FINAL PLAT

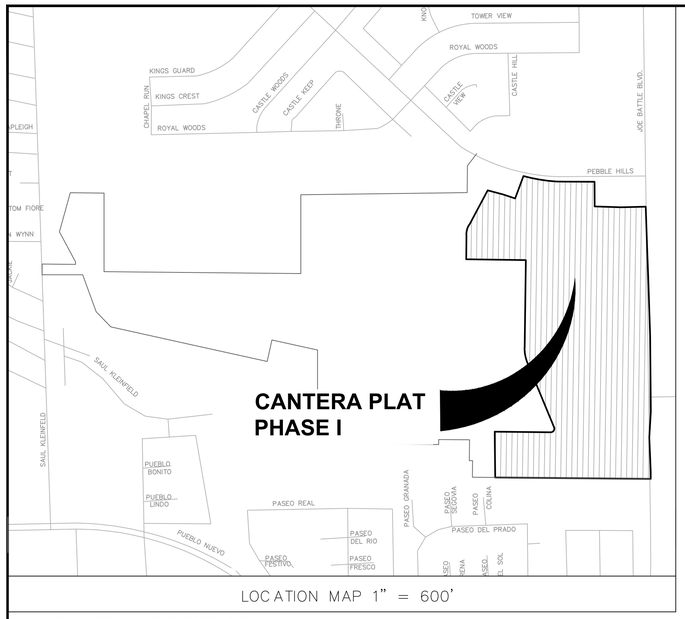
CANTERA COMMERCIAL CENTER 1

PORTION OF LOT 3, BLOCK 1, PEBBLE HILLS COMMERCIAL; PORTION OF TRACT 5-F, TRACT 8-E, TRACT 8-F, SECTION 44, BLOCK 79, TOWNSHIP 2, TEXAS & PACIFIC RAILWAY COMPANY'S SURVEYS; AND ALL OF TRACT 5-A, TRACT 5-E, AND TRACT 5-E-1, SECTION 44, BLOCK 79, TOWNSHIP 2, TEXAS & PACIFIC COMPANY'S SURVEYS,

CITY OF EL PASO, EL PASO COUNTY, TEXAS

CONTAINING 63.3820 ACRES (2,760,919.39 SQ. FT.)±

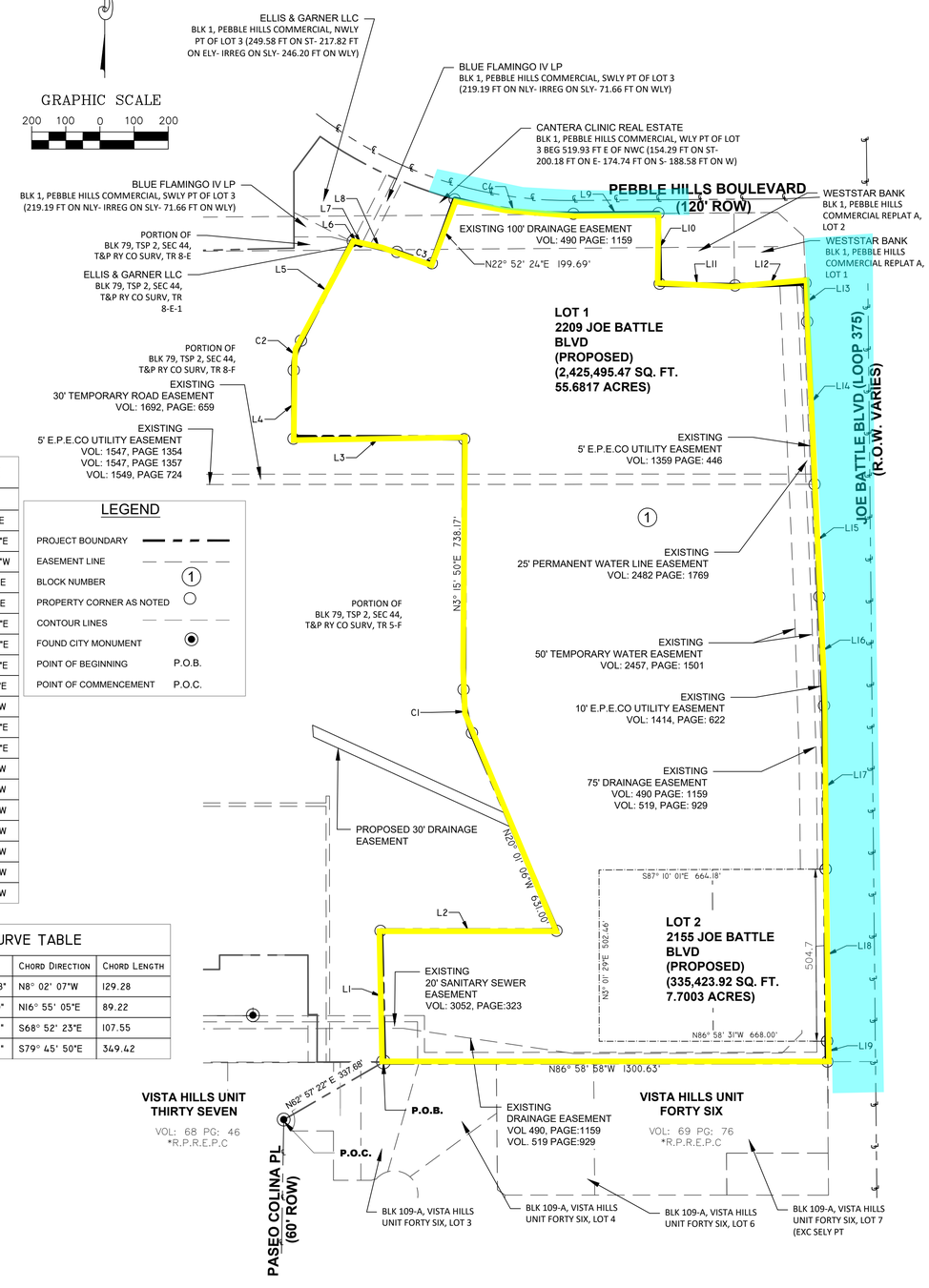
PROPOSED LAND USE	SCHOOL DISTRICT
2 LOTS / NON-RESIDENTIAL=2	SOCORRO INDEPENDENT SCHOOL DISTRICT



LOCATION MAP 1" = 600'

GRAPHIC SCALE

200 100 0 100 200



LEGEND

PROJECT BOUNDARY	
EASEMENT LINE	
BLOCK NUMBER	1
PROPERTY CORNER AS NOTED	
CONTOUR LINES	
FOUND CITY MONUMENT	
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCEMENT	P.O.C.

PLAT NOTES AND RESTRICTIONS:

1. HORIZONTAL DATUM: ALL COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83).
2. THIS PROPERTY LIES IN ZONE "C", AS DESIGNATED BY F.E.M.A.; EL PASO COUNTY, COMMUNITY PANEL NO. 480214 0043 B, DATED OCTOBER 15, 1982. ZONE "C" IS DETERMINED TO BE AREA OF MINIMAL FLOOD HAZARD.
3. TAX CERTIFICATES FOR THIS SUBDIVISION ARE FILED IN EL PASO COUNTY CLERK'S OFFICE, INSTRUMENT NO._____, DATE _____.
4. THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED BY EL PASO WATER UTILITIES IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE.
5. THE RETENTION OF ALL HISTORIC AND DEVELOPED STORMWATER RUNOFF DISCHARGE VOLUMES IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL THE PROVISIONS OF (MUNI-CODE 19.19.010A, SDM, AND DDM SECTION 11.1).
6. STANDARD SURVEY NOTE: THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT.
7. THE PROPERTY OWNER(S) ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS AND CONFIRMING THE SIZE AND USE OF ALL RECORDED EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
8. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
9. THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE DEVELOPER 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.
10. PROPERTY OWNER(S) / DEVELOPER(S) SHALL COMPLY WITH THE CURRENT ZONING ORDINANCE AND SPECIAL CONDITIONS SET FORTH BY THE CITY OF EL PASO PLANNING DEPARTMENT. BLANKET DRAINAGE EASEMENT: THIS PLAT IS SUBJECT TO OFFSITE DRAINAGE RUNOFF PRODUCED BY LOOP 375 (TXDOT RIGHTS-OF-WAY). THE DESIGN CIVIL ENGINEER SHALL USE BEST PRACTICES TO CONVEY OFFSITE RUNOFF THROUGH THIS PROPERTY AND DISCHARGE INTO THE CITY OF EL PASO REGIONAL POND (TRACTS 1,2A, 3A, 3B4, BLOCK 56, YSLETA GRANT AND TRACTS 3 AND 4, BLOCK 1, YSLETA GRANT).
11. PURPOSE OF THIS PLAT IS TO COMBINE A PORTION OF ONE PLATTED LOT AND SIX UNPLATTED TRACTS INTO ONE. THESE WILL BE REPLATTED INTO TWO LOTS.

BOUNDARY LINE TABLE

LINE #	LENGTH (FT.)	DIRECTION
L1	384.31	N1° 47' 37"E
L2	515.35	S86° 58' 02"E
L3	500.23	N86° 49' 04"W
L4	197.19	N3° 04' 45"E
L5	328.85	N30° 21' 21"E
L6	26.11	S60° 04' 50"E
L7	5.98	N29° 48' 52"E
L8	107.19	S73° 08' 25"E
L9	249.04	S87° 23' 41"E
L10	207.01	S2° 03' 28"W
L11	221.17	S85° 40' 05"E
L12	206.98	S89° 06' 08"E
L13	113.31	S0° 27' 58"W
L14	477.09	S0° 27' 58"W
L15	330.00	S0° 37' 42"W
L16	319.34	S0° 37' 40"W
L17	479.78	S2° 26' 58"W
L18	504.70	S2° 35' 26"W
L19	59.91	S2° 32' 58"W

BOUNDARY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	130.11	331.59	22°28'58"	N8° 02' 07"W	129.28
C2	90.48	156.17	33°11'50"	N16° 55' 05"E	89.22
C3	107.58	1210.92	5°05'25"	S68° 52' 23"E	107.55
C4	350.54	1267.11	15°51'02"	S79° 45' 50"E	349.42

STATE OF TEXAS
COUNTY OF EL PASO

DEDICATION

Blue Flamingo IV LP, EP Rojas Partners LP, and 375/Pebble Hills LLC property owners of this land hereby present this plat and dedicates to the use of public and private drainage easements, and utility easements as hereon laid down and designated, including easements for overhang 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 constructions and the right to trim interfering trees and shrubs.

Witness our signature this _____day of _____ 20 _____ .

_____ _____
(Blue Flamingo IV LP) DATE

_____ _____
(EP ROJAS PARTNERS LP) DATE

_____ _____
(375/PEBBLE HILLS LLC) DATE

STATE OF TEXAS
COUNTY OF EL PASO

ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY (Blue Flamingo IV LP), KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT -- EXECUTED THE SAME FOR THE ACT AND PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 20_____ .

_____ _____
NOTARY PUBLIC IN AND FOR EL PASO COUNTY MY COMMISSION EXPIRES :

STATE OF TEXAS
COUNTY OF EL PASO

ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY (EP ROJAS PARTNERS LP), KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT -- EXECUTED THE SAME FOR THE ACT AND PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 20_____ .

_____ _____
NOTARY PUBLIC IN AND FOR EL PASO COUNTY MY COMMISSION EXPIRES :

STATE OF TEXAS
COUNTY OF EL PASO

ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY (375/PEBBLE HILLS LLC), KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT -- EXECUTED THE SAME FOR THE ACT AND PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 20_____ .

_____ _____
NOTARY PUBLIC IN AND FOR EL PASO COUNTY MY COMMISSION EXPIRES :

CITY PLAN COMMISSION

THIS SUBDIVISION IS HEREBY APPROVED AS THE PLATTING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS
THIS _____ DAY OF _____ , 20_____.

_____
CHAIRPERSON

_____ _____
EXECUTIVE SECRETARY PLANNING AND INSPECTION DIRECTOR

FILING

FILE AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS

THIS _____ DAY OF _____ 20_____,

IN FILE NO. _____

_____ _____
EL PASO COUNTY CLERK DATE

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 Surveyors, Professional and Technical Standards.

_____
JOSE LUIS RODARTE, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 3513

Prepared by and under the supervision of:
Marvin H. Gomez
Registered Professional Engineer

_____
MARVIN H. GOMEZ, P.E
Texas P.E. No. 86920

GRV Integrated Engineering Solutions LLC
11385 JAMES WATT DR., SUITE B-13 EL PASO, TX 79936
(915) 351-6701 – FAX: (915) 243-6010
TBPELS F#15313 F#10194278
PROJECT # 25-022
PREPARATION DATE: 02/26/2025

	Name:	Address:	City & Zip:	Phone:	Fax:
ENGINEER:	Marvin H. Gomez, P.E.	11385 James Watt Dr., Suite B-13	El Paso, TX 79936	(915) 351-6701	(915) 243-6010
SURVEYOR:	Jose L. Rodarte P.E., R.P.L.S.	11385 James Watt Dr., Suite B-13	El Paso, TX 79936	(915) 351-6701	(915) 243-6010