

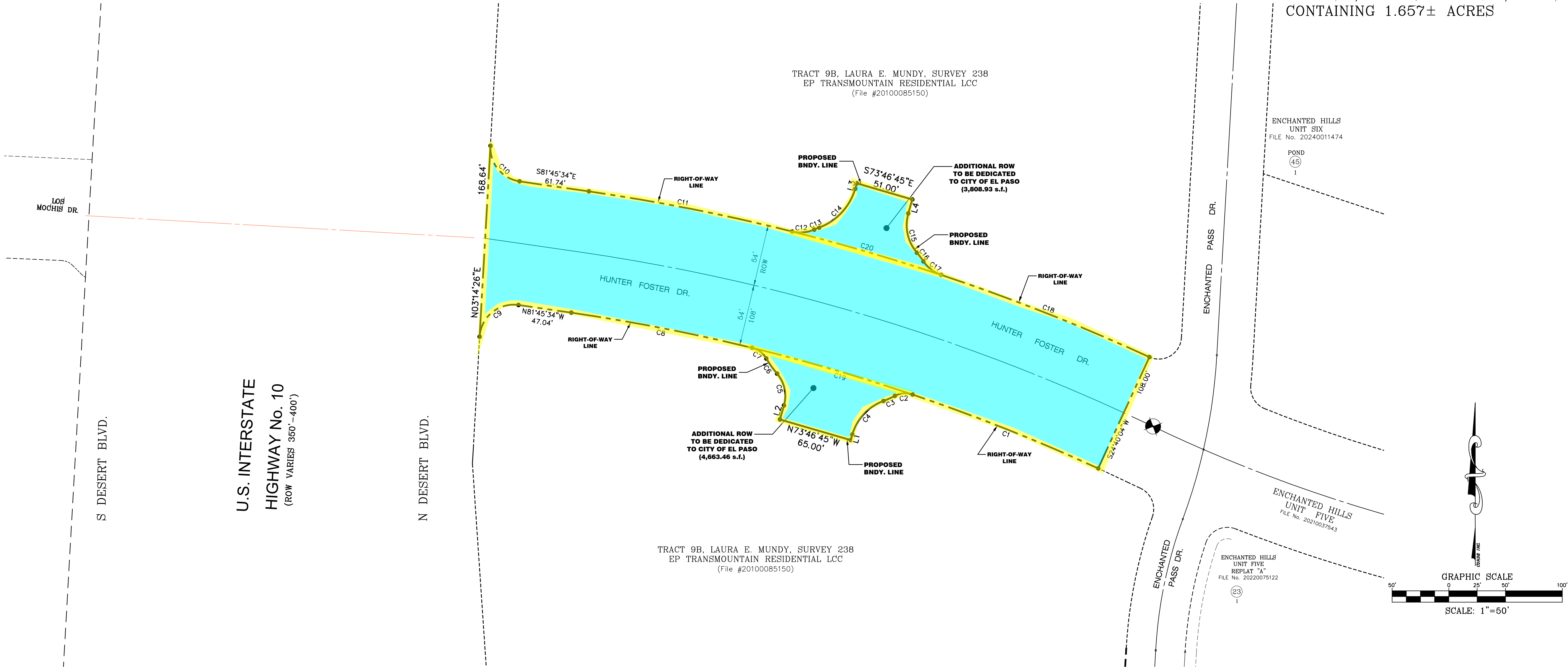
ENCHANTED HILLS UNIT FIVE
REPLAT B

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

CURVE TABLE						
CURVB	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1696.00'	176.25'	88.21'	176.18'	N68°18'34"W	5°57'16"
C2	20.00'	16.21'	8.58'	15.77'	S85°29'19"W	46°26'58"
C3	85.00'	10.92'	5.47'	10.91'	N65°56'42"E	7°21'43"
C4	45.00'	41.94'	22.64'	40.44'	S42°55'24"W	53°24'18"
C5	30.00'	29.89'	16.32'	28.67'	N12°19'07"W	57°04'45"
C6	85.00'	16.37'	8.21'	16.35'	S35°20'25"E	11°02'10"
C7	20.00'	16.21'	8.58'	15.77'	N53°02'48"W	46°26'58"
C8	1696.00'	162.45'	81.29'	162.39'	N79°00'56"W	5°29'17"
C9	30.00'	49.74'	32.74'	44.24'	S50°44'26"W	95°00'00"
C10	30.00'	44.51'	27.49'	40.54'	S39°15'34"E	85°00'00"
C11	1804.00'	182.91'	91.53'	182.83'	N78°51'17"W	5°48'33"
C12	30.00'	19.83'	10.29'	19.47'	N85°06'54"E	37°52'11"
C13	78.00'	4.69'	2.35'	4.69'	S67°54'11"W	3°26'45"
C14	52.00'	48.47'	26.16'	46.73'	N42°55'24"E	53°24'18"
C15	37.00'	36.86'	20.12'	35.35'	S12°19'07"E	57°04'45"
C16	78.00'	9.69'	4.85'	9.69'	N37°17'54"W	7°07'12"
C17	30.00'	19.83'	10.29'	19.47'	S52°40'23"E	37°52'11"
C18	1804.00'	197.59'	98.90'	197.49'	N68°28'13"W	6°16'32"
C19	1696.00'	147.55'	73.82'	147.50'	N73°46'45"W	4°59'05"
C20	1804.00'	136.72'	68.39'	136.69'	N73°46'45"W	4°20'32"

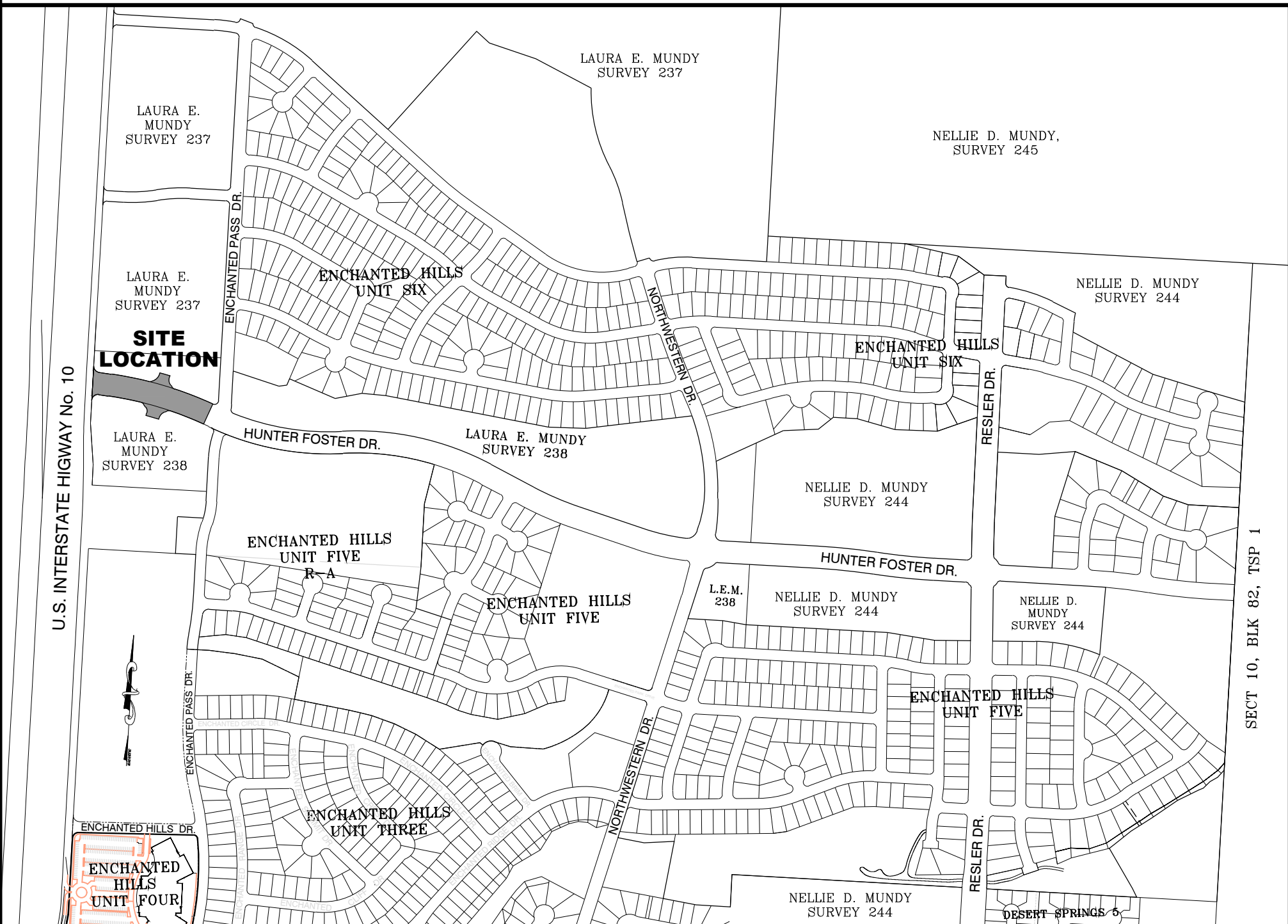
LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00	S16°13'15"W
L2	12.84	S16°13'15"W
L3	5.00	S16°13'15"W
L4	12.84	S16°13'15"W

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



LOCATION MAP

SCALE: 1" = 600'



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 16.343, 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 _____
- 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.
- LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
- 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 001C, EFFECTIVE 02/5/1986, FLOOD HAZARD ZONE C.
- BEARINGS BASED ON PLAT OF ENCHANTED HILLS UNIT FIVE RECORDED IN CLERKS FILE No. 20210037543, REAL 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.

BENCHMARK:
NGS CONTROL DISK CHINO SET IN TOP OF
CONCRETE MONUMENT STAMPED CHINO 1980
LOCATED 31°56'23.8600"N, 106°34'56.618"W
WITH ELEVATION OF 3946.11 (NAVD 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 hereon laid down and designated, and buried service 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 our signature this _____ day of _____, 2025.

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

By: _____
Douglas A. Schwartz, MANAGER

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

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 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 _____

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.

Executive Secretary _____ Chairperson _____

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, 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. 64648

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 Professional and Technical Standards.

Yvonne Conde Curry, P.E.

Ron R. Conde
Registered Professional Land Surveyor
Texas License No. 5152

