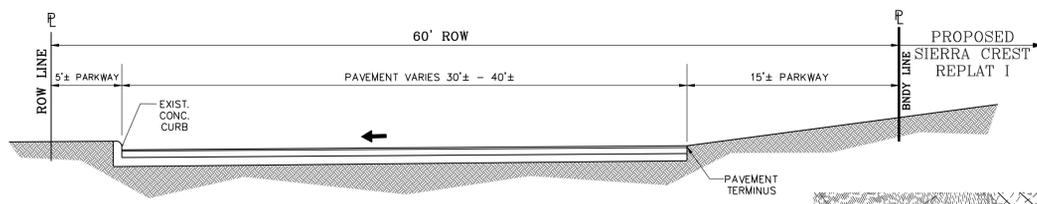


SIERRA CREST REPLAT I

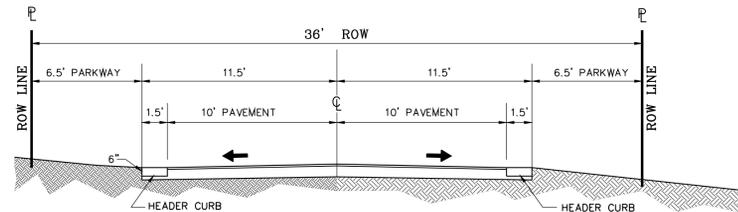
BEING A REPLAT OF COMMON OPEN SPACE A AND LOT 17, BLOCK 1, SIERRA CREST; COMMON OPEN SPACE H, AND LOTS 28 AND 29, BLOCK 1, SIERRA CREST REPLAT C; LOT 18, BLOCK 1, SIERRA CREST REPLAT D; LOT 1, BLOCK 1, SIERRA CREST REPLAT G; AND LOT 1, BLOCK 1, TERRACE AT CINCINNATI, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

CONTAINING 15.647 AC.±

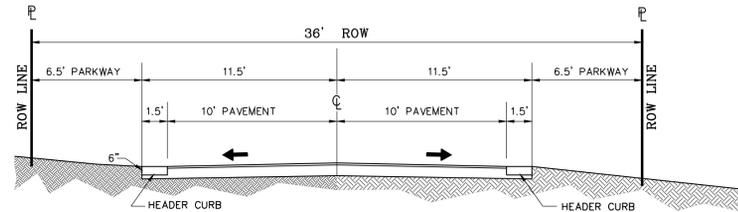
PRELIMINARY PLAT



RESIDENTIAL STREET
(PIEDMONT DR.)
SCALE: 1"=6'



MOUNTAIN RESIDENTIAL STREET
TWO (2) LANES ONLY ON (M.D.A.)
(SILENT CREST DR.)
SCALE: 1"=5'



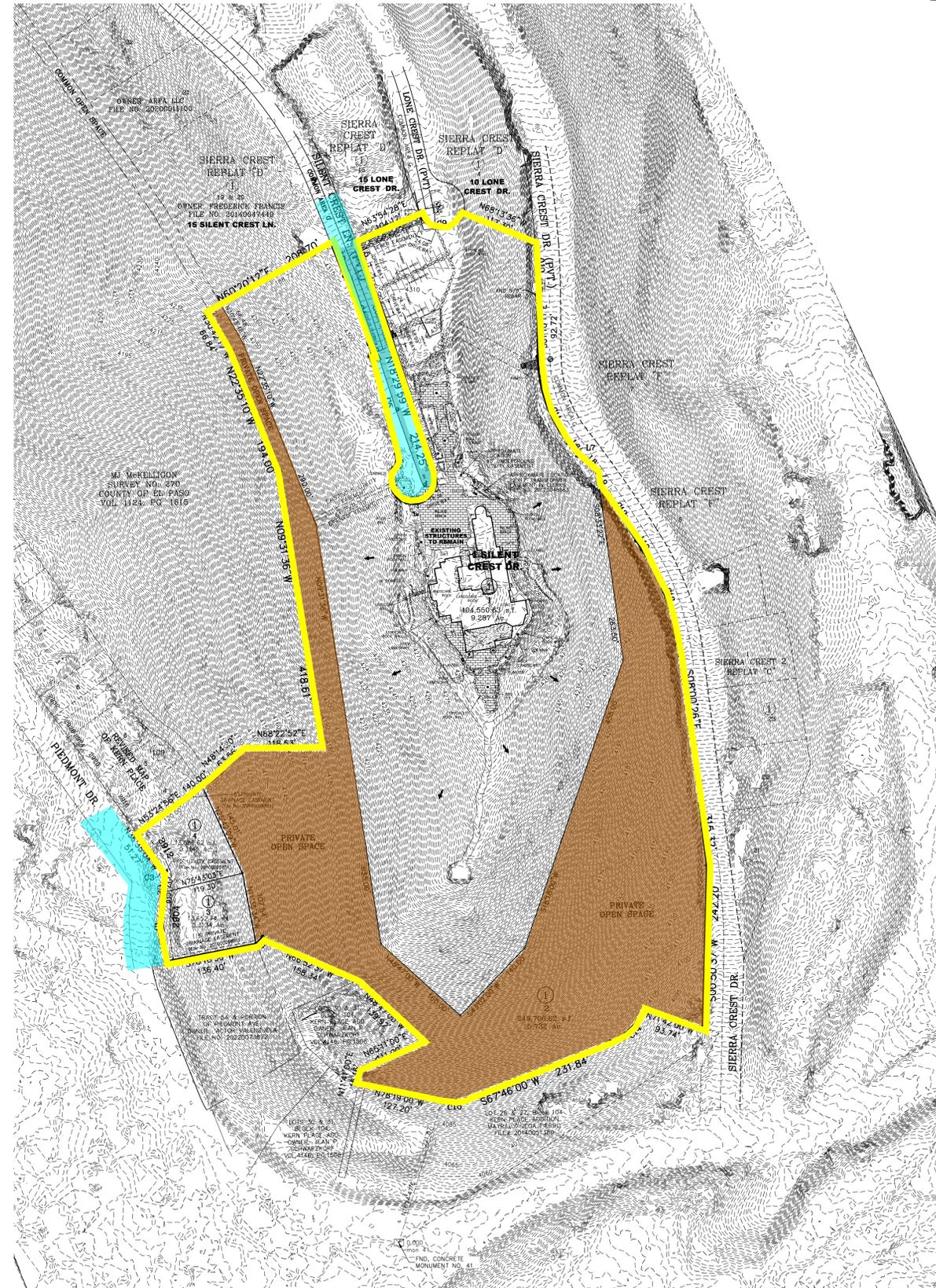
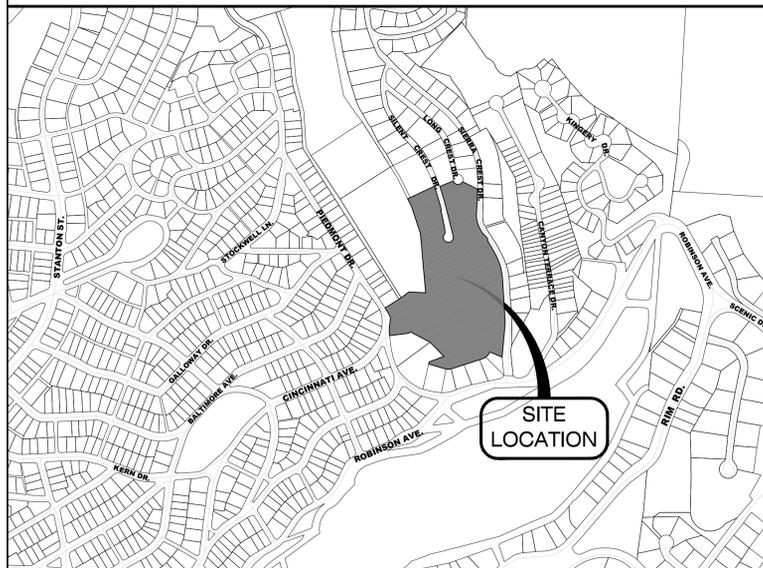
MOUNTAIN RESIDENTIAL STREET
TWO (2) LANES ONLY ON (M.D.A.)
(LONE CREST DR. - PRIVATE)
SCALE: 1"=5'

OWNER, DEVELOPER
L. FREDERICK FRANCIS &
GINGER C. FRANCIS,
1 SILENT CREST DR.
EL PASO, TEXAS 79902
PHONE # (915) 592-0283

CONDE INC.
6080 SURETY DR. SUITE 100
ENC. - YVONNE CONDE CURRY
SURVEYOR - RON R. CONDE
EL PASO, TEXAS 79906
PHONE # (915) 592-0283

LOCATION MAP

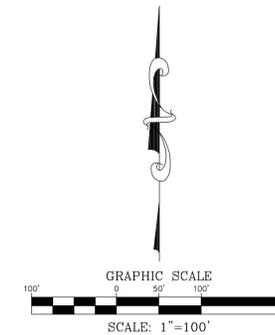
SCALE: 1"=600'



SYMBOL LEGEND	
●	FOUND CONTROL POINT
○	FOUND CITY MONUMENT
○	SET 1/2" REBAR W/CAP 5152
⊗	CALCULATED POINT (NOT SET)
⊙	SANITARY SEWER
⊕	WATER VALVE
⊞	ELECTRIC PULL BOX
⊟	POWER POLE
⊠	GUY WIRE
⊡	TRAFFIC CONTROL BOX
⊢	TRAFFIC SIGN
⊣	TELEPHONE BOX
→	DRAINAGE FLOW

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	298.53'	92.30'	46.52'	91.94'	S24°16'E	174°2'56"
C2	156.62'	39.76'	19.99'	39.65'	N1°14'21"W	14°32'39"
C3	104.88'	22.61'	11.35'	22.57'	N30°24'30"W	122°11'14"
C4	1482.00'	108.14'	54.09'	108.12'	N20°35'25"W	41°05'1"
C5	1311.05'	151.44'	75.80'	151.35'	N15°46'20"W	63°7'05"
C6	30.00'	22.71'	11.93'	22.17'	N91°3'20"E	43°22'14"
C7	35.00'	140.13'	76.10'	63.60'	S83°47'33"E	228°24'01"
C8	1518.00'	110.77'	55.41'	110.74'	N20°35'25"W	41°05'1"
C9	35.00'	84.07'	90.30'	65.27'	S89°25'02"E	137°37'33"
C10	1188.07'	75.07'	37.55'	75.06'	N2°58'48"W	33°71'4"
C11	212.50'	139.08'	72.13'	136.61'	S19°56'10"E	37°29'57"
C12	1787.61'	100.08'	50.05'	100.07'	N34°32'54"W	31°2'28"
C13	391.54'	170.41'	86.58'	169.07'	N20°28'33"W	24°56'14"
C14	85.07'	73.45'	39.19'	71.19'	N43°02'00"E	49°28'11"
C15	65.99'	38.83'	20.00'	38.26'	N84°43'30"E	33°55'00"
C16	156.62'	28.02'	14.05'	27.99'	N3°53'12"E	41°7'34"
C17	156.62'	28.02'	14.05'	27.99'	N3°2'08"W	101°5'05"

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.41	N42°42'40"E
L2	51.55	S22°40'50"E
L3	16.36	N18°29'59"W
L4	4.29	N64°43'39"E
L5	38.46	N22°40'50"W
L6	23.79	S38°17'16"E
L7	2.46	N79°39'32"E
L8	37.87	S47°11'00"E
L9	18.61	S83°33'22"E
L10	15.67	N32°56'40"W



NOTES:

- WATER AND SEWER SERVICES HAS BEEN EXTENDED TO THIS SUBDIVISION (SIERRA CREST REPLAT I) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES.
- 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, TEXAS WATER CODE IS 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 RECORDS SECTION.
INSTRUMENT No. _____ DATE _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
- LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
- 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 SUBDIVISION. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
- SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 480214-0033B, DATED OCTOBER 15, 1982, THIS PROPERTY IS IN FLOOD ZONE C "AREAS OF MINIMAL FLOODING".
REASON FOR REPLAT: TO SUBDIVIDE INTO TREE (3) RESIDENTIAL LOTS AND ONE (1) OPEN SPACE LOT.

SCHOOL DISTRICT

EL PASO INDEPENDENT SCHOOL DISTRICT
6531 BOEING DRIVE

DATE OF PREPARATION: DECEMBER 10, 2025

