

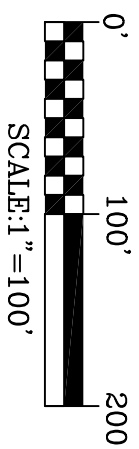
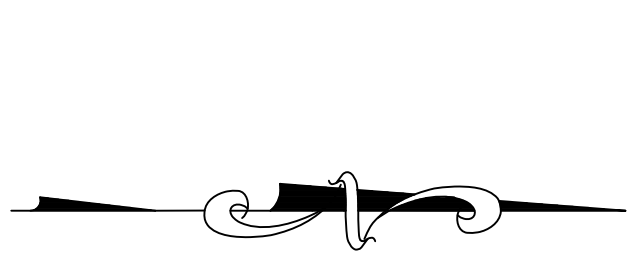
DEWBERRY SPRINGS SUBDIVISION

A PORTION OF TRACT 1-B,
NELLIE D. MUNDY SURVEY NO. 243,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 298,263 SQ. FT. OR 6.8472 ACRES

TOTAL NUMBER OF LOTS
45

SCHOOL DISTRICT

CANTILLO INDEPENDENT SCHOOL DISTRICT
7805 Alameda Street, P.O. Box 105, Cantonville, TX 79935



PLAT NOTES

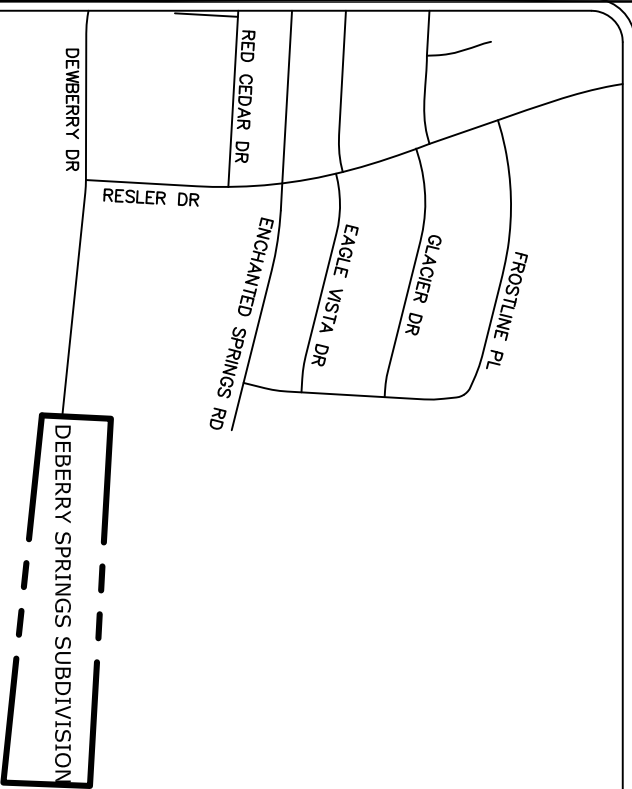
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT NO. _____ DATE _____
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT NO. _____ DATE _____
- THIS SUBDIVISION SHALL RESERVE FOR FUTURE UTILITY SERVICE. THE SUBDIVISION SHALL COORDINATE THE INSTALLATION AND CONSTRUCTION WITH THE UNITED STATES DEPARTMENT OF AGRICULTURE, THE UNITED STATES POSTAL SERVICE, AND THE UNITED STATES DEPARTMENT OF TRANSPORTATION. THIS SUBDIVISION LIES IN ZONES "B" & "C", AS DESIGNATED BY FEMA, CITY OF EL PASO, TEXAS. THIS SUBDIVISION IS SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE. ALL DEVELOPED STORM WATER RUNOFF SHALL BE ADDRESSED WITHIN THE SUBDIVISION LIMITS AND SHALL COMPLY WITH ALL PROVISIONS OF (SUA, 19.03.004 AND DCA, 11.1).
- WATER SUPPLY AND SEWAGE DISPOSAL IS BEING PROVIDED BY THE EL PASO WATER UTILITIES AND SHALL COMPLY WITH ALL PROVISIONS OF (SUA, 19.03.004 AND DCA, 11.1).
- ALL DEVELOPED STORM WATER RUNOFF SHALL BE ADDRESSED WITHIN THE SUBDIVISION LIMITS AND SHALL COMPLY WITH ALL PROVISIONS OF (SUA, 19.03.004 AND DCA, 11.1).
- WATER SUPPLY AND SEWAGE DISPOSAL IS BEING PROVIDED BY THE EL PASO WATER UTILITIES AND SHALL COMPLY WITH ALL PROVISIONS OF (SUA, 19.03.004 AND DCA, 11.1).
- ALL DEVELOPED STORM WATER RUNOFF SHALL BE ADDRESSED WITHIN THE SUBDIVISION LIMITS AND SHALL COMPLY WITH ALL PROVISIONS OF (SUA, 19.03.004 AND DCA, 11.1).
- PRIVATE OPEN SPACE (LOT 1, BLOCK 2) SHALL BE MAINTAINED BY HOME OWNERS ASSOCIATION (H.O.A.).

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"=400'

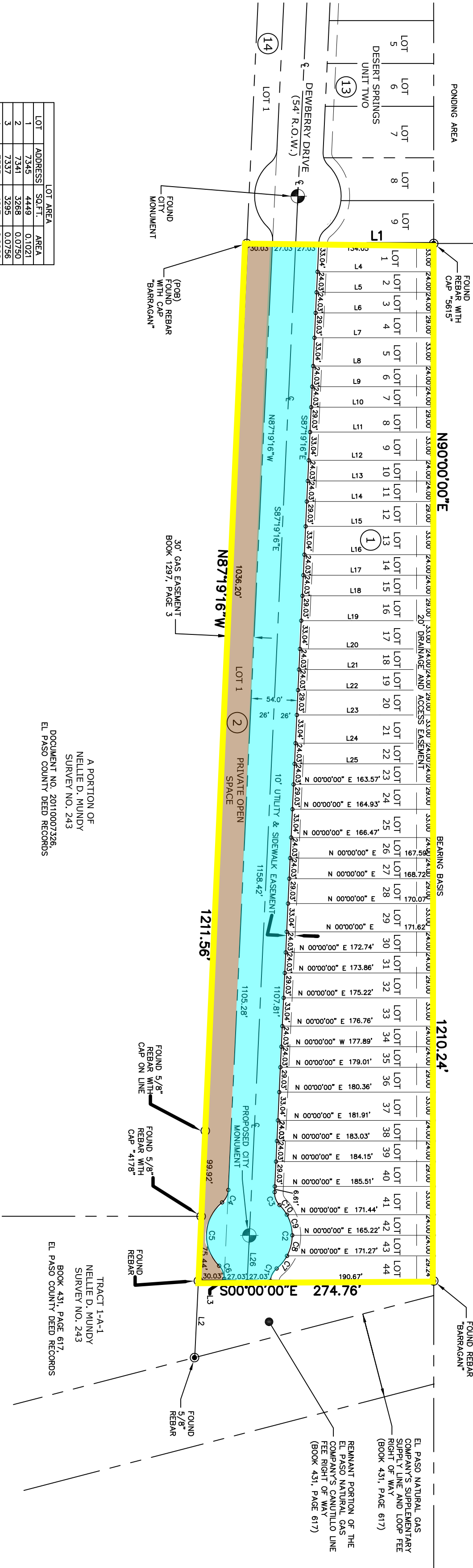


OWNER/DEVELOPER:
DREW LAND, LLC
1910 CANTILLO BLVD E STE 102
EL PASO, TEXAS 79915
915-581-6319

ENGINEERING AND PLANNING
CONSULTATION BY:
DREW ENGINEERING, LLC
P.O. BOX 220251
DEL RIO ENGINEERING, INC.
P.O. BOX 220251
915-833-2400

PLAT PREPARED BY:
PASO DEL NORTE SURVEYING, INC.
13938 BRADLEY ROAD
EL PASO, TEXAS 79938
PHONE: (915) 241-1841

SECTION 10, BLOCK 82,
TOWNSHIP 1,
RANGE 5, SERIES
QTY OF EL PASO



A PORTION OF
NELLIE D. MUNDY
SURVEY NO. 243
DOCUMENT NO. 201007026
EL PASO COUNTY DEED RECORDS

TRACT 1-B-1
NELLIE D. MUNDY
SURVEY NO. 243
BOOK 431, PAGE 67,
EL PASO COUNTY DEED RECORDS

LOT	AREA	LOT AREA
1	7245	4449 0.0750
2	7241	3888 0.0750
3	7241	3888 0.0750
4	7245	4449 0.0750
5	7245	4449 0.0750
6	7245	4449 0.0750
7	7245	4449 0.0750
8	7245	4449 0.0750
9	7245	4449 0.0750
10	7245	4449 0.0750
11	7245	4449 0.0750
12	7245	4449 0.0750
13	7245	4449 0.0750
14	7245	4449 0.0750
15	7245	4449 0.0750
16	7245	4449 0.0750
17	7245	4449 0.0750
18	7245	4449 0.0750
19	7245	4449 0.0750
20	7245	4449 0.0750
21	7245	4449 0.0750
22	7245	4449 0.0750
23	7245	4449 0.0750
24	7245	4449 0.0750
25	7245	4449 0.0750
26	7245	4449 0.0750
27	7245	4449 0.0750
28	7245	4449 0.0750
29	7245	4449 0.0750
30	7245	4449 0.0750
31	7245	4449 0.0750
32	7245	4449 0.0750
33	7245	4449 0.0750
34	7245	4449 0.0750
35	7245	4449 0.0750
36	7245	4449 0.0750
37	7245	4449 0.0750
38	7245	4449 0.0750
39	7245	4449 0.0750
40	7245	4449 0.0750
41	7245	4449 0.0750
42	7245	4449 0.0750
43	7245	4449 0.0750
44	7245	4449 0.0750

LINE	LENGTH	BEARING
1	281.4	N87°19'16\"
2	118.42	N87°19'16\"
3	118.42	N87°19'16\"
4	118.42	N87°19'16\"
5	118.42	N87°19'16\"
6	118.42	N87°19'16\"
7	118.42	N87°19'16\"
8	118.42	N87°19'16\"
9	118.42	N87°19'16\"
10	118.42	N87°19'16\"
11	118.42	N87°19'16\"
12	118.42	N87°19'16\"
13	118.42	N87°19'16\"
14	118.42	N87°19'16\"
15	118.42	N87°19'16\"
16	118.42	N87°19'16\"
17	118.42	N87°19'16\"
18	118.42	N87°19'16\"
19	118.42	N87°19'16\"
20	118.42	N87°19'16\"
21	118.42	N87°19'16\"
22	118.42	N87°19'16\"
23	118.42	N87°19'16\"
24	118.42	N87°19'16\"
25	118.42	N87°19'16\"
26	118.42	N87°19'16\"
27	118.42	N87°19'16\"
28	118.42	N87°19'16\"
29	118.42	N87°19'16\"
30	118.42	N87°19'16\"
31	118.42	N87°19'16\"
32	118.42	N87°19'16\"
33	118.42	N87°19'16\"
34	118.42	N87°19'16\"
35	118.42	N87°19'16\"
36	118.42	N87°19'16\"
37	118.42	N87°19'16\"
38	118.42	N87°19'16\"
39	118.42	N87°19'16\"
40	118.42	N87°19'16\"
41	118.42	N87°19'16\"
42	118.42	N87°19'16\"
43	118.42	N87°19'16\"
44	118.42	N87°19'16\"

LINE	LENGTH	BEARING
1	281.4	N87°19'16\"
2	118.42	N87°19'16\"
3	118.42	N87°19'16\"
4	118.42	N87°19'16\"
5	118.42	N87°19'16\"
6	118.42	N87°19'16\"
7	118.42	N87°19'16\"
8	118.42	N87°19'16\"
9	118.42	N87°19'16\"
10	118.42	N87°19'16\"
11	118.42	N87°19'16\"
12	118.42	N87°19'16\"
13	118.42	N87°19'16\"
14	118.42	N87°19'16\"
15	118.42	N87°19'16\"
16	118.42	N87°19'16\"
17	118.42	N87°19'16\"
18	118.42	N87°19'16\"
19	118.42	N87°19'16\"
20	118.42	N87°19'16\"
21	118.42	N87°19'16\"
22	118.42	N87°19'16\"
23	118.42	N87°19'16\"
24	118.42	N87°19'16\"
25	118.42	N87°19'16\"
26	118.42	N87°19'16\"
27	118.42	N87°19'16\"
28	118.42	N87°19'16\"
29	118.42	N87°19'16\"
30	118.42	N87°19'16\"
31	118.42	N87°19'16\"
32	118.42	N87°19'16\"
33	118.42	N87°19'16\"
34	118.42	N87°19'16\"
35	118.42	N87°19'16\"
36	118.42	N87°19'16\"
37	118.42	N87°19'16\"
38	118.42	N87°19'16\"
39	118.42	N87°19'16\"
40	118.42	N87°19'16\"
41	118.42	N87°19'16\"
42	118.42	N87°19'16\"
43	118.42	N87°19'16\"
44	118.42	N87°19'16\"

SUBDIVISION IMPROVEMENT PLANS WERE PREPARED
S.B. MASQUO, REGISTERED PROFESSIONAL ENGINEER # 70774
PRELIMINARY FOR REVIEW
NOT TO BE FILED FOR ANY REASON

S.B. MASQUO, R.P.E. #70774

OWNERS DEDICATION, CERTIFICATION AND ATTESTATION

I, Alexander Emerson, CFO of DVEP LAND LLC, as owner of all of DVEP LAND LLC, do hereby dedicate, certify and attest that the land as described in this subdivision plat and confirm any existing easements.

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

Witness my signature this _____ day of _____, 2026.

Alexander Emerson
CFO OF DVEP LAND LLC.

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Alexander Emerson, representative of DVEP LAND LLC, known to me to be the person whose name is 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 _____

Approved for filing this _____ day of _____, 2026.

Planning & Inspections Director _____

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 COMPLETES 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, P.E.
Registered Professional Land Surveyor
Texas License No. 5372

Del Rio Engineering, Inc.

P.O. Box 220251 El Paso, Texas 79913 915/833-2400

PASO DEL NORTE SURVEYING INC. TPLS FIRM #10001200
13938 BRADLEY ROAD, EL PASO, TEXAS 79938 PH. 915-241-1841
FAX 915-853-6925

REVISED 06/25/2024
UPDATED AND REVISED 07/23/2026
DATE OF PREPARATION 07/24/2026