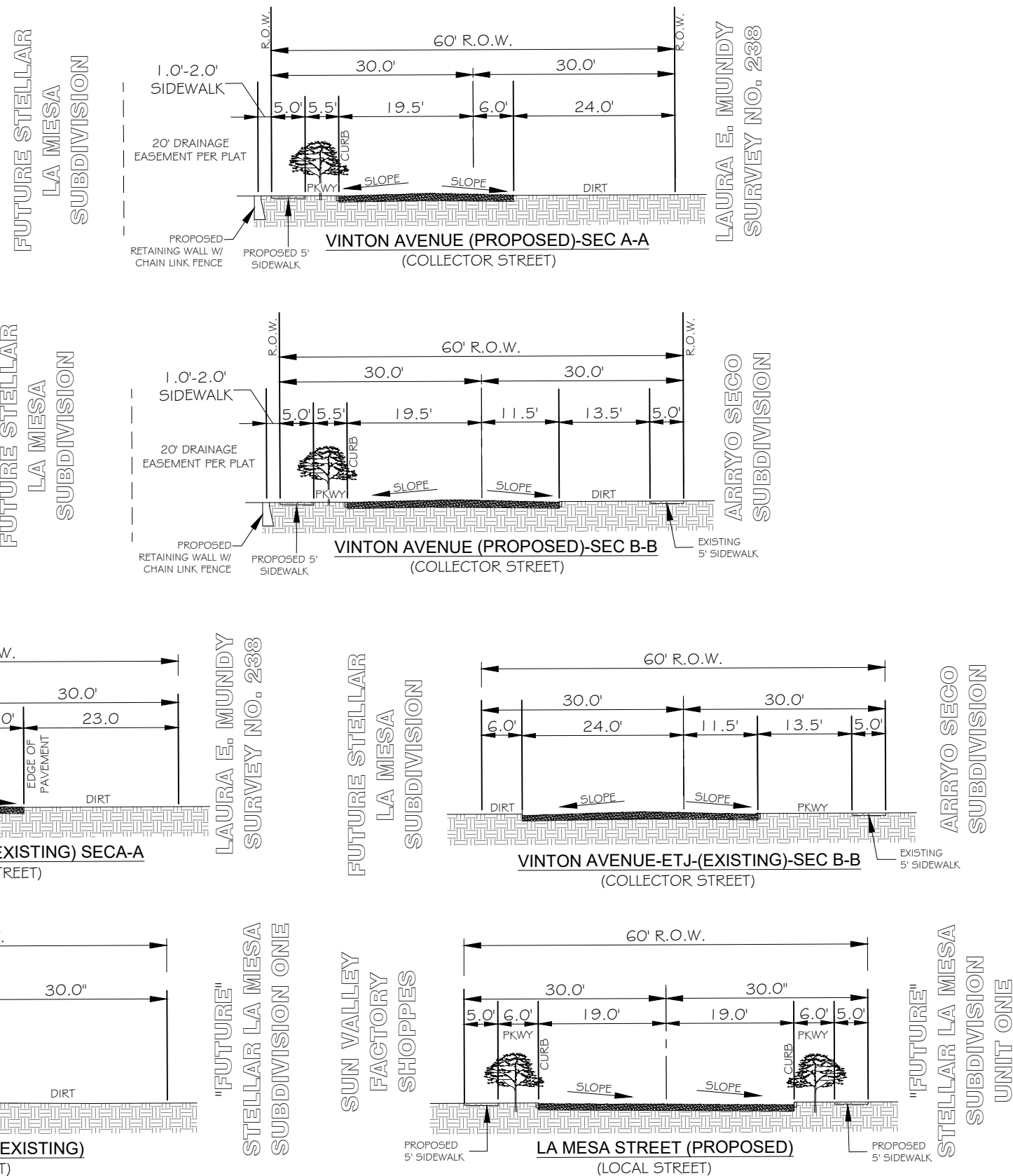
BROCK & BUSTILLOS INC.
SERGIO ADAME, TX. P.E. NO. 88423
417 EXECUTIVE CENTER BOULEVARD
EL PASO, TEXAS 79902
PHONE: (915) 542-4900

BENCHMARK:

ELEVATIONS AND CONTOURS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) DETERMINED VIA THE EL PASO COUNTY VERTICAL REFERENCE STATION (V.R.S.) NETWORK GPS OBSERVATIONS ON A NATIONAL GEODETIC SURVEY MONUMENT "T 1383" ELEVATION=3769.26' (NAVD88) LOCATED AT THE EAST END OF THE BRIDGE BETWEEN THE EAST BANK OF THE RIO GRANDE AND THE RAILWAY.

PLAT NOTES & RESTRICTIONS

- 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.
- 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.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEEDS AND RECORDS SECTION IN INSTRUMENT NO. _____ DATE _____
- THIS SUBDIVISION LIES WITHIN THE CANUTILLO INDEPENDENT SCHOOL DISTRICT.
- SUBJECT PROPERTY IS LOCATED IN ZONE "A" (AREAS OF 100-YEAR FLOOD) AND ZONE "Y" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD-PLAIN) AS DETAILED ON EL PASO COUNTY, TEXAS FLOOD INSURANCE RATE MAP UNINCORPORATED AREAS PANEL NO. 4802120025B, SEPTEMBER 4 1991.
- PROPERTY OWNERS ARE AWARE THE PROPERTIES ARE IN A FEMA SPECIAL FLOOD HAZARD AREA (SFHA) THAT REQUIRES A FLOOD PLAN DEVELOPMENT PERMIT FROM THE COUNTY FLOODPLAIN ADMINISTRATOR FOR ANY DEVELOPMENT ON THE PROPERTY. THIS REQUIREMENT SHALL ALSO BE INCLUDED ON ANY FUTURE DEEDS THAT RUN WITH THE LAND.
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE EL PASO COUNTY CLERK, DEEDS AND RECORDS SECTION IN INSTRUMENT NO. _____ DATE _____
- 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.



DATE OF PREPARATION: JUNE 2024

PRELIMINARY PLAT

BROCK & BUSTILLOS INC.
CONSULTING CIVIL ENGINEERS
LAND SURVEYORS
TBP REG. NO. F-737

417 EXECUTIVE CENTER
EL PASO, TEXAS 79902
www.brockbustillos.com
PH (915) 542-4900
FAX (915) 542-2867

JOB NO. 07287-003B