

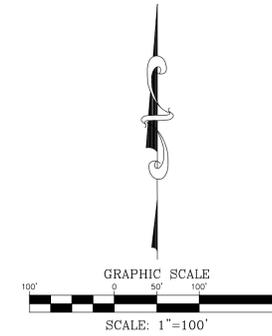
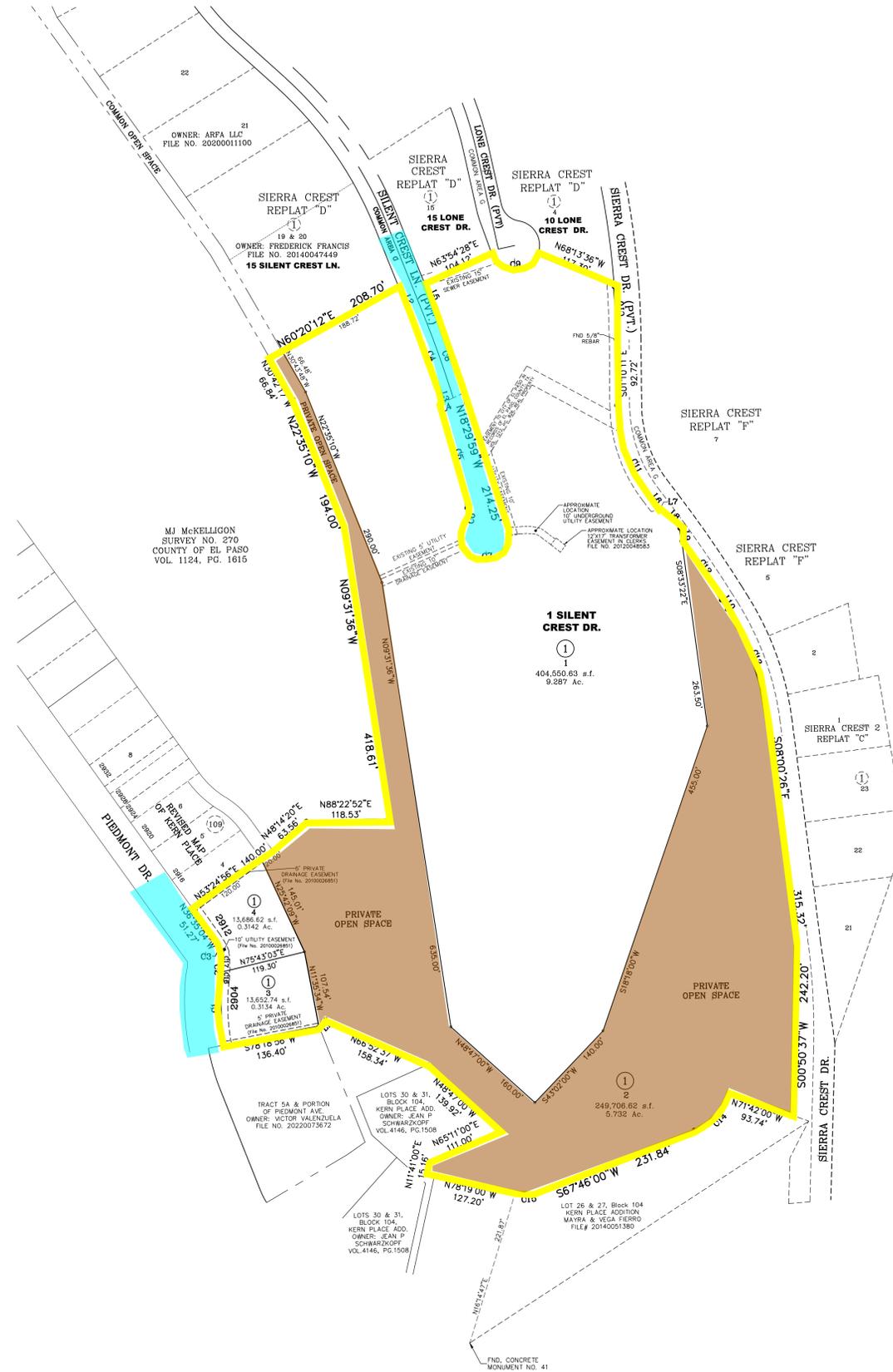
# SIERRA CREST REPLAT I

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.±

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	298.53'	92.30'	46.52'	91.94'	S24°46'16"E 1742'56"
C2	156.62'	39.76'	19.99'	39.65'	N11°42'17"W 1432'39"
C3	104.88'	22.61'	11.35'	22.57'	N30°24'30"W 1221'14"
C4	1482.00'	108.14'	54.09'	108.12'	N20°35'25"W 410'51"
C5	1311.05'	151.44'	75.80'	151.35'	N15°46'20"W 637'05"
C6	30.00'	22.71'	11.93'	22.17'	N91°32'0"E 4322'14"
C7	35.00'	140.13'	76.10'	63.60'	S83°47'33"E 2292'40"
C8	1518.00'	110.77'	55.41'	110.74'	N20°35'25"W 410'51"
C9	35.00'	84.07'	90.30'	65.27'	S89°25'02"E 1373'33"
C10	1188.07'	75.07'	37.55'	75.06'	N2°58'48"W 337'14"
C11	212.50'	139.08'	72.13'	136.61'	S19°55'10"E 3729'57"
C12	1787.61'	100.08'	50.05'	100.07'	N34°32'54"W 312'28"
C13	391.54'	170.41'	86.58'	169.07'	N20°28'33"W 2456'14"
C14	85.07'	73.45'	39.19'	71.19'	N43°02'00"E 4928'11"
C15	65.59'	38.83'	20.00'	38.26'	N84°43'30"E 3355'00"
C16	156.62'	11.73'	5.87'	11.73'	N53°12'E 417'34"
C17	156.62'	28.02'	14.05'	27.99'	N32°3'08"W 1015'05"

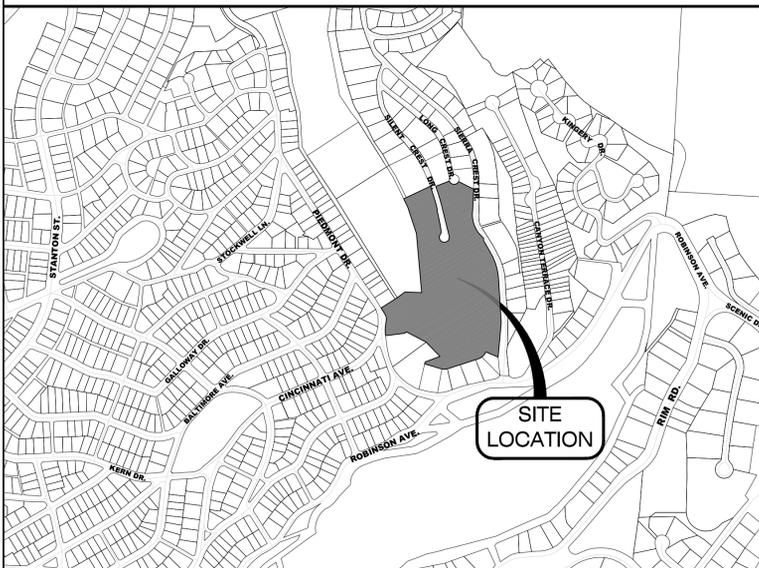
**NOTES:**

- 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. 480214-0035B, DATED OCTOBER 15, 1982, THIS PROPERTY IS IN FLOOD ZONE C "AREAS OF MINIMAL FLOODING".  
REASON FOR REPLAT: TO SUBDIVIDE INTO THREE (3) RESIDENTIAL LOTS AND ONE (1) OPEN SPACE LOT.



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

LOCATION MAP SCALE: 1" = 600'



SCHOOL DISTRICT  
EL PASO INDEPENDENT SCHOOL DISTRICT  
6531 BOEING DRIVE

DATE OF PREPARATION: DECEMBER 10, 2025

**CONDE INC.**  
ENGINEERING, PLANNING  
GPS / SURVEYING / CAD  
6080 SURETTY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 698-0283  
FAX: (915) 698-0286 PIRM# 10078100

**DEDICATION**  
L. FREDERICK FRANCIS AND GINGER G. FRANCIS, property owners of this land hereby present this plat and dedicate, including easements for overhead 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 construction and the right to trim interfering trees and shrubs.  
Witness our signature this \_\_\_\_\_ day of \_\_\_\_\_, 2026.  
By: L. FREDERICK FRANCIS & GINGER G. FRANCIS

**ACKNOWLEDGEMENT**  
STATE OF TEXAS  
COUNTY OF EL PASO  
Before me, the undersigned authority, on this day personally appeared L. FREDERICK FRANCIS and GINGER G. FRANCIS, INDIVIDUAL OWNERS, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same as the act and deed on behalf of the limited partnership for the purpose and considerations herein expressed.  
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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 \_\_\_\_\_, 2026.

Executive Secretary \_\_\_\_\_ Chairperson \_\_\_\_\_  
Approved for filing this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**FILING**  
Filed and recorded in the office of the County Clerk of El Paso County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, A.D. in File No. \_\_\_\_\_

County Clerk \_\_\_\_\_ By Deputy \_\_\_\_\_

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.

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