# BRUNSON ACRES

TRACTS 3A-400, 3A-401, 3A-402, & 3A-388,
SECTION 26, BLOCK 79, TOWNSHIP 2,
TEXAS & PACIFIC RAILWAY COMPANY SURVEYS,
SAVE AND EXCEPT THE NORTHERLY 30' & THE
SOUTHERLY 30' THEREOF FOR ROAD PURPOSES,
EL PASO COUNTY, TEXAS

CONTAINING: 200,938 SQ.FT. OR 4.6129 ACRES

## PLAT NOTES & RESTRICTIONS

1. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
   INSTRUMENT No._____ DATE _____
2. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
   INSTRUMENT No._____ DATE _____
3. THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL COORDINATE INSTALLATION AND CONSTRUCTION WITH THE UNITED 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 POSTAL SERVICE.
4. WATER SUPPLY AND SEWAGE DISPOSAL IS BEING PROVIDED BY THE EAST MONTANA WATER SYSTEM
5. BUILDINGS SETBACK SHALL MEET THE MINIMUM REQUIRED BY EL PASO COUNTY'S SUBDIVISION REGULATIONS (SECTION 2.6. SETBACKS). THE SUBDIVISION SETBACKS AS SET IN THE RECORDED COVENANTS SHALL BE AS FOLLOWS: FROM ADJACENT FRONT ROADS AND RIGHT-OF-WAYS SHALL BE A MINIMUM OF 20 FEET, FROM ADJACENT SIDE ROADS AND RIGHT-OF-WAYS SHALL BE A MINIMUM OF 10 FEET, FROM ADJACENT SIDE PROPERTY LINES SHALL BE A MINIMUM OF 5 FEET AND FROM THE ADJACENT REAR PROPERTY LINES SHALL BE A MINIMUM OF 20 FEET. THESE SETBACK DISTANCES SHALL NOT CONFLICT WITH SEPARATION OR SETBACK DISTANCES REQUIRED BY RULES GOVERNING PUBLIC UTILITIES, ON-SITE SEWERAGE FACILITIES, OR DRINKING WATER SUPPLIES.
6. THE FINISHED FLOOR ELEVATION OF ANY BUILDING SHALL BE AT LEAST 18" ABOVE THE AVERAGE HEIGHT OF THE CURB IN FRONT OF THE LOT, OR AT LEAST 12" ABOVE THE NATURAL GROUND LEVEL SURROUNDING THE FOUNDATION, WHICHEVER IS HIGHER.
7. VEHICULAR ACCESS SHALL BE FROM ALLEMANDE ROAD AND ROUND DANCE ROAD ONLY. THE ASSURING RELEASE OF ACCESS IS FILED IN EL PASO COUNTY CLERK'S OFFICE, INSTRUMENT NO. _____DATE_____
8. THIS PROPERTY LIES IN ZONE X, AS DESIGNATED BY F.E.M.A.; CITY OF EL PASO, COMMUNITY PANEL NO. 480212-0175B, DATED SEPTEMBER 4, 1991.
9. DEERING & DOMENCIA BRUNSON, THE OWNERS OF BRUNSON ACRES, WILL INSTALL WATER AND SEWER SERVICE PER EAST MONTANA WATER SYSTEM STANDARDS TO THE PROPERTY LINE UNLESS OTHERWISE APPROVED, IN WRITING, BY THE EL PASO COUNTY PLANNING & DEVELOPMENT DEPARTMENT.
10. BRUNSON ACRES IS SUBJECT TO ON-SITE PONDING OF STORMWATER RUNOFF, LOT OWNER IS RESPONSIBLE FOR MAINTAINING ADEQUATE PROVISIONS TO ACCOMMODATE ALL STORM WATER RUNOFF GENERATED FROM THEIR RESPECTIVE LOT PLUS ONE HALF OF THE RUNOFF GENERATED FORM ALL ABUTTING STREET RIGHT-OF-WAY DIRECTLY FRONTING THE LOT.
11. LOT OWNER(S) SHALL BE RESPONSIBLE FOR CONSTRUCTION AND FOR MAINTAINING THE SIDEWALKS, DRIVEWAYS AND PARKWAYS ABUTTING THEIR PROPERTY.

## METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A PARCEL OF LAND BEING ALL OF TRACTS 3A-400, 3A-401, 3A-402 AND 3A-388, SECTION 26, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, SAVE AND EXCEPT THE NORTHERLY 30 FEET AND THE SOUTHERLY 30 FEET, EL PASO COUNTY, TEXAS, AND ALSO BEING THAT PARCEL RECORDED IN CLERK'S FILE #20230031892, EL PASO COUNTY CLERKS RECORDS, AND DESCRIBED AS FOLLOWS;

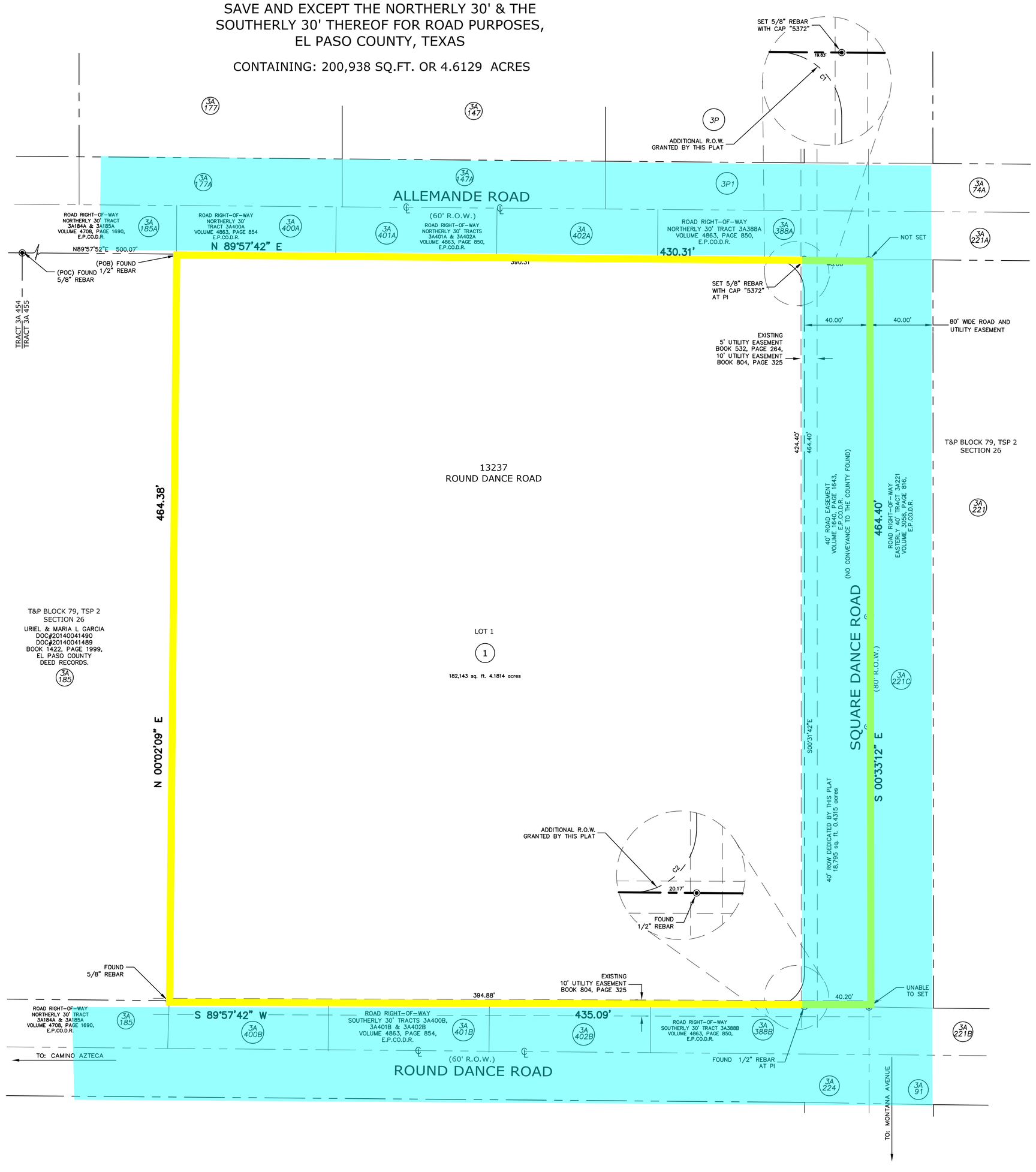
COMMENCING AT A 5/8" REBAR FOUND AT THE NORTHWEST CORNER OF TRACT 3A-455, LYING ON THE SOUTH ROW OF ALEMANDE ROAD (60' WIDE); THENCE ALONG SAID SOUTH ROW OF SAID ALEMANDE ROAD, NORTH 89°57'52" EAST A DISTANCE OF 500.07' (BEARING BASIS) TO A 1/2" REBAR FOUND FOR THE NORTHWEST CORNER OF TRACT 3A-400, ALSO BEING THE NORTHEAST CORNER OF TRACT 3A-185, AND BEING THE "POINT OF BEGINNING";

THENCE, CONTINUING ALONG SAID SOUTH ROW OF SAID ALEMENDE ROAD, NORTH 89°57'52" EAST A DISTANCE OF 390.31' TO A 5/8" REBAR WITH CAP STAMPED "5372" SET FOR THE NORTHWEST CORNER OF A 40' ROAD EASEMENT RECORDED IN VOLUME 1640, PAGE 1643, AND CONTINUING AN ADDITIONAL 40.00' FOR A TOTAL OF 430.31' TO THE NORTHEAST CORNER OF SAID TRACT 3A-388, AND BEING THE NORTHEAST CORNER FOR THIS PARCEL;

THENCE, ALONG THE EAST BOUNDARY LINE OF SAID TRACT 3A-388, ALSO BEING THE CENTER OF SQUARE DANCE ROAD (80' WIDE ROAD EASEMENT), SOUTH 00°33'12" EAST A DISTANCE OF 464.40' TO THE SOUTHEAST CORNER OF SAID TRACT 3A-388, AND BEING THE SOUTHEAST CORNER FOR THIS PARCEL;

THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT 3A-388, ALSO BEING THE NORTH ROW OF ROUND DANCE ROAD (60' WIDE), SOUTH 89°57'42" WEST A DISTANCE OF 40.00' TO A 1/2" REBAR FOUND FOR THE SOUTHWEST CORNER OF A 40' ROAD EASEMENT RECORDED IN VOLUME 1640, PAGE 1643, AND CONTINUING AN ADDITIONAL 395.09' FOR A TOTAL OF 435.09' TO A 5/8" REBAR FOUND AT THE SOUTHWEST CORNER OF SAID TRACT 3A-400, AND ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT 3A-185, AND BEING THE SOUTHWEST CORNER FOR THIS PARCEL;

THENCE, ALONG THE COMMON BOUNDARY LINE BETWEEN SAID TRACTS 3A-185 AND 3A-400, NORTH 00°02'09" EAST A DISTANCE OF 464.38' TO THE "POINT OF BEGINNING" AND CONTAINING 200,938 SQ. FT. OR 4.6129 ACRES.




0' 40' 80'
SCALE:1"=40'

## SURVEY NOTES

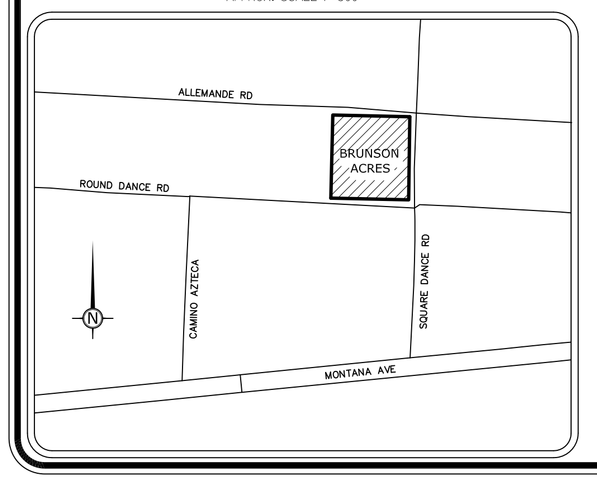
1. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.
2. EXISTING BUILDINGS ARE TO REMAIN ON THE PROPETY.

TOTAL NUMBER OF LOTS
1 NON-RESIDENTIAL LOT

SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT
12440 Rojas Drive, El Paso, TX 79928

## LOCATION MAP

APPROX. SCALE 1"=600'




ENGINEERING AND PLANNING CONSULTATION BY:
DEL RIO ENGINEERING, INC.
P.O. BOX 220251
EL PASO, TX 79913
(915) 833-2400

OWNER/DEVELOPER:
DEERING BRUNSON &
DOMENCIA BRUNSON
15605 HORIZON BOULEVARD
EL PASO, TEXAS 79928
(915) 858-5511

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

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

PRELIMINARY NOT TO BE FILED FOR ANY REASON

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

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

## DEDICATION

DEERING BRUNSON & DOMENCIA BRUNSON, property owner's of this land, hereby present this plat and confirm and acknowledge any pre-existing easements and dedicate to the County of El Paso the right-of-way of Square Dance Road as shown herein.

I certify that I have complied with the requirements of Texas Local Government Code§ 232.032 and that:

(A) The water quality and connections meet, or will meet, the minimum state standards

(B) Sewer connections meet, or will meet, the minimum requirements of the state standards;

(C) Electrical connections meet, or will meet, the minimum requirements of the state standards; and

(D) Gas connections, if available, meet, or will meet, the minimum the state standards; and

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

Witness our signature this _____ day of _____, 2025.

_____
DEERING BRUNSON

_____
DOMENCIA BRUNSON

### ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Deering Brunson, 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 _____, 2025.

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

### ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Domencia Brunson, 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 _____, 2025.

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

### EL PASO COUNTY, TEXAS CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE§ 232.028(a)

WE THE UNDERSIGNED CERTIFY that this plat of Brunson Acres was reviewed

and approved by the El Paso County Commissioners Court on _____, _____.

_____ _____ ATTEST: _____
El Paso County Judge Date El Paso County Clerk

### 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 _____,2025,

_____ _____
Executive Secretary Chairperson

Approved for filing this _____ day of _____, 2025.

_____
Planning & Inspections Director

### FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2025, A.D. in
File No. _____.

_____ _____
County Clerk By Deputy

### COUNTY CLERK'S RECORDING CERTIFICATE

I, _____, County Clerk of El Paso County, certify that the plat bearings this certificate was filed and recorded under Instrument

Number _____ in the Plat Records of the El Paso County.

_____
El Paso County Clerk

DATE OF REVISION: 3/12/2025
DATE OF REVISION: 2/10/2025
DATE OF REVISION: 12/18/2024
DATE OF REVISION: 9/18/2024
DATE OF PREPARATION: 05/17/2024

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

PASO DEL NORTE SURVEYING INC.
13998 BRADLEY ROAD, EL PASO, TEXAS 79938
TBPLS FIRM #10001200
PH. 915-241-1841
FAX 915-855-6925