

MAJESTIC SANDS UNIT ONE

A PORTION OF SECTION 17, BLOCK 79, TOWNSHIP 3 TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS. CONTAINING 8.46± ACRES

SHEET 1 OF 2

OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION

BOWLING ENTERPRISES, LLC THE OWNERS OF THIS LAND, DO HEREBY PRESENT THIS MAP AND DEDICATE THEIR RESPECTIVE PORTIONS OF PROPERTY TO THE USE OF THE PUBLIC, THE STREETS, PONDING AREA, PEDESTRIAN RIGHT-OF-WAY, DRAINAGE RIGHT OF WAY AND UTILITY EASEMENTS AS HEREON LAID DOWN AND DESIGNATED, INCLUDING EASEMENTS FOR OVERHANG 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.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232 AND THAT:

- THE WATER QUALITY AND CONNECTION TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS MEET OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- GAS CONNECTIONS, IF AVAILABLE PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

BOWLING ENTERPRISES, LTD. DATE
GREGORY B. BOWLING, MANAGING PARTNER

STATE OF TEXAS COUNTY OF EL PASO

BEFORE ME, THE UNDERSIGN NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, MR. GREGORY B. BOWLING, PROVIDE TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY

OF _____, 20__.

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 _____, 20__. ATTEST:
EXECUTIVE SECRETARY

CHAIRPERSON
DATE _____, 20__.

APPROVED FOR FILING THIS ____ DAY OF _____, 20__.

PLANNING AND INSPECTIONS DIRECTOR

EL PASO COUNTY, TEXAS CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 232

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MAJESTIC SANDS UNIT ONE SUBDIVISION WAS REVIEWED AND APPROVED BY THE EL PASO COUNTY, TX COMMISSIONERS' COURT ON _____, 20__.

EL PASO COUNTY JUDGE DATE ATTEST EL PASO COUNTY CLERK DATE

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____ COUNTY CLERK OF EL PASO COUNTY, CERTIFY THAT THE PLAT BEARING

THIS CERTIFICATE WAS FILED AND RECORDED UNDER INSTRUMENT NUMBER _____

IN THE PLAT RECORDS OF THE EL PASO COUNTY. FILE DATE _____

EL PASO 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.

BENITO BARRAGAN, TX, R.P.L.S. NO. 5615

SURVEYOR

Barragan & Associates Inc.

LAND PLANNING & LAND SURVEYING
10950 Pelicano Dr, Bldg. F - El Paso, TX 79935
Phone (915) 591-5709 Fax (915) 591-5706

CONTACT: BENITO BARRAGAN, R.P.L.S.

DATE OF PREPARATION: APRIL 2025

PLAT NOTES AND RESTRICTIONS:

- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO MAJESTIC SANDS UNIT ONE 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 MISSION RIDGE BOULEVARD AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION.
- TAX CERTIFICATE(S) FOR MAJESTIC SANDS UNIT ONE SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____ DATE _____
- ROADS WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL PAVED BY THE DEVELOPER AND LEGALLY APPROVED AND ACCEPTED BY EL PASO COUNTY.
- RESTRICTIVE COVENANTS FOR CAREFREE ESTATES 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 POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL COORDINATE THE 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 AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO APPROVAL OF THE UNITED STATES POSTAL SERVICE.
- THIS SUBDIVISION LIES WITHIN ZONE "X" AS DESIGNATED IN PANEL NO. 480212 0250 B, 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 EXISTING MONUMENT. (FOR EXACT LOCATION CONTACT CITY OF EL PASO)
- ⊙ DENOTES PROPOSED MONUMENT AS PER MAJESTIC SANDS UNIT ONE SUBDIVISION. (NOT IN PLACE AS OF DATE OF PREPARATION)
- BUILDINGS SHALL BE SET BACK AS FOLLOWS: FROM ROADS AND RIGHTS-OF-WAY SETBACK SHALL BE A MINIMUM OF 20 FEET, FROM SIDE PROPERTY LINES, SETBACK SHALL BE A MINIMUM OF 5 FEET, FROM SIDE PROPERTY LINES ABUTTING A PUBLIC ROAD, SETBACK SHALL BE A MINIMUM OF 10 FEET, AND FROM REAR PROPERTY LINES, SETBACK SHALL BE 20 FEET. THESE SETBACKS DISTANCES SHALL NOT CONFLICT WITH SEPARATION OR SETBACK DISTANCES REQUIRED BY RULE GOVERNING PUBLIC UTILITIES ON-SITE SEWAGE FACILITIES OR DRINKING WATER SUPPLIES.
- THE FINISHED FLOOR ELEVATIONS OF ANY RESIDENCE SHALL BE AT LEAST 12 INCHES ABOVE THE AVERAGE HEIGHT OF THE CURB IN FRONT OF THE LOT, OR AT LEAST 18 INCHES ABOVE THE NATURAL GROUND LEVEL SURROUNDING THE FOUNDATION, WHICHEVER IS HIGHER.
- NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
- NO DIRECT VEHICULAR ACCESS FROM SIDE STREET OF CORNER LOTS SHALL BE PERMITTED.
- THE BUILDER WILL CONSTRUCT A 5 (FIVE) FEET WIDE CONCRETE SIDEWALK ALONG THE ADJACENT PUBLIC STREET AS PART OF THE CONSTRUCTION OF IMPROVEMENTS ON EACH LOT. THE SIDEWALKS SHALL BE LOCATED ALONG ANY FRONT, REAR OR SIDE PROPERTY LINES ABUTTING A PUBLIC ROAD.
- THE BUILDER WILL CONSTRUCT CONCRETE DRIVEWAYS BETWEEN THE ROAD CURB AND THE PROPERTY LINE AS PART OF THE CONSTRUCTION OF IMPROVEMENTS.
- THE DEVELOPER SHALL PROVIDE ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY LOTS.
- THE OWNER AND SUBDIVIDER OF MAJESTIC SANDS UNIT ONE SUBDIVISION, HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES UNLESS OTHERWISE APPROVED, IN WRITING, BY EL PASO COUNTY.
- LOTS WITHIN MAJESTIC SANDS UNIT ONE SUBDIVISION ARE RESTRICTED TO RESIDENTIAL PURPOSES UNLESS OTHERWISE INDICATED.
- LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING SIDEWALKS, DRIVEWAYS AND PARKWAYS ABUTTING THEIR PROPERTY INCLUDING THOSE WITH DOUBLE FRONTAGE.
- ALL UTILITY EASEMENTS ARE 10' WIDE UNLESS OTHERWISE SPECIFIED ON DRAWINGS. (U.E.-UTILITY EASEMENT)
- 10' RESTRICTED ACCESS EASEMENT.
- THE USE OF ADA RAMPS AS DRIVEWAY ACCESS SHALL NOT BE ALLOWED.
- LOT 7, BLOCK 2 IS DESIGNATED AS PUBLIC PONDING AREA AND SHALL BE MAINTAINED BY THE COUNTY OF EL PASO.

MAJESTIC SANDS UNIT ONE SUBDIVISION

Majestic Sands Unit One Subdivision is subject to impact fees and they shall be calculated based on the table below.

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 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 at the time of the meter connection if development is outside the city limits.

EASTSIDE SERVICE AREA

Meter Size	Meter Capacity Ratio	*Water (\$)	Wastewater (\$)
Less Than 1"	1.00	892.00	1,178.00
1"	1.67	1,489.00	1,967.00
1 1/2"	3.33	2,971.00	3,923.00
2"	5.33	4,754.00	6,278.00
3"	10.00	8,919.00	11,780.00
4"	16.67	14,867.00	19,636.00
6"	33.33	29,725.00	39,260.00
8"	53.33	47,562.00	62,819.00
10"	76.67	68,390.00	90,317.00
12"	143.33	127,850.00	168,843.00

* Fees do not apply to water meter or connections made for standby fire protection service.

METES AND BOUNDS DESCRIPTION

Description of a parcel of land out of a portion of Tract 19 (being a part of a 18.898 Acre Tract of Land, situated in Section 17, Block 79, Township 3, T&P Railroad Company Surveys) and Tract 48, Section 17, Block 79, Township 3, T&P Railroad Company Surveys, in El Paso County, Texas, and being the same property described in Instrument Nos. 20160017641 and 20240003519, Real Property Records of El Paso County, Texas, and being more particularly described as follows:

COMMENCING, for reference at a found rebar with cap stamped "ZWA" for the common corner of Sections 17 and 18, Block 79, Township 3, Texas and Pacific Railroad Company Surveys (per McCombs 45' construction), WHENCE a found 2" iron pipe for the common corner of Sections 18, 19, 22, Block 79, Township 3, T&P Railroad Company Surveys and C.D. Stewart Survey No. 319, El Paso County, Texas, bears S 87° 38' 0" E, a distance of 5304.30 feet; THENCE, N 87° 38' 01" W (West-Record), along the southerly line of Section 17, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, a distance of 129.06 feet to a found "V" mark on the westerly right-of-way line of Mission Ridge Drive as dedicated in Instrument No. 20150084476, Real Property Records of El Paso County, Texas; THENCE, N 02° 28' 19" E, along said westerly right-of-way line of Mission Ridge Drive, a distance of 3992.03 feet to a found 1/2" rebar with cap stamped "B&A Inc." for the southeasterly corner of Aviator Trails Subdivision, filed for record in Instrument No. 20170058199, Plat Records of El Paso County, Texas, and for the northeasterly corner of a 18.898 Acre Tract described in Instrument No. 20160017641, being the POINT OF BEGINNING of this description;

THENCE, S 02° 28' 19" W, along the westerly right-of-way line of Mission Ridge Drive, a distance of 661.31 feet to a point;

THENCE, N 86° 56' 46" W (West-Record), leaving the westerly right-of-way line of Mission Ridge Drive along the southerly line of Tract 19, a distance of 225.85 feet to a found 1/2" rebar on the southerly common corner of Tracts 19 and 48, WHENCE a found 5/8" rebar bears N 010° 58' 23" E, a distance of 20.19 feet;

THENCE, N 86° 56' 26" W (West-Record), along the southerly line of Tract 48, a distance of 331.84 feet to a found 1/2" rebar on the southeasterly corner of Tract 48, WHENCE a found 3/4" rebar bears N 03° 05' 56" E, a distance of 19.82 feet;

THENCE, N 02° 29' 18" E (N 00° 33' 12" W-Record), along the westerly line of Tract 48, a distance of 661.31 feet to a point on the southerly line of Aviator Trails Subdivision for corner, WHENCE a found 5/8" rebar bears S 02° 29' 18" W, a distance of 6.71 feet, WHENCE a found 5/8" rebar bears S 01° 40' 22" W, a distance of 26.79 feet;

THENCE, S 86° 56' 33" E, along the southerly line of Aviator Trails Subdivision, a distance of 557.50 feet to the POINT OF BEGINNING of this description and containing in all 8.46 acres more or less.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00'	100.73'	50.84'	100.26'	S77°54'32"E	019°14'19"
C2	300.00'	18.36'	9.18'	18.35'	N70°02'33"W	003°30'20"
C3	300.00'	16.17'	8.09'	16.17'	N73°20'22"W	003°05'18"
C4	300.00'	63.14'	31.69'	63.02'	N80°54'47"W	012°03'32"
C5	57.00'	90.00'	57.57'	81.01'	S47°46'22"W	090°34'09"
C6	57.00'	88.97'	56.44'	80.21'	S42°13'38"E	089°25'52"
C7	300.00'	82.38'	41.45'	82.12'	S10°20'18"W	015°43'58"
C8	20.00'	33.00'	21.65'	29.38'	N49°44'21"E	094°32'00"
C9	273.00'	33.68'	16.86'	33.65'	S79°27'37"E	007°04'04"
C10	273.00'	36.39'	18.22'	36.36'	S72°06'29"E	007°38'12"
C11	327.00'	13.63'	6.82'	13.63'	N69°29'01"W	002°23'18"
C12	327.00'	49.26'	24.68'	49.22'	N74°59'37"W	008°37'54"
C13	327.00'	43.56'	21.81'	43.53'	S83°07'34"E	007°37'59"
C14	20.00'	10.21'	5.22'	10.10'	S72°19'15"E	029°14'36"
C15	75.00'	12.29'	6.16'	12.28'	N62°23'37"W	009°23'21"
C16	75.00'	44.58'	22.97'	43.93'	N84°07'04"W	034°03'34"
C17	75.00'	38.71'	19.79'	38.28'	S64°04'05"W	029°34'07"
C18	75.00'	38.71'	19.79'	38.28'	S34°29'59"W	029°34'07"
C19	75.00'	43.28'	22.26'	42.68'	S03°11'07"W	033°03'37"
C20	75.00'	17.55'	8.82'	17.51'	S20°03'00"E	013°24'36"
C21	20.00'	10.21'	5.22'	10.10'	N12°08'00"W	029°14'36"

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C22	20.00'	10.30'	5.27'	10.18'	N17°14'22"E	029°30'09"
C23	75.00'	18.25'	9.17'	18.21'	S25°01'08"W	013°56'38"
C24	75.00'	43.19'	22.21'	42.60'	S01°32'58"W	032°59'40"
C25	75.00'	38.71'	19.79'	38.28'	S29°43'55"E	029°34'07"
C26	75.00'	38.71'	19.79'	38.28'	S59°18'02"E	029°34'07"
C27	75.00'	45.21'	23.31'	44.53'	N88°38'48"E	034°32'14"
C28	75.00'	10.24'	5.13'	10.23'	N67°27'59"E	007°49'24"
C29	20.00'	10.30'	5.27'	10.18'	S78°18'21"W	029°30'09"
C30	20.00'	31.21'	19.80'	28.14'	N42°14'09"W	089°24'52"
C31	20.00'	31.62'	20.21'	28.43'	N47°45'52"E	090°35'07"
C32	30.00'	46.83'	29.70'	42.22'	S42°13'38"E	089°25'52"
C33	30.00'	47.42'	30.30'	42.64'	S47°46'22"W	090°34'09"
C34	273.00'	23.08'	11.55'	23.08'	N84°31'12"W	004°50'42"
C35	20.00'	33.00'	21.65'	29.38'	N34°49'37"W	094°32'30"
C36	327.00'	56.91'	28.53'	56.84'	S07°27'29"W	009°58'19"
C37	20.00'	30.19'	18.81'	27.41'	N40°58'32"W	086°29'49"
C38	327.00'	59.34'	29.75'	59.26'	S79°01'31"E	010°23'50"
C39	20.00'	33.22'	21.89'	29.53'	S58°35'43"W	095°09'24"
C40	273.00'	40.71'	20.40'	40.68'	S06°44'40"W	008°32'42"
C41	20.00'	31.21'	19.80'	28.14'	S42°14'08"E	089°24'53"
C42	20.00'	31.34'	19.92'	28.23'	N48°10'06"E	089°46'40"

LINE TABLE

LINE	BEARING	LENGTH
L1	N87°31'41"W	59.07'
L2	S86°56'33"E	57.57'
L3	N02°29'18"E	57.57'
L4	N02°29'18"E	56.44'
L5	N86°56'34"W	56.44'
L6	N86°56'34"W	60.89'
L7	N18°12'17"E	16.25'
L8	S86°56'33"E	4.72'
L9	N86°56'33"W	9.75'
L10	S86°56'26"E	14.29'
L11	S86°56'26"E	21.51'
L12	S86°56'46"E	26.89'
L13	N02°28'19"E	8.60'

BENCHMARK:

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF ISMAEL ROBLES STREET AND MARY PONCE ROAD. ELEVATION: 4000.66 (CITY DATUM)

FLOOD ZONE

THIS SUBDIVISION LIES WITHIN ZONE "X" AS DESIGNATED IN PANEL NO. 480212 0175 B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN.

STREET NAME	LENGTH
NICOLE ELLEN COURT	409.29'
OLIVIA SKYE PLACE	357.30'
NILDA ESTRADA COURT	405.64'
HUGO PEREZ PLACE	348.35'

SCHOOL DISTRICT

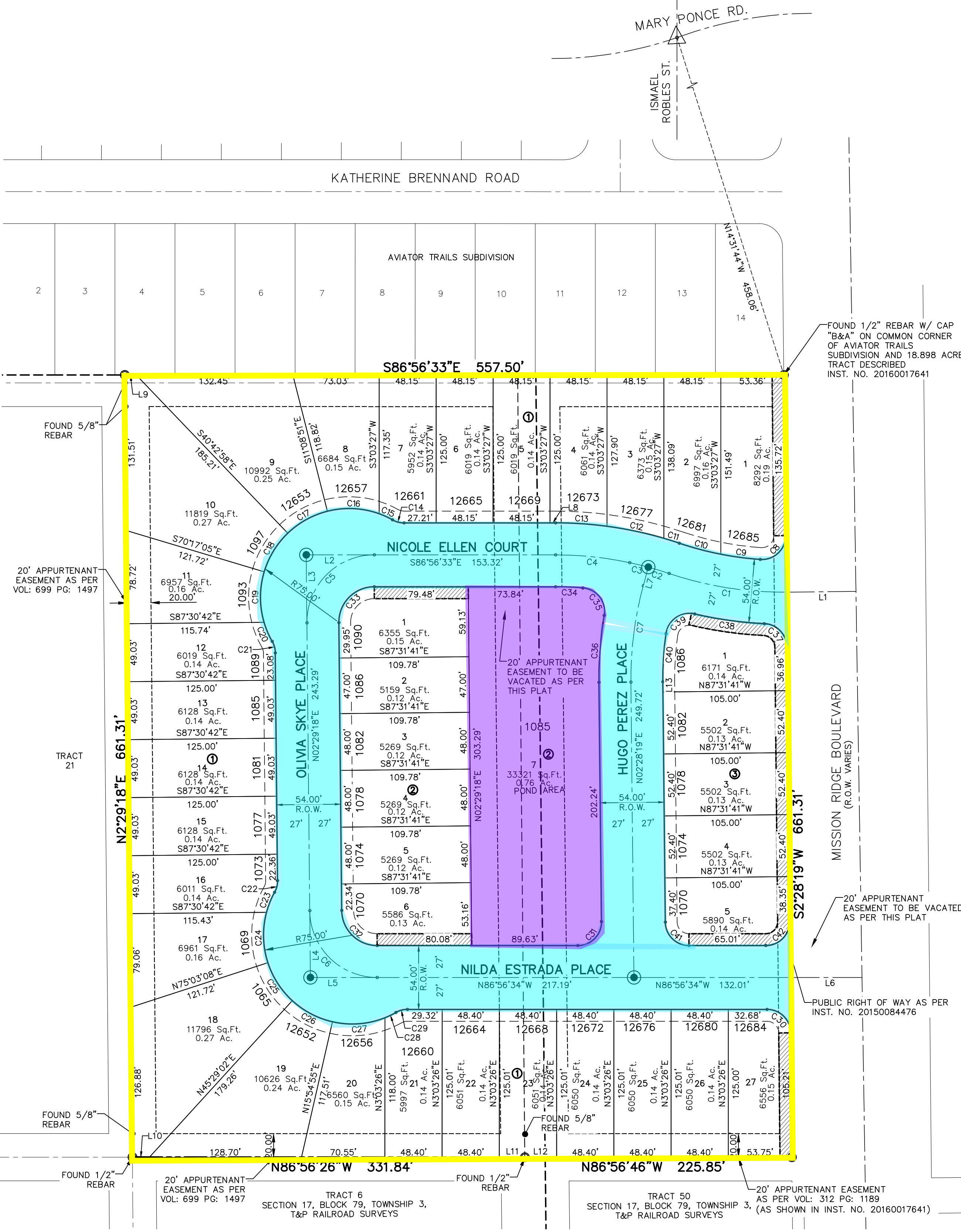
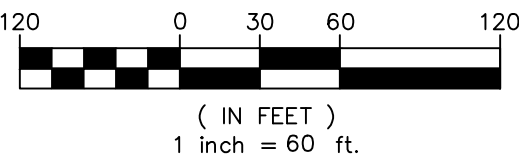
SOCORRO INDEPENDENT SCHOOL DISTRICT
2300 EASTLAKE DR, EL PASO, TX 79928

TOTAL LOTS

RESIDENTIAL	=38
POND	=1
TOTAL	=39

FINAL PLAT

GRAPHIC SCALE



LOCATION MAP

SCALE: 1" = 600'

