



# Open Space Advisory Board Approved Subdivisions Report

January 7, 2026



**Strategic Goal 3.**

Promote the Visual  
Image of El Paso



# Enchanted Hills Unit Five Replat B



## Enchanted Hills Unit Five Replat B

SUSU25-00078  
Hillside



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



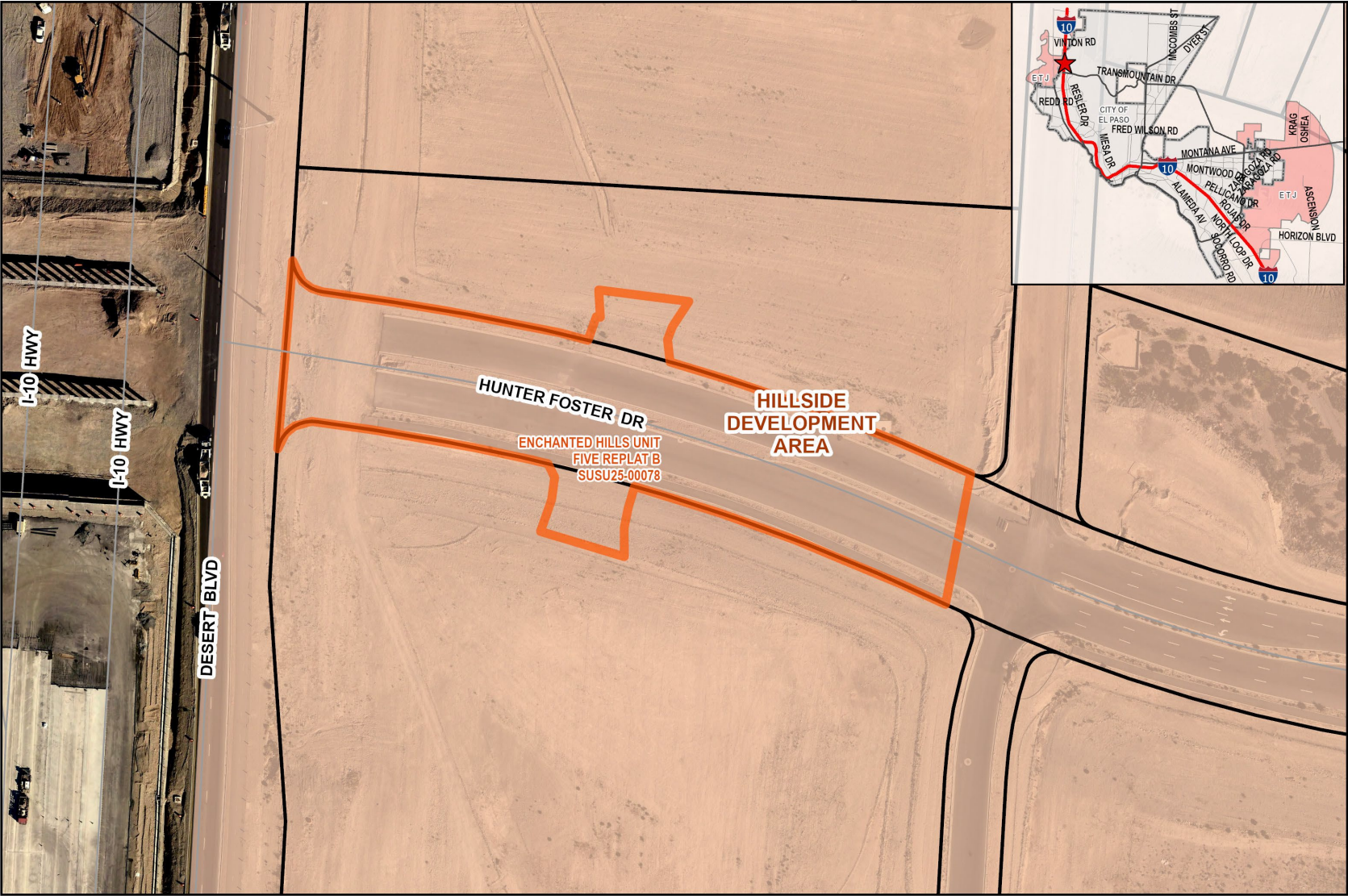
 Subject Property

0 25 50 100 150 200  
Feet





# Enchanted Hills Unit Five Replat B



Flood Zone  
and Hillside  
Development  
Area Map

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 Subject Property



# ENCHANTED HILLS UNIT FIVE REPLAT B

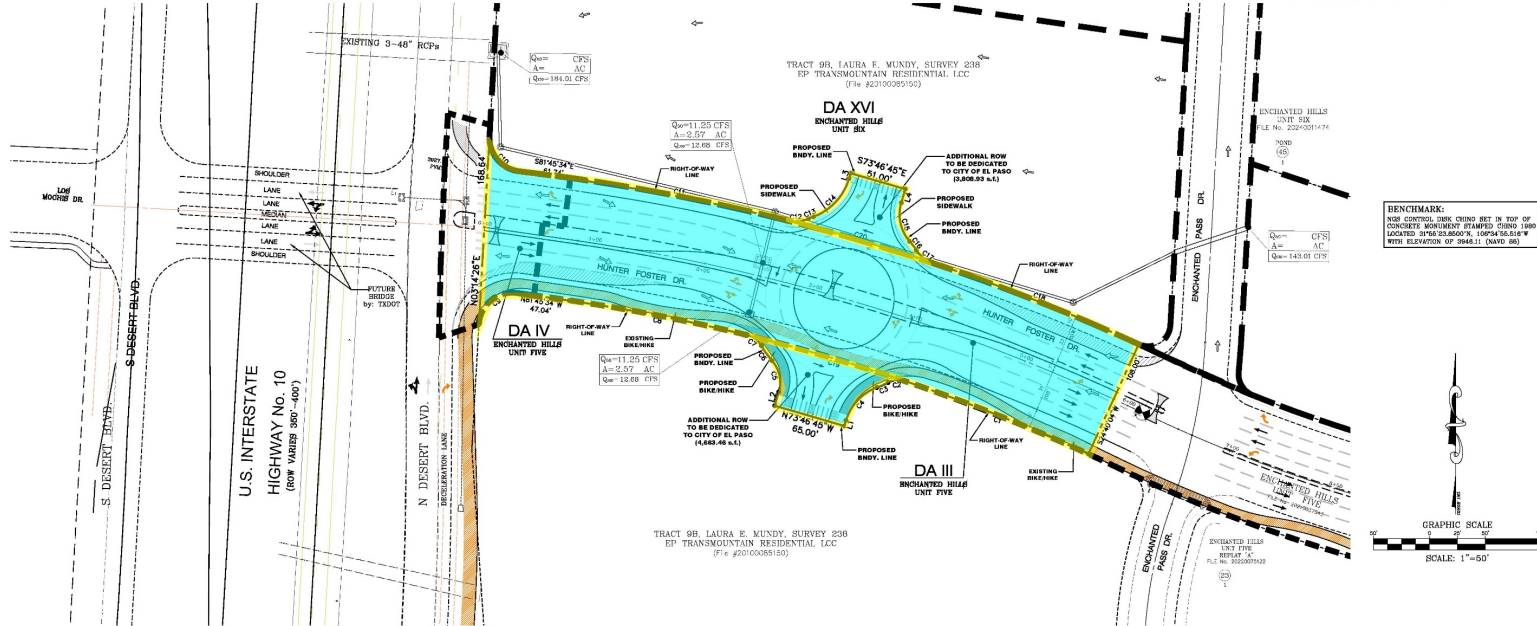
BEING A REPLAT OF A PORTION OF HUNTER FOSTER DR.,  
ENCHANTED HILLS UNIT FIVE, AND PORTION  
OF TRACT 9B, LAURA E. MUNDY SURVEY 238,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING 1.657± ACRES

PRELIMINARY PLAT

Approved  
Preliminary  
Plat

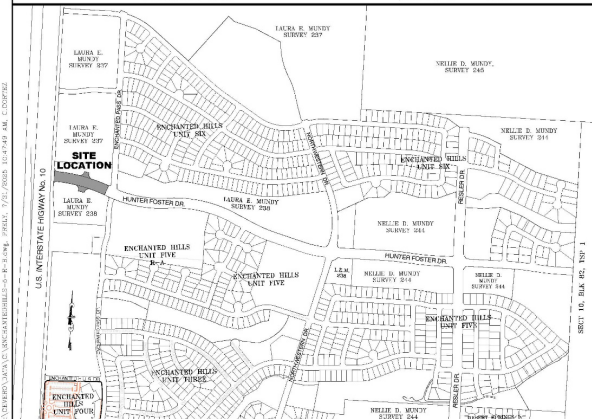
CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	1695.00'	176.25'	88.21'	176.18'	N65°01'34"W
C2	20.00'	18.21'	8.56'	18.21'	S85°02'19"W
C3	85.00'	10.02'	5.47'	10.01'	N69°52'42"E
C4	49.00'	40.84'	20.60'	40.84'	N42°02'19"W
C5	20.00'	29.49'	14.52'	28.57'	N10°02'02"W
C6	85.00'	10.37'	5.21'	10.30'	S55°02'29"E
C7	20.00'	18.21'	8.56'	18.21'	N63°02'46"W
C8	1695.00'	182.45'	91.23'	182.39'	N69°01'34"W
C9	30.00'	49.74'	22.74'	44.24'	S50°04'28"W
C10	30.00'	44.01'	21.43'	40.54'	S39°03'34"W
C11	1624.00'	162.91'	81.52'	162.83'	N75°01'17"W
C12	30.00'	18.55'	10.29'	18.47'	N69°01'34"W
C13	78.00'	4.85'	2.35'	4.85'	N67°01'17"W
C14	52.00'	48.47'	24.16'	46.73'	N42°02'24"E
C15	37.00'	36.86'	20.12'	35.35'	S19°01'07"E
C16	78.00'	9.82'	4.87'	9.87'	N27°01'34"W
C17	30.00'	18.55'	10.29'	18.47'	S50°04'28"W
C18	1624.00'	197.59'	98.80'	197.42'	N68°02'13"W
C19	1695.00'	141.50'	71.25'	141.50'	N73°46'14"W
C20	1624.00'	136.72'	68.36'	136.65'	N73°46'14"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.50'	S10°13'13"W
L2	1.58'	S10°13'13"W
L3	5.25'	S10°13'13"W
L4	12.94'	S10°13'13"W



LOCATION MAP

SCALE: 1" = 600'



CONDE INC.  
6080 SURVEY DR. SUITE 100  
ENG - YOUNG CONDE CORRY  
SURVEYOR - RON R. CONDE  
EL PASO, TEXAS 79905  
PHONE # (915) 592-0283

OWNER, DEVELOPER  
EP TRANSMOUNTAIN RESIDENTIAL, L.L.C.  
8080 SURVEY DR. SUITE 300  
EL PASO, TEXAS 79905  
PHONE # (915) 592-0280

SCHOOL DISTRICT  
CANUTILLO INDEPENDENT SCHOOL DISTRICT  
7905 AIRCRAFT RD. EL PASO TX 79932

DATE OF PREPARATION: JULY 10, 2020

**CONDE INC.**  
6080 SURVEY DR. SUITE 100  
EL PASO, TEXAS 79905  
PHONE (915) 592-0283  
FAX (915) 592-0280

## NOTES:

- WATER AND SEWER SERVICES HAS BEEN EXTENDED TO THIS SUBDIVISION (ENCHANTED HILLS UNIT FIVE REPLAT B) 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 14.044, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
- REINFORCEMENT WALLS: DATE: \_\_\_\_\_
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
- REINFORCEMENT WALLS: DATE: \_\_\_\_\_
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
- REINFORCEMENT WALLS: DATE: \_\_\_\_\_
- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVISION 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.
- LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
- SET 1/2" MARK WITH CAP MARKED TX 3152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.480214 001IC, EFFECTIVE 02/5/1986, FLOOD HAZARD ZONE C.
- SEPARING BASED ON PLAT OF ENCHANTED HILLS UNIT FIVE RECORDED IN CLERKS FILE NO. 20210325543, DEED PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
- PARCELS NORTH AND SOUTH OF THIS ROUNDABOUT SHALL HAVE NO ADDITIONAL ACCESS LOCATIONS ON HUNTER FOSTER DR. BETWEEN N. DESERT BLVD. AND ENCHANTED PASS DR.



# ENCHANTED HILLS UNIT FIVE REPLAT B

BEING A REPLAT OF A PORTION OF HUNTER FOSTER DR.,  
ENCHANTED HILLS UNIT FIVE, AND PORTION  
OF TRACT 9B, LAURA E. MUNDY SURVEY 238,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING 1.657± ACRES

Approved  
Final  
Plat

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1696.102	176.215	84.211	176.181	S88°18'34"W	55°21'12"
C2	201.000	10.201	6.958	10.217	S82°22'17"W	48°50'34"
C3	45.000	10.000	5.437	10.000	S82°50'47"E	77°43'00"
C4	45.000	41.541	22.641	40.841	S42°36'24"E	130°11'18"
C5	30.000	29.891	16.337	28.000	N10°19'02"W	57°04'40"
C6	85.000	16.571	8.211	16.571	S59°02'20"E	11°02'12"
C7	201.000	10.201	6.958	10.217	N42°02'47"W	48°50'34"
C8	1696.102	176.215	84.211	176.181	N79°02'58"W	55°21'12"
C9	30.000	40.741	33.741	44.241	S52°04'28"W	130°11'18"
C10	30.000	44.511	27.491	40.541	S38°15'34"E	83°02'30"
C11	1696.102	176.215	84.211	176.181	N38°15'34"E	55°21'12"
C12	30.000	16.571	8.211	16.571	N42°02'47"W	48°50'34"
C13	30.000	4.651	2.301	4.651	S57°34'11"W	37°06'42"
C14	52.000	48.421	26.161	48.421	N47°50'34"E	57°04'40"
C15	37.000	36.801	20.121	35.301	S10°18'02"E	57°04'40"
C16	76.000	9.621	4.801	9.621	N37°17'14"W	70°17'12"
C17	201.000	10.201	6.958	10.217	S52°04'28"W	130°11'18"
C18	1696.102	176.215	84.211	176.181	N38°15'34"E	55°21'12"
C19	1696.102	176.215	84.211	176.181	N38°15'34"E	55°21'12"
C20	1696.102	176.215	84.211	176.181	N38°15'34"E	55°21'12"

LINE	LENGTH	BEARING
L1	5.30	S10°12'17"W
L2	12.54	S10°12'17"W
L3	1.50	S10°12'17"W
L4	12.84	S10°12'17"W

**SCHOOL DISTRICT**  
CANUTILLO INDEPENDENT SCHOOL DISTRICT  
7965 ARTCRAFT RD. EL PASO TX 79932

U.S. INTERSTATE  
HIGHWAY No. 10  
(ROW VARS 380'-400')

S DESERT BLVD.

N DESERT BLVD.

TRACT 9B, LAURA E. MUNDY, SURVEY 238  
EP TRANSMOUNTAIN RESIDENTIAL LCC  
(File #20100085150)

TRACT 9B, LAURA E. MUNDY, SURVEY 238  
EP TRANSMOUNTAIN RESIDENTIAL LCC  
(File #20100085150)

ENCHANTED HILLS  
UNIT FIVE  
FILE NO. 20245011674

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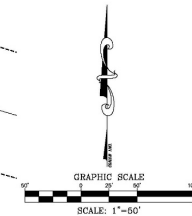
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UNIT FIVE  
FILE NO. 20245011674

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UNIT FIVE  
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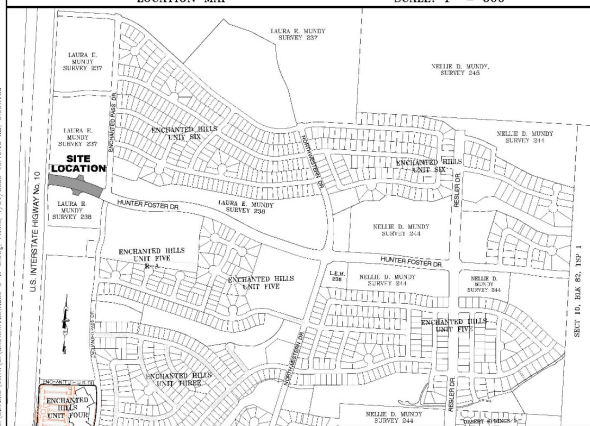
ENCHANTED HILLS  
UNIT FIVE  
FILE NO. 20245011674

ENCHANTED HILLS  
UNIT FIVE  
FILE NO. 20245011674



LOCATION MAP

SCALE: 1" = 600'



NOTES:

1. WATER AND SEWER SERVICES HAVE BEEN EXTENDED TO THIS SUBDIVISION (ENCHANTED HILLS UNIT FIVE REPLAT B) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOUND FACILITIES.
2. THE INSTRUMENT ASSUMING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.543, TEXAS WATER CODE § 16.543, IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
3. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
4. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
5. THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL COORDINATE INSTALLATION AND CONSTRUCTION WITH THE UNITED STATES POSTAL SERVICE TO DETERMINE THE TYPE OF DELIVERY SERVICE FOR THE PROPOSED SUBDIVISION. IN ALL CASES, THE TYPE AND REGION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
6. LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
7. SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS (VALUABLE OTHERWISE NOTED).
8. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.480214 DOTT, EFFECTIVE 02/27/1996, FLOOD HAZARD ZONE C.
9. REMAINS BASED ON PLAT OF ENCHANTED HILLS UNIT FIVE RECORDED IN CLERKS FILE NO. 2021003543, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
10. PARCELS NORTH AND SOUTH OF THIS BOUNDARY SHALL HAVE NO ADDITIONAL ACCESS LOCATIONS ON HUNTER FOSTER DR. BETWEEN N. DESERT BLVD. AND ENCHANTED PASS DR.

**BENCHMARK:**  
NON CONTROL BENCHMARK SET IN TOP OF CONCRETE MONUMENT STAMPED CERO 1985 LOCATED 180' SOUTHWEST, 180' E 1/4" W WITH ELEVATION OF 3448.11 (NADA 88)

## DEDICATION

BY: EP TRANSMOUNTAIN RESIDENTIAL, L.L.C., property owners of this land hereby present this plat and dedicate to the use of the public, the streets, and drives, as herein laid down and designated, and shall service consults and plans for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

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

BY: EP TRANSMOUNTAIN RESIDENTIAL, L.L.C.

By: Douglas A. Schwartz, MANAGER

ATTEST: NOT REQUIRED

## A C K N O W L E D G E M E N T

STATE OF TEXAS  
COUNTY OF EL PASO  
Before me, the undersigned authority, on this day personally appeared Douglas A. Schwartz, Manager of EP TRANSMOUNTAIN RESIDENTIAL, L.L.C., 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 of said company for the purpose and consideration therein 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 starting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas

this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Executive Secretary \_\_\_\_\_ Chairperson \_\_\_\_\_

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

Planning and Inspections Director \_\_\_\_\_

## F I L I N G

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 \_\_\_\_\_

Prepared by and under the supervision of:  
YVONNE CONDE CURRY, P.E.  
Registered Professional Engineer  
Registration No. 64548

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 Survey Professionals and Technical Standards.  
Ron R. Conde,  
Registered Professional Land Surveyor  
Texas License No. 2152



## Azzam Estates

## Azzam Estates

SUSU25-00089  
Hillside



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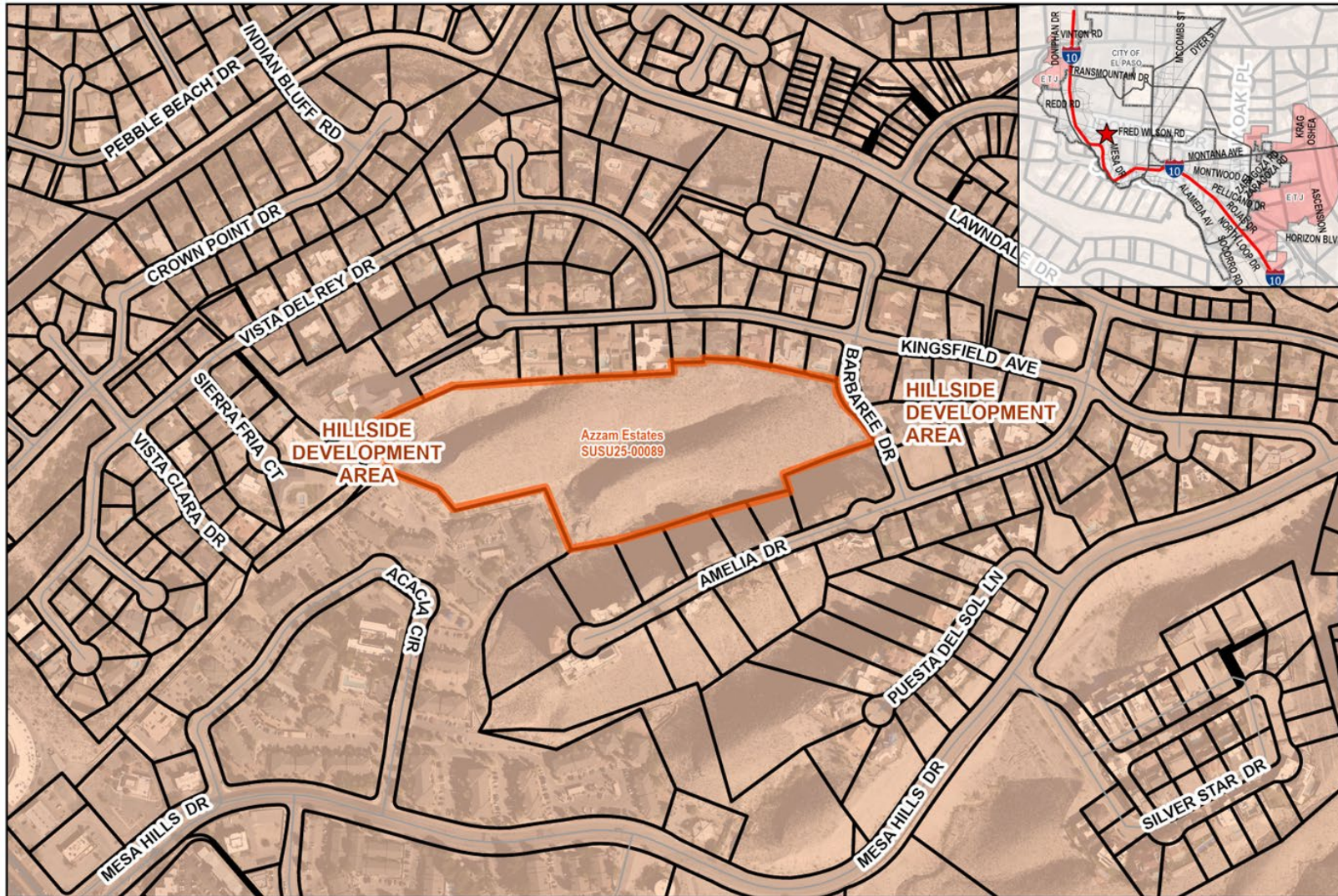
0 75 150 300 450 600  
Feet



— Subject Property



# Azzam Estates



## Flood Zone and Hillside Development Area Map

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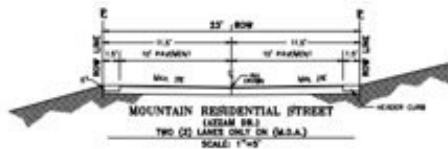


 Subject Property

0 105 210 420 630 840 Feet







BEING A PORTION OF TRACT 2X, AF MILLER SURVEY  
NO. 215 AND TRACT 1G, A.F. MILLER SURVEY NO. 216,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING 14.489± ACRES

PRELIMINARY PLAT



# Approved Preliminary Plat

[illegible]

LINE TABLE		
LINE	ADDITION	REMARKS
01	30.00	10000000
02	40.00	10000000
03	50.00	10000000
04	60.00	10000000
05	70.00	10000000
06	80.00	10000000
07	90.00	10000000

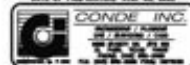


OPEN, DEVELOPER  
FUEL DEPOT LLC  
ARTS CONFETTI DR. # 2  
EL PASO, TEXAS 79901  
PHONE: (915) 835-0000

CONDE INC.  
6000 JURY DR. SUITE 600  
DALLAS - TEXAS 75244  
JURYDR - 6000 JURY DR.  
DALLAS, TEXAS 75244  
PHONE 4 (214) 592-2222

SCHOOL DISTRICT  
EL PASO INDEPENDENT SCHOOL DISTRICT  
8011 BERING DRIVE

DATE OF PREPARATION JUL 26 1968



- 1000

5. OTHER AND OTHER SERVICES that were rendered to the subscriber during service from January 1, 1990 until 12/31/1991, include service under plans including:

2. The defendant assumed the responsibility that water and sewer services would be provided by the city and, in compliance with the water, sewer and storm water utility fee law, made water and sewer payments to the city in the amount of \$1,000 per month from January 1998 to December 1999.

3. THE CERTIFICATES FOR THIS SUBMISSION ARE FILED IN THE OFFICE OF THE CLERK OF COURT.

62-104807-10

4. RESOLUTIONS SUBMITTED FOR THE SUBMISSION ARE FILED IN THE OFFICE OF THE CLERK OF COURT, DISTRICT AND SECOND DIVISION.

5. SET L2F MIRROR INTO THE MIRROR TO SIMULATE ALL EXTERNAL BOUNDARY CONDITIONS.

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© 2000 Blackwell Science Ltd, *Journal of Internal Medicine* 247: 399–406

3. The following table shows the total energy stored in the capacitor at different times after the switch is closed. The capacitor is initially uncharged and the voltage across it is 0 V.

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED  
DATE 06-19-2008 BY 60324 SP4EJ SP4LW SP4CJ © THE  
OFFICE OF THE DEPT. STATE POLICE, WASHDC



# Cimarron Sage Commercial Park Unit Six



## Cimarron Sage Commercial Park Unit 6

SUSU25-00091  
Hillside



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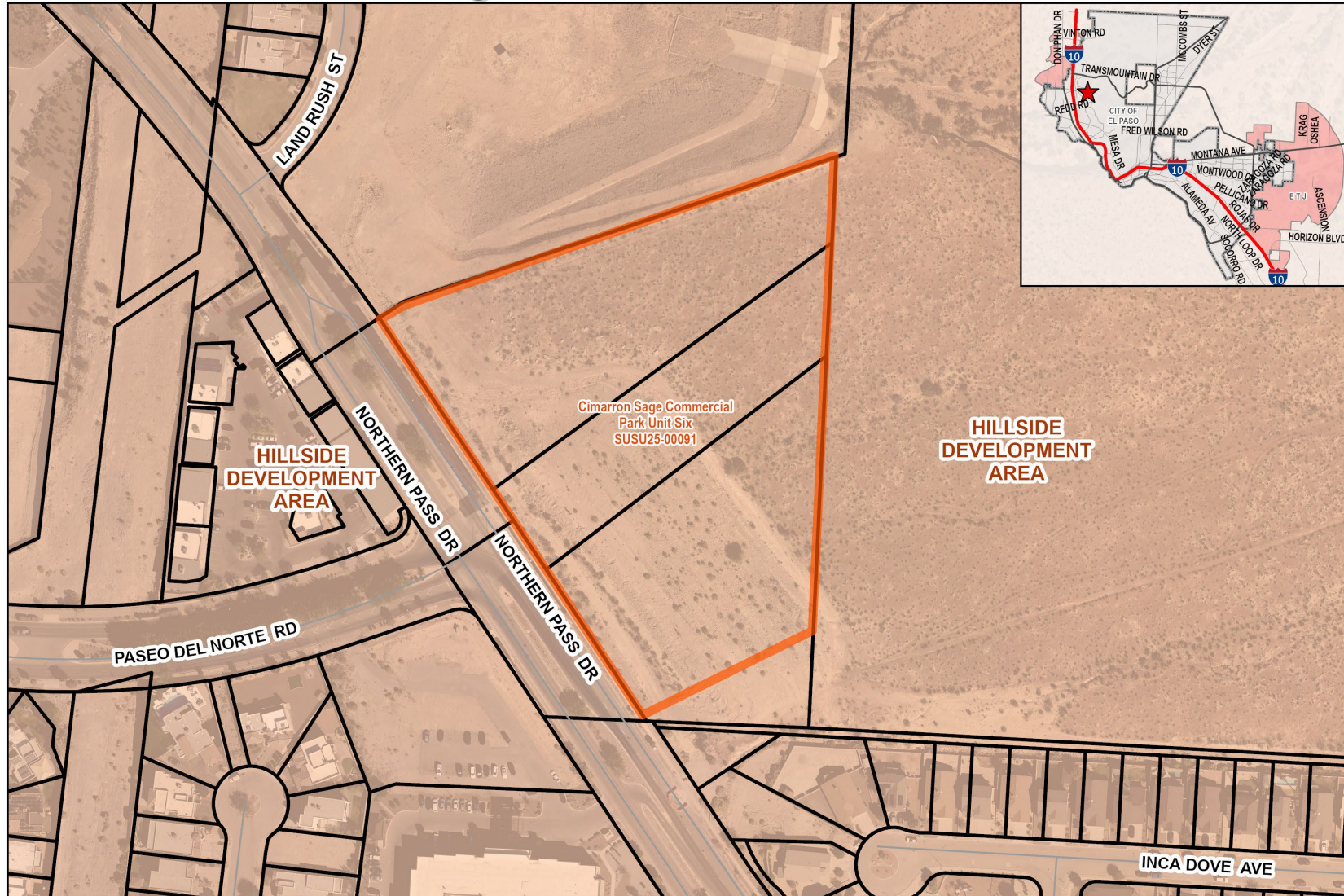
 Subject Property

0 40 80 160 240 320 Feet





# Cimarron Sage Commercial Park Unit Six



## Flood Zone and Hillside Development Area Map

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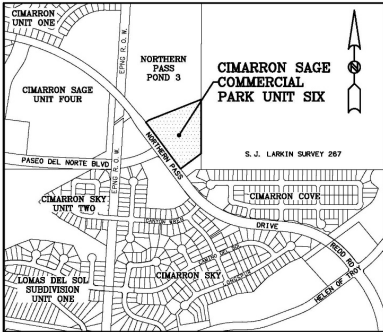


 Subject Property

0 40 80 160 240 320 Feet







# CIMARRON SAGE COMMERCIAL PARK UNIT SIX

BEING A PORTION OF TRACTS 3, 3A AND 3B1, NELLIE D. MUNDY SURVEY 242,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING 6.278 ± ACRES (273,481 SQ. FT.)

CHAPTER 39B OF THE TEXAS LEGAL GOVERNMENT CODE AUTHORIZES THE CITY OF EL PASO TO ADOPT AND IMPROVE WATER AND WASTEWATER IMPROVEMENT DISTRICTS. THE CITY OF EL PASO HAS ADOPTED THE IMPROVEMENT DISTRICT ACT BY CHAPTER 39B AND SETS THE ASSESSMENT OF THE IMPACT FEES IN ACCORDANCE WITH THE IMPACT FEE SCHEDULE ADOPTED BY CITY COUNCIL AS SET FORTH BELOW. THE COLLECTION OF THE IMPACT FEE FOR THIS SUBDIVISION SHALL BE PROPORTIONATE TO THE CITY'S BUILDING AT THE TIME OF THE METER CONNECTION IF DEVELOPMENT IS OUTSIDE THE CITY LIMITS.

METER	WATER	WASTEWATER
LESS THAN 1 INCH	\$444	\$1,187
1 INCH	\$1,409	\$1,881
1 1/2 INCH	\$2,810	\$3,951
2 INCH	\$4,499	\$6,304
3 INCH	\$6,439	\$11,886
4 INCH	\$14,067	\$19,780
6 INCH	\$28,125	\$39,548
8 INCH	\$45,000	\$63,279
10 INCH	\$64,696	\$90,973
12 INCH	\$120,947	\$170,070

\*FEES DO NOT APPLY TO WATER METER OR CONNECTIONS MADE FOR STANDBY FIRE PROTECTION SERVICE.

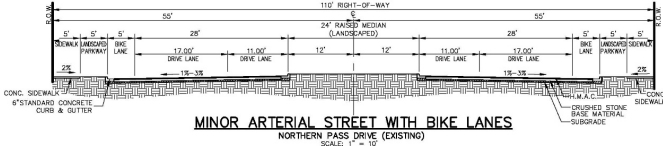
PROPERTY OWNED:  
HUNT COMMUNITIES DEVELOPMENT CO., II, LLC,  
BY HUNT COMMUNITIES GROUP, INC., ITS SOLE MEMBER,  
JOSE L. LARES, VICE PRESIDENT

PLAT PREPARED BY: MARK U. BALANSAY  
TEXAS RPLS #6489

- DRAINAGE KEY NOTES**
- EXISTING DRAINAGE INLET
  - EXISTING 18" STORM PIPE
  - EXISTING 24" STORM PIPE
  - EXISTING 30" STORM PIPE
  - EXISTING 36" STORM PIPE
  - EXISTING 42" STORM PIPE
  - EXISTING 48" STORM PIPE
  - EXISTING 54" STORM PIPE
  - EXISTING 60" STORM PIPE
  - EXISTING MANHOLE
  - EXISTING JUNCTION BOX
  - EXISTING HEADWALL
  - EXISTING OUTLET STRUCTURE
  - EXISTING PIPE COLLAR
  - EXISTING CONCRETE FLUME
  - EXISTING WALL LEAVEOUT
- EXISTING DRAINAGE FLOW  
EXISTING DRAINAGE SWALE  
EXISTING LOW POINT

BENCHMARK: CITY MONUMENT AT THE  
INTERSECTION OF REDD  
ROAD AND PEARL RIDGE DRIVE.  
ELEVATION= 4150.85 (CITY DATUM)

CONTOUR INTERVAL= ONE (1) FOOT



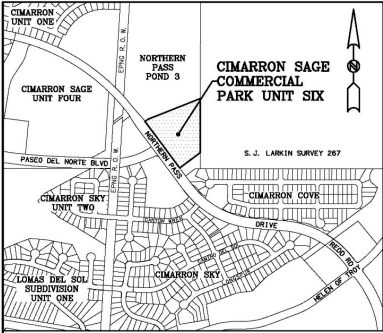
PRELIMINARY

REVISION: SEPTEMBER 30, 2025  
REVISION: SEPTEMBER 26, 2025  
REVISION: SEPTEMBER 9, 2025  
REVISION: AUGUST 14, 2025  
REVISION: JULY 1, 2025  
REVISION: FEBRUARY 13, 2024  
REVISION: MAY 28, 2023  
REVISION: FEBRUARY 23, 2023

DATE OF PREPARATION: FEBRUARY 23, 2023

ROBERT SEIPEL ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS  
220 BAGWELL COURT EL PASO TX 79902 PHONE (915) 877-1928 FAX (915) 877-2095

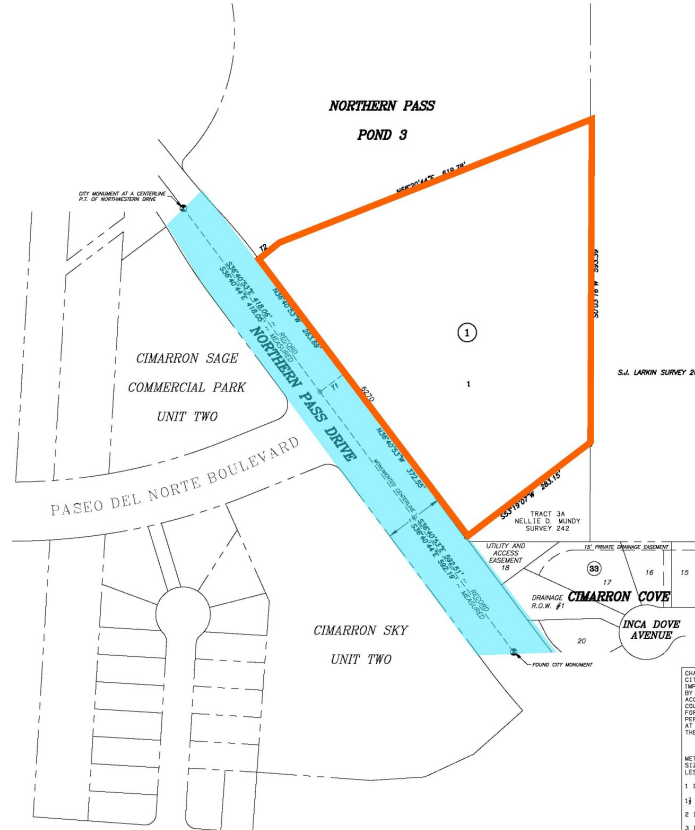




LOCATION MAP  
SCALE: 1" = 600'

# CIMARRON SAGE COMMERCIAL PARK UNIT SIX

BEING A PORTION OF TRACTS 3, 3A AND 3B1, NELLIE D. MUNDY SURVEY 242,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING 6.278 ± ACRES (273,481 SQ. FT.)



#### NOTE:

- SET 5/8" REBAR WITH CAP MARKED "TIPS 6481" AT ALL CORNERS UNLESS OTHERWISE INDICATED.
- BASE OF BEARING IS THE MONUMENTED CENTERLINE OF NORTHERN PASS DRIVE FROM THE PLAT OF EL PASO WEST UNIT ONE IN BOOK 57, PAGE 5, PLAT RECORDS, EL PASO COUNTY, TEXAS.
- NELLIE D. MUNDY SURVEY 242 IS DESCRIBED SEPTEMBER 10, 1949, IN BOOK 945, PAGE 411, DEED RECORDS, EL PASO COUNTY, TEXAS.
- S.J. LARKIN SURVEY 267 IS DESCRIBED JANUARY 25, 1956, IN BOOK 1272, PAGE 325, DEED RECORDS, EL PASO COUNTY, TEXAS.
- NORTHERN PASS DRIVE IS FROM THE PLATS OF NORTHERN PASS DRIVE EXTENSION UNITS ONE AND TWO IN CLERK'S FILE NO. 2008042924 AND 2008042925, RESPECTIVELY, PLAT RECORDS, EL PASO COUNTY, TEXAS.
- CIMARRON COVE IS RECORDED IN CLERK'S FILE NO. 2010054234, PLAT RECORDS, EL PASO COUNTY, TEXAS.
- NORTHERN PASS POND 3 IS RECORDED IN CLERK'S FILE NO. 20110048999, PLAT RECORDS, EL PASO COUNTY, TEXAS.
- PASEO DEL NORTE BLVD. IS FROM THE PLAT OF PASEO DEL NORTE BLVD. UNIT TWO IN CLERK'S FILE NO. 20120074133, PLAT RECORDS, EL PASO COUNTY, TEXAS.
- WATER AND SEWER SERVICES WILL BE PROVIDED TO CIMARRON SAGE COMMERCIAL PARK UNIT SIX FROM EXISTING FACILITIES ON NORTHERN PASS DRIVE 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.
- THE SUBJECT PROPERTY LIES WITHIN THE CAUTLEDGE INDEPENDENT SCHOOL DISTRICT.
- U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
- THIS PLAT WAS MADE WITHOUT BENEFIT OF A RECENT TITLE COMMITMENT AND MAY BE SUBJECT TO EASEMENTS OR OTHER RESTRICTIONS OF RECORD.
- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVISION 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.
- THE RETENTION OF THE DIFFERENCE BETWEEN HISTORIC AND DEVELOPED STORM-WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF (MUN-CODE 16-19.0104, SOM, AND LOW SECTION 11-1.)

DECLARATION OF USE RESTRICTIONS AND DEVELOPMENT CONDITIONS FOR THIS SUBDIVISION ARE RECORDED IN THE OFFICE OF THE CLERK OF EL PASO COUNTY, TEXAS, DEED AND RECORDS SECTION.

INSTRUMENT NO. \_\_\_\_\_, DATED \_\_\_\_\_

TAX CERTIFICATES FOR THIS SUBDIVISION ARE RECORDED IN THE OFFICE OF THE CLERK OF EL PASO COUNTY, TEXAS, DEED AND RECORDS SECTION.

INSTRUMENT NO. \_\_\_\_\_, DATED \_\_\_\_\_

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL 480214-17C, DATED FEBRUARY 5, 1986, REVISED BY LETTER OF MAP REVISION, GEN. NO. 28-23-300, DATED JANUARY 25, 2011, THIS PROPERTY LIES IN FLOOD HAZARD ZONE "C".

REVISION: SEPTEMBER 30, 2025  
REVISION: SEPTEMBER 28, 2025  
REVISION: SEPTEMBER 8, 2025  
REVISION: AUGUST 14, 2025  
REVISION: JULY 1, 2025  
REVISION: FEBRUARY 28, 2025  
REVISION: MAY 26, 2023  
REVISION: FEBRUARY 28, 2023  
DATE OF PREPARATION: FEBRUARY 23, 2023

ROBERT SEIPEL ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS  
220 BAGWELL COURT EL PASO TX 79932 PHONE (915) 877-1928 FAX (915) 877-2095

#### DEDICATION

We, Hunt Communities Development Co. II, LLC; Cimarron Hunt Communities, LLC; and Hunt Communities Holding, LLC, owners of this land, do hereby present this minor plat.  
Hunt Communities Development Co. II, LLC,

By Hunt Communities Group, Inc., Its Sole Member,  
Jose L. Lores, Authorized Representative;

Cimarron Hunt Communities, LLC,

By Hunt Communities Development Co., LLC, Its Sole Member,  
Jose L. Lores, Vice President;

and Hunt Communities Holding, LLC,

By Jose L. Lores, Vice President.

#### ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF EL PASO

This instrument was acknowledged before me on \_\_\_\_\_ by Jose L. Lores, Authorized Representative for Hunt Communities Group, Inc., Sole Member of Hunt Communities Development Co. II, LLC, Vice President of Hunt Communities Development Co., LLC, Sole Member of Cimarron Hunt Communities, LLC; and Vice President of Hunt Communities Holding, LLC, a Texas Limited Liability Company.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, State of Texas

My Commission Expires \_\_\_\_\_

#### MINOR SUBDIVISION APPROVAL STATEMENT

This subdivision is hereby approved in accordance with Chapter 212 of the Local Government Code and Title 19 of the El Paso Municipal Code as meeting all requirements for a review of a minor plat.

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Executive Secretary

Subdivision Coordinator

Approved for filing this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Planning and Inspections Director

#### FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in File No. \_\_\_\_\_, Plat Records.

County Clerk

Deputy

Subdivision improvement plans prepared by and under the supervision of CSA Design Group, Inc.

Adrian I. Holguin-Ontiveros, P.E.  
Registered Professional Engineer  
Texas License No. 124089  
Texas Registered Engineering Firm F-9997

I hereby certify that this plat represents an on-the-ground survey made under my supervision in compliance with current Texas State Board of Professional Land Surveying Professional and Technical Standards.

Robert Seipel Associates, Inc.  
Professional Land Surveyors

Mark U. Balansay  
Registered Professional Land Surveyor  
Texas License No. 64689  
Texas Registered Surveying Firm 10060500

CHAPTER 306 OF THE TEXAS LOCAL GOVERNMENT CODE AUTHORIZES THE CITY OF EL PASO TO ADOPT AND IMPROVE WATER AND WASTEWATER IMPACT FEES. THIS PLAT NOTE FULFILLS AN OBLIGATION IMPOSED BY CHAPTER 306 AND SETS THE AMOUNT OF THE IMPACT FEES IN ACCORDANCE WITH THE IMPACT FEE SCHEDULE ADOPTED BY CITY COUNCIL AS SET FORTH BELOW. THE COLLECTION OF THE IMPACT FEE PERMIT IS ISSUED IF DEVELOPMENT IS WITHIN THE CITY LIMITS OR AT THE TIME OF THE METER CONNECTION IF DEVELOPMENT IS OUTSIDE THE CITY LIMITS.

METER SIZE LESS THAN 1 INCH	WASTEWATER SERVICE AREA	
	METER CAPACITY RATIO	WASTEWATER
1 INCH	1.67	\$1,408
1 1/2 INCH	3.33	\$2,810
2 INCH	5.00	\$4,498
3 INCH	10.00	\$8,438
4 INCH	16.67	\$14,067
6 INCH	33.33	\$28,135
8 INCH	53.33	\$45,002
10 INCH	76.67	\$64,698
12 INCH	143.33	\$120,947

\*FEES DO NOT APPLY TO WATER METER OR CONNECTIONS MADE FOR STANDBY FIRE PROTECTION SERVICE.



# Approved Final Plat







## Mission

Deliver exceptional services to support a high quality of life and place for our community



## Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



## Values

Integrity, Respect, Excellence, Accountability, People