

CIMARRON CANYON UNIT SEVEN

BEING A PORTION OF TRACT 1B2, NELLIE D. MUNDY SURVEY 242,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 15.688 ± ACRES (683,358 SQ. FT.)

WESTSIDE IMPACT FEE SERVICE AREA			
METER SIZE	WATER CAPACITY RATIO	WATER	WASTEWATER
LESS THAN 1 INCH	1.00	\$659.00	\$927.00
1 INCH	1.67	\$1,101.00	\$1,548.00
1 1/2 INCH	3.33	\$2,195.00	\$3,087.00
2 INCH	5.33	\$3,514.00	\$4,941.00
3 INCH	10.00	\$6,593.00	\$9,270.00
4 INCH	16.67	\$10,990.00	\$15,453.00
6 INCH	33.33	\$21,973.00	\$30,897.00
8 INCH	53.33	\$35,158.00	\$49,437.00
10 INCH	76.67	\$50,545.00	\$71,073.00
12 INCH	143.33	\$94,490.00	\$132,897.00

*FEES DO NOT APPLY TO WATER METER OR CONNECTIONS MADE FOR STANDBY FIRE PROTECTION SERVICE.

SCALE: 1" = 100'

LOT NUMBER	SQ FT	ACRES
Lot 41 Block 13	9827	0.221
Lot 42 Block 13	9092	0.209
Lot 43 Block 13	8860	0.199
Lot 44 Block 13	7884	0.181
Lot 45 Block 13	7977	0.183

LOT NUMBER	SQ FT	ACRES
Lot 11 Block 19	14312	0.329
Lot 12 Block 19	12482	0.287
Lot 13 Block 19	10651	0.245
Lot 14 Block 19	8821	0.202
Lot 15 Block 19	11261	0.259
Lot 16 Block 19	11930	0.273
Lot 17 Block 19	9104	0.218
Lot 18 Block 19	10122	0.232

LINE #	BEARING	DISTANCE
T1	S80°26'54"W	52.00'
T2	N19°21'44"W	52.00'
T3	N80°26'54"E	48.00'
T4	S80°10'11"E	28.35'
T5	S79°37'13"E	45.33'
T6	S3°27'50"W	40.29'
T7	N79°37'13"W	30.28'
T8	N80°26'52"E	45.04'

LINE #	BEARING	DISTANCE
T9	S2°50'06"W	45.04'
T10	S79°37'13"E	43.33'
T11	S9°33'06"E	0.02'
T12	S9°33'06"E	0.01'
T13	N86°31'41"W	48.20'
T14	S79°37'13"E	79.62'
T15	S69°15'26"W	0.71'
T16	S9°33'06"E	46.03'

DECLARATION OF USE RESTRICTIONS AND DEVELOPMENT CONDITIONS FOR THIS SUBDIVISION ARE RECORDED IN THE OFFICE OF THE CLERK OF EL PASO COUNTY, TEXAS, DEED AND RECORDS SECTION.

INSTRUMENT NO. _____ DATED _____

TAX CERTIFICATES FOR THIS SUBDIVISION ARE RECORDED IN THE OFFICE OF THE CLERK OF EL PASO COUNTY, TEXAS, DEED AND RECORDS SECTION.

INSTRUMENT NO. _____ DATED _____

THE DOCUMENT ASSURING RELEASE OF ACCESS FOR THIS SUBDIVISION IS RECORDED IN THE OFFICE OF THE CLERK OF EL PASO COUNTY, TEXAS, DEED AND RECORDS SECTION.

INSTRUMENT NO. _____ DATED _____

CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	89°58'43"	20.00'	31.41'	S35°27'14"W	28.28'
C2	89°59'38"	20.00'	31.41'	N54°32'52"W	28.28'
C3	0°20'25"	1774.00'	10.53'	S70°48'29"W	10.53'
C4	3°43'48"	1826.00'	118.87'	N72°30'10"E	118.85'
C5	1°15'22"	685.50'	15.03'	N80°14'54"W	15.03'
C6	9°48'36"	1800.00'	308.19'	S75°32'34"W	307.81'
C7	77°36'46"	56.00'	75.86'	N41°38'29"E	70.19'
C8	12°20'04"	1226.00'	263.93'	S86°36'56"W	263.42'
C9	7°35'48"	1226.00'	162.55'	N83°25'07"W	162.43'
C10	28°36'33"	20.00'	9.99'	S11°28'10"E	9.88'
C11	58°42'33"	65.00'	66.60'	N3°34'50"E	63.73'
C12	69°52'44"	85.00'	79.28'	N67°52'28"E	74.45'
C13	22°21'58"	20.00'	7.81'	N88°22'09"W	7.76'
C14	2°19'52"	1774.00'	72.18'	S79°16'56"W	72.17'
C15	2°24'13"	1774.00'	74.42'	S76°54'54"W	74.41'
C16	2°22'03"	1774.00'	73.31'	S74°31'46"W	73.30'
C17	2°22'03"	1774.00'	73.31'	S72°09'43"W	73.30'
C18	2°01'03"	1826.00'	64.30'	N75°22'36"E	64.29'
C19	2°01'03"	1826.00'	64.30'	N77°23'38"E	64.29'
C20	2°01'02"	1826.00'	64.29'	N79°24'41"E	64.28'
C21	0°01'41"	1826.00'	0.89'	S80°26'02"W	0.89'
C22	77°36'46"	30.00'	40.64'	N41°38'29"E	37.60'
C23	92°11'06"	20.00'	32.18'	N43°15'27"W	28.82'
C24	10°12'05"	1174.00'	209.03'	S85°32'57"W	208.75'
C25	3°42'50"	1174.00'	76.10'	S88°47'35"W	76.08'
C26	4°11'48"	1174.00'	85.99'	S84°50'16"W	85.97'
C27	2°17'28"	1174.00'	46.94'	S81°35'38"W	46.94'
C28	90°00'00"	20.00'	31.42'	N35°26'54"E	28.28'
C29	90°00'00"	20.00'	31.42'	S54°33'06"E	28.28'
C30	11°17'49"	1226.00'	241.73'	S86°05'49"W	241.34'
C31	8°38'03"	696.58'	104.97'	N83°56'15"W	104.87'
C32	91°52'25"	20.00'	32.07'	S47°33'23"W	28.74'
C33	5°39'03"	685.50'	67.61'	N83°42'07"W	67.58'

NOTE:

1. BASIS OF BEARINGS IS THE MONUMENT CENTERLINE OF NORTHWESTERN DRIVE FROM THE PLAT OF EL PASO UNIT ONE IN BOOK 57, PAGE 5, PLAT RECORDS, EL PASO COUNTY, TEXAS.
2. SET 5/8" REBAR WITH CAP MARKED "RPLS 6489" OR SIMILAR AT ALL CORNERS UNLESS OTHERWISE INDICATED.
3. CIMARRON CANYON UNIT ONE IS RECORDED IN CLERK'S FILE NO. 20180052184, PLAT RECORDS, EL PASO COUNTY, TEXAS.
4. CIMARRON CANYON UNIT TWO IS RECORDED IN CLERK'S FILE NO. 20220003665, PLAT RECORDS, EL PASO COUNTY, TEXAS.
5. CIMARRON CANYON UNIT THREE IS RECORDED IN CLERK'S FILE NO. 20200045183, PLAT RECORDS, EL PASO COUNTY, TEXAS.
6. CIMARRON CANYON UNIT FOUR IS RECORDED IN CLERK'S FILE NO. 20200045035, PLAT RECORDS, EL PASO COUNTY, TEXAS.
7. WATER AND SEWER SERVICES WILL BE PROVIDED TO CIMARRON CANYON UNIT SEVEN FROM EXISTING FACILITIES ON NORTHERN PASS DRIVE 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.
8. U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
9. THE SUBJECT PROPERTY LIES WITHIN THE CANTILLO INDEPENDENT SCHOOL DISTRICT.
10. THIS SURVEY WAS MADE WITHOUT BENEFIT OF A RECENT TITLE COMMITMENT AND MAY BE SUBJECT TO EASEMENTS OR OTHER RESTRICTIONS OF RECORD.
11. 30-FOOT EASEMENT TO EL PASO WATER UTILITIES - PUBLIC SERVICE BOARD DESCRIBED DECEMBER 8, 2020, IN CLERK'S FILE NO. 20210008343, DEED RECORDS, EL PASO COUNTY, TEXAS.
12. THE EL PASO NATURAL GAS COMPANY RIGHT-OF-WAY (TRACT 2, NELLIE D. MUNDY SURVEY 242) IS DESCRIBED JANUARY 23, 1973, IN BOOK 431, PAGE 617 DEED RECORDS, EL PASO COUNTY, TEXAS.
13. CIMARRON GAP DRIVE HAS A VARIED WIDTH RIGHT-OF-WAY ALONG THAT PORTION ABUTTING CIMARRON CANYON UNIT THREE.
14. CIMARRON RIM DRIVE HAS A VARIED WIDTH RIGHT-OF-WAY AT THE TRANSITION FROM A 52-FOOT RIGHT-OF-WAY TO A 40-FOOT RIGHT-OF-WAY.
15. CIMARRON CANYON UNIT FIVE IS RECORDED IN CLERK'S FILE NO. 20220073235, PLAT RECORDS, EL PASO COUNTY, TEXAS.
16. THE RETENTION OF THE DIFFERENCE BETWEEN HISTORIC AND DEVELOPED STORM-WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF (MUW)-CODE 19.19.0104, DSC, AND DDM SECTION 11.1).



ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANELS 480214-17C, DATED FEBRUARY 5, 1986, THIS PROPERTY LIES IN FLOOD HAZARD ZONE "C".

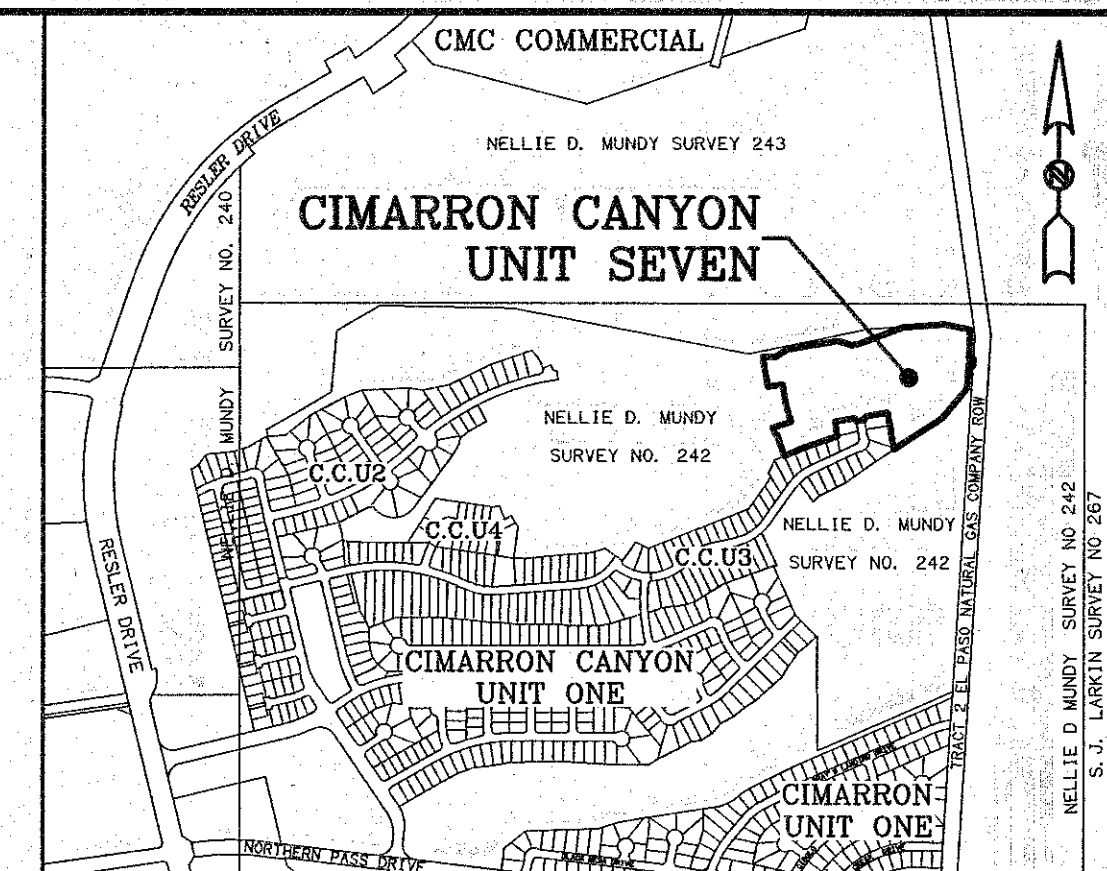
DIRECT VEHICULAR ACCESS TO:
LOT 33, BLOCK 21, AND LOT 1, BLOCK 22, SHALL NOT BE PERMITTED DRIVEWAY ACCESS FROM TAMA DRIVE; LOT 18, BLOCK 19, SHALL NOT BE PERMITTED DRIVEWAY ACCESS FROM CIMARRON RIM DRIVE; AND LOTS 18 AND 19, BLOCK 16, SHALL NOT BE PERMITTED DRIVEWAY ACCESS FROM CIMARRON GAP DRIVE.

DIRECT VEHICULAR ACCESS FROM:
LOT 27, BLOCK 13, AND LOT 10, BLOCK 19, CIMARRON CANYON UNIT THREE SHALL NOT BE PERMITTED RIGHT-OF-WAY ACCESS TO CIMARRON GAP DRIVE.

NOTE: ALL FRONT LOT UTILITY EASEMENTS ARE 10 FEET WIDE UNLESS OTHERWISE INDICATED.

EXISTING CITY MONUMENT
PROPOSED CITY MONUMENT

ROBERT SEIPEL ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS
220 BAGWELL CT EL PASO TX 79932 PHONE (915) 877-1928 FAX (915) 877-2095



LOCATION MAP
SCALE: 1" = 1200' ±

DEDICATION

We, Cimarron Hunt Communities, LLC, owners of this land, do hereby present this plat and dedicate to the use of the public the streets and utility easements as hereon laid down and designated, including easements for overhead of service wires, conduits and pipes for underground utilities, the right to ingress and egress for service and construction, and the right to trim interfering trees and shrubs.

Cimarron Hunt Communities, LLC
By: Hunt Communities Development Co., LLC, its Sole Member.

Jose L. Lares
Jose L. Lares, Vice President

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF EL PASO

This instrument was acknowledged before me on 04-02-2025 by Jose L. Lares, Vice President of Hunt Communities Development Co., LLC, Sole Member of Cimarron Hunt Communities, LLC, a Texas limited liability company, on behalf of said company.

Given under my hand and seal of office this 2ND day of APRIL, 2025.

Eileen Karlshauer
Notary Public, State of Texas

12-06-2028

My Commission Expires
EILEEN KARLSHAUER
Notary Public, State of Texas
My Commission Expires
December 6, 2028

CITY PLAN COMMISSION

This subdivision is hereby approved as to the platting and as to the conditions of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this

5 day of MAY, 2025.

Adrian I. Holguin-Ontiveros
Chairperson

H. C. L.
Executive Secretary

Approved for filing this 21 day of MAY, 2025.

J. L. L.
Planning & Inspections Director

FILING

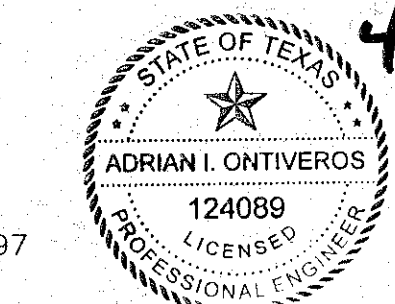
Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 22ND day of MAY, 2025, in File No. 20250041059 Plat Records.

Debra Bivens
County Clerk

Maria A. Mendez
Deputy

Subdivision improvement plans prepared by and under the supervision of CSA Design Group, Inc.

Adrian I. Holguin-Ontiveros
Adrian I. Holguin-Ontiveros, P.E.
Registered Professional Engineer
Texas License No. 124089
Texas Registered Engineering Firm F-9997



I hereby certify that this plat represents an on-the-ground survey made under my supervision in compliance with current Texas Board of Professional Land Surveying Professional and Technical Standards.

Robert Seipel Associates, Inc.
Professional Land Surveyors

Mark L. Balansky
Mark L. Balansky
Registered Professional Land Surveyor
Texas License No. 6498
Texas Registered Surveying Firm 10060500

