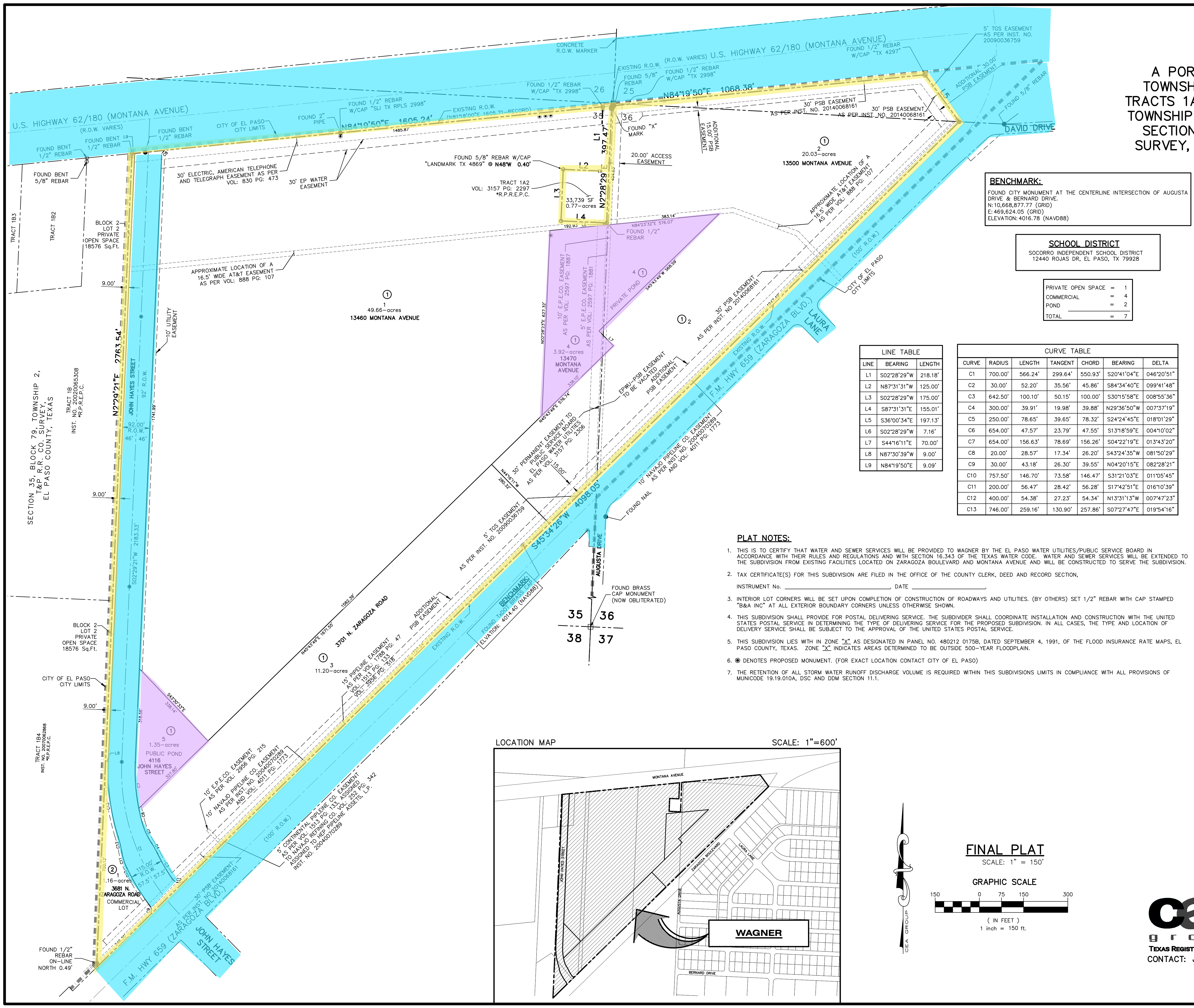


# WAGNER

A PORTION OF TRACT 7, SECTION 25, BLOCK 79, TOWNSHIP 2, T&P R.R. CO. SURVEY, A PORTION OF TRACTS 1A, 1A1, 1A3, AND 1A4, SECTION 35, BLOCK 79, TOWNSHIP 2, T&P R.R. CO. SURVEY, AND A PORTION OF SECTION 36, BLOCK 79, TOWNSHIP 2, T&P R.R. CO. SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 93.30 ACRES ±



**BENCHMARK:**  
 FOUND CITY MONUMENT AT THE CENTERLINE INTERSECTION OF AUGUSTA DRIVE & BERNARD DRIVE.  
 N: 10,668,877.77 (GRID)  
 E: 469,624.05 (GRID)  
 ELEVATION: 4016.78 (NAVD88)

**SCHOOL DISTRICT:**  
 SOCORRO INDEPENDENT SCHOOL DISTRICT  
 12440 ROJAS DR, EL PASO, TX 79928

PRIVATE OPEN SPACE	= 1
COMMERCIAL	= 4
POND	= 2
TOTAL	= 7

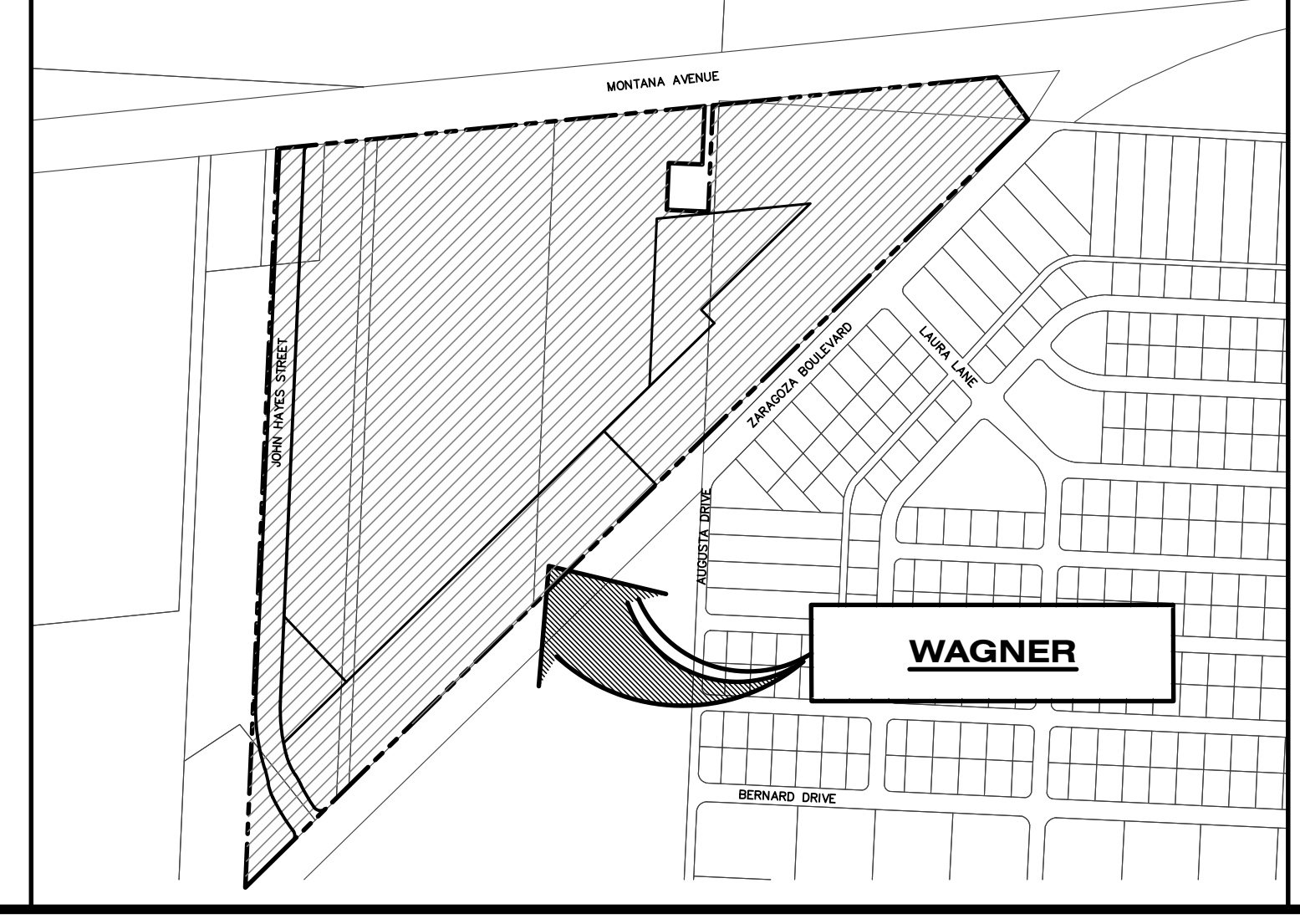
LINE	BEARING	LENGTH
L1	S02°28'29"W	218.18'
L2	N87°31'31"E	125.00'
L3	S02°28'29"W	175.00'
L4	S87°31'31"E	155.01'
L5	S36°00'34"E	197.13'
L6	S02°28'29"W	7.16'
L7	S44°16'11"E	70.00'
L8	N87°30'39"W	9.00'
L9	N84°19'50"E	9.09'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	700.00'	566.24'	299.64'	550.93'	S20°41'04"E	046°20'51"
C2	30.00'	52.20'	35.56'	45.86'	S84°34'40"E	099°41'48"
C3	642.50'	100.10'	50.15'	100.00'	S30°15'58"E	008°55'36"
C4	300.00'	39.91'	19.98'	39.88'	N29°36'50"W	007°37'19"
C5	250.00'	78.65'	39.65'	78.32'	S24°24'45"E	018°01'29"
C6	654.00'	47.57'	23.79'	47.55'	S13°18'59"E	004°10'02"
C7	654.00'	156.63'	78.69'	156.26'	S04°22'19"E	013°43'20"
C8	20.00'	28.57'	17.34'	26.20'	S43°24'35"W	081°50'29"
C9	30.00'	43.18'	26.30'	39.55'	N04°20'15"E	082°28'21"
C10	757.50'	146.70'	73.58'	146.47'	S31°21'03"E	011°05'45"
C11	200.00'	56.47'	28.42'	56.28'	S17°42'51"E	016°10'39"
C12	400.00'	54.38'	27.23'	54.34'	N13°31'13"W	007°47'23"
C13	746.00'	259.16'	130.90'	257.86'	S07°27'47"E	019°54'16"

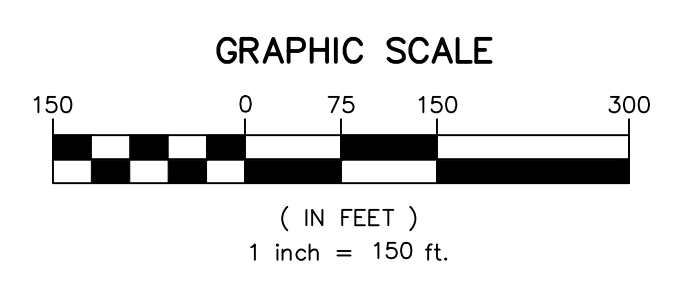
**PLAT NOTES:**

- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO WAGNER BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON ZARAGOZA BOULEVARD AND MONTANA AVENUE AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_
- INTERIOR LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES. (BY OTHERS) SET 1/2" REBAR WITH CAP STAMPED "B&A INC" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE SHOWN.
- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERING SERVICE. THE SUBDIVIDER SHALL COORDINATE INSTALLATION AND CONSTRUCTION WITH THE UNITED STATES POSTAL SERVICE IN DETERMINING THE TYPE OF DELIVERING 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.
- THIS SUBDIVISION LIES WITH IN ZONE "X" AS DESIGNATED IN PANEL NO. 480212 0175B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
- ⊙ DENOTES PROPOSED MONUMENT. (FOR EXACT LOCATION CONTACT CITY OF EL PASO)
- THE RETENTION OF ALL STORM WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISIONS LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF MUNICODE 19.19.010A, DSC AND DDM SECTION 11.1.

LOCATION MAP SCALE: 1"=600'



**FINAL PLAT**  
 SCALE: 1" = 150'



**ENGINEER**  
**cea group**  
 813 N. Kansas St. Suite 300  
 El Paso, TX 79902  
 915.544.5232  
 www.ceagroup.net  
**TEXAS REGISTERED ENGINEERING FIRM F-4564**  
 CONTACT: JORGE L. AZCARATE, P.E.

**SURVEYOR**  
**Barragan & Associates Inc.**  
 LAND PLANNING & LAND SURVEYING  
 10950 Pellicano Dr, Bldg. F - El Paso, TX 79935  
 Phone (915) 591-5709 Fax (915) 591-5708  
 CONTACT: BENITO BARRAGAN, R.P.L.S.

DATE OF PREPARATION: JANUARY 2025

**DEDICATION**

Wagner Equipment Co., the owner of this land, do hereby present this map and dedicate their respective portions of property to the use of the public, the streets, and utility easements as hereon laid down and designated, including easements for overhead of service wires for pole type utilities and the right for installation of service poles alongside lot lines as may be required, easements for 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.

Witness my signature this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Kevin Pomeroy

**ACKNOWLEDGEMENT**

**STATE OF TEXAS COUNTY OF EL PASO**  
 Before me, the undersigned authority, on this day personally appeared Kevin Pomeroy, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed for the purpose and consideration 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 \_\_\_\_\_

**CITY PLAN COMMISSION**

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.

Chairperson Executive Secretary

Approved for filing this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Planning and Inspections Director

**FILING**

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, in File No. \_\_\_\_\_ of the Plat Records.

County Clerk by Deputy

Subdivision improvement plans prepared by and under the supervision of CEA Group. 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, Professional and Technical Standards.

JORGE L. AZCARATE, P.E.  
 Licensed Professional Engineer  
 Texas License No. 85075

Benito Barragan R.P.L.S.  
 Registered Professional Land Surveyor  
 Texas License No. 5615