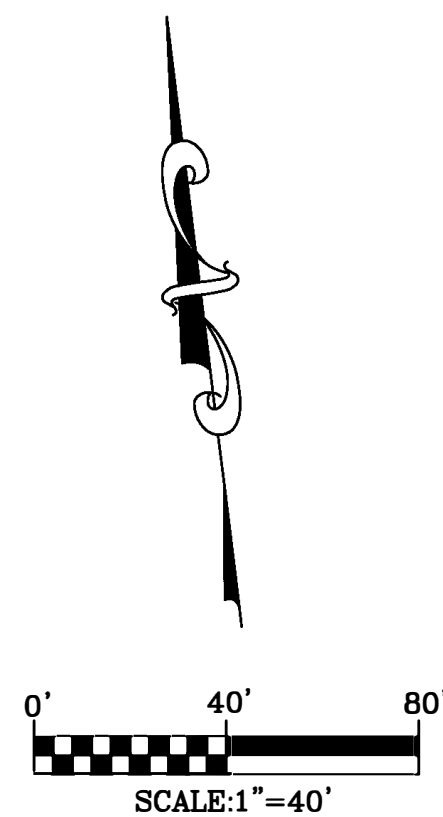


MULBERRY ESTATES

LOT 1, BLOCK 1, SOUTHERN ESTATE,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 86,942 SQ.FT. OR 1.9959 ACRES

TOTAL NUMBER OF LOTS
6 RESIDENTIAL

SCHOOL DISTRICT
EL PASO INDEPENDENT SCHOOL DISTRICT
1014 N. Stanton Street, El Paso, TX 79902



PLAT NOTES

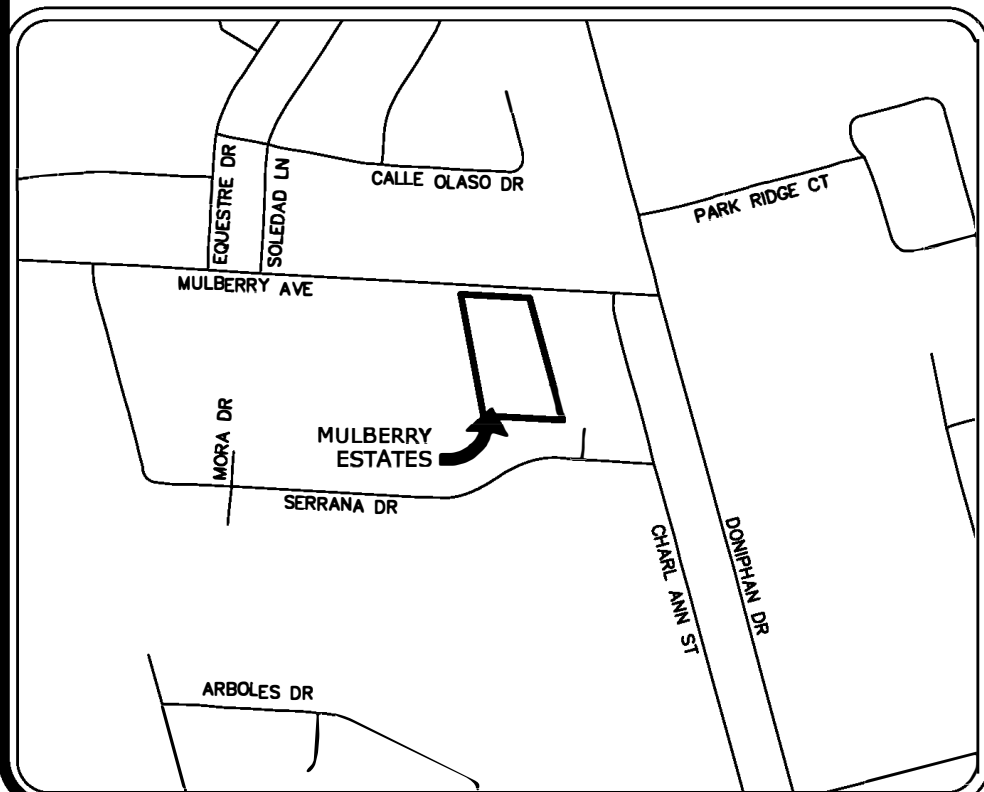
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER SHALL 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 SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
- THIS SUBDIVISION LIES IN ZONE "A-1", AS DESIGNATED BY F.E.M.A.; CITY OF EL PASO, COMMUNITY PANEL NO. 480214-0021 D, DATED JANUARY 3, 1997.
- WATER SUPPLY AND SEWAGE DISPOSAL IS BEING PROVIDED BY THE EL PASO WATER UTILITIES
- ALL DEVELOPED STORM WATER RUNOFF SHALL BE ADDRESSED WITHIN THE SUBDIVISION LIMITS AND SHALL COMPLY WITH ALL PROVISIONS OF (DSC, 19.19.01GA AND DCM, 11.1).

SURVEY NOTES

- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.

LOCATION MAP

APPROX. SCALE 1"=600'



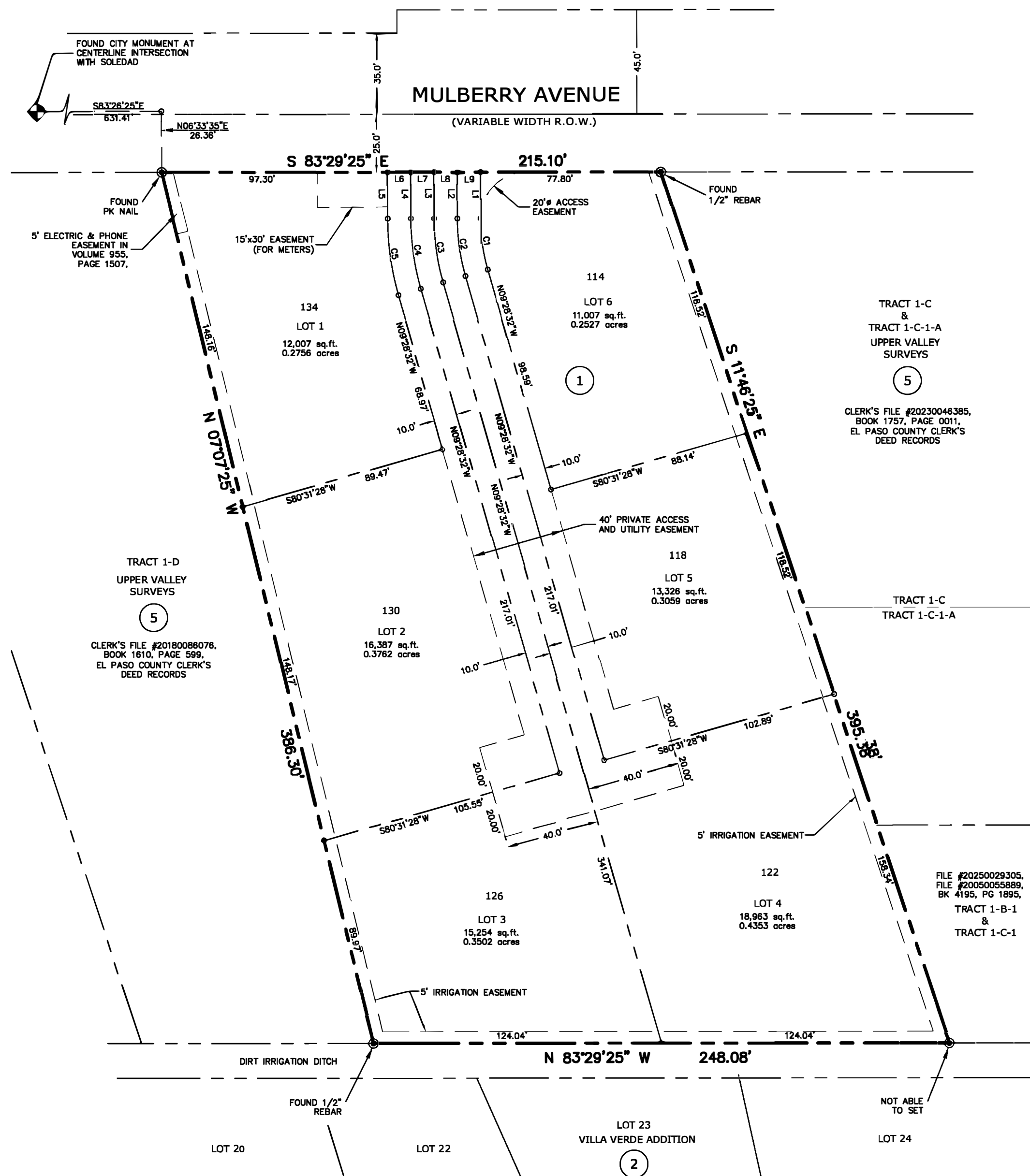
OWNER/DEVELOPER:
CARDANCES PROPERTIES, LLC
914 N LEE BOULEVARD
EL PASO, TEXAS 79902
915-487-6064

ENGINEER:
SITWORK ENGINEERING, L.L.C.
444 EXECUTIVE CENTER, STE. 134
EL PASO, TEXAS 79902
PHONE: (915) 351-8033

PLAT PREPARED BY:
PASO DEL NORTE SURVEYING, INC.
13998 BRADLEY ROAD
EL PASO, TEXAS 79938
PHONE: (915) 241-1841

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00	N06°30'30"E
L2	20.00	N06°30'30"E
L3	20.00	N06°30'30"E
L4	20.00	N06°30'30"E
L5	20.00	N06°30'30"E
L6	10.00	S83°29'25"E
L7	10.00	S83°29'25"E
L8	10.00	S83°29'25"E
L9	10.00	S83°29'25"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING CHORD
C1	22.32	80.00	15.2940°	N01°28'58"W 22.25
C2	25.11	80.00	15.3907°	N01°28'58"W 25.03
C3	27.80	100.00	15.3907°	N01°28'58"W 27.81
C4	30.69	110.00	15.3907°	N01°28'58"W 30.59
C5	33.48	120.00	15.3907°	N01°28'58"W 33.37



OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

I, Cesar Chaparro, representative of CARDANCES PROPERTIES, LLC as owner of all of MULBERRY ESTATES hereby subdivide the land as described in this subdivision plat and confirm any existing utility easement.

I attest that the matters asserted in this plat are true and complete.

Witness my signature this _____ day of _____, 2026.

Cesar Chaparro

DATE

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Cesar Chaparro, representative of Cardances Properties, LLC, known to me to be the person's whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes 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 APPROVAL STATEMENT

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

Government Code of Texas this _____ day of _____, 2026.

Executive Secretary

Chairperson

Approved for filing this _____ day of _____, 2026.

Planning & Inspections Director

FILING

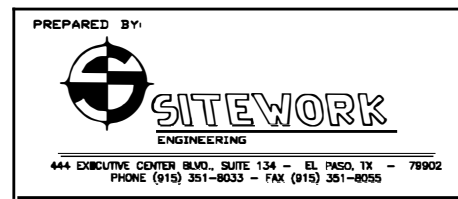
Filed and recorded in the office of the County Clerk of El Paso County, Texas,

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 STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

PRELIMINARY FOR REVIEW
NOT TO BE FILED FOR ANY REASON

John A. Eby, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 5372

SUBDIVISION IMPROVEMENT PLANS WERE PREPARED
BY AND UNDER THE SUPERVISION OF
JORGE A. GARCIA, REGISTERED PROFESSIONAL ENGINEER #86437

PRELIMINARY FOR REVIEW
NOT TO BE FILED FOR ANY REASON

JORGE A. GARCIA P.E., #86437

UPDATED AND REVISED: 5/19/2026
DATE OF PREPARATION: 5/28/2026

PASO DEL NORTE SURVEYING INC.
13998 BRADLEY ROAD, EL PASO, TEXAS 79938

TBPLS FIRM #10001200
PH. 915-241-1841
FAX 915-855-6925