

# BOULDER CANYON REPLAT "B" SUBDIVISION

BEING A REPLAT OF ALL  
BOULDER CANYON REPLAT "A" SUBDIVISION,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING 7.21 ACRES±

SHEET 1 OF 2  
DEDICATION

WE, THE OWNERS OF THE LAND, DO HEREBY PRESENT THIS MAP AND DEDICATE THEIR RESPECTIVE PORTIONS OF PROPERTY TO THE USE OF THE PUBLIC, THE STREETS, DRAINAGE EASEMENTS, UTILITY EASEMENTS, AND PSB EASEMENTS AS HEREON LAID DOWN AND DESIGNATED, INCLUDING EASEMENTS FOR OVERHANG OF SERVICE WIRES FOR POLE UTILITY LINES 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.

Witness my signature this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Patrick Woods, Authorized Representative

## ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Patrick Woods, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed for the purpose and consideration herein expressed.

Given under my hand and seal of office this 16th day of December, 2014.

Notary Public in and for El Paso County

My Commission Expires \_\_\_\_\_

## CITY PLANNING 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 18 day of December, 2014.

Chiefperson

Executive Secretary

Approved for filing this 29 day of December, 2014.

City Development Director

## FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 15 day of January, 2014, in File No. 20150003028 of the Plat Records.

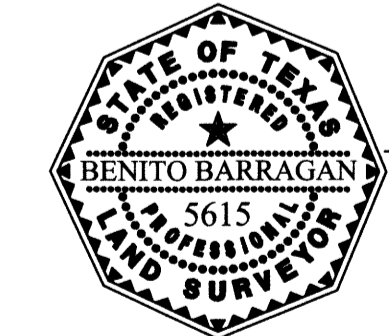
County Clerk

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 Land Survey Professional and Technical Standards.

JORGE L. AZCARATE, P.E.  
Licensed Professional Engineer  
Texas License No. 85075



Benito Barragan TX, R.P.L.S. No. 5615

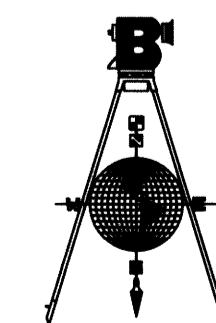
ENGINEER



CEA GROUP  
engineers • architects • planners  
TEXAS REGISTERED ENGINEERING FIRM F-4564  
4712 Woodrow Bean, Ste. F, El Paso, TX 79924  
Office: 915.544.5232 Fax: 915.544.5233 www.ceagroup.net

CONTACT: JORGE L. AZCARATE, P.E.

SURVEYOR

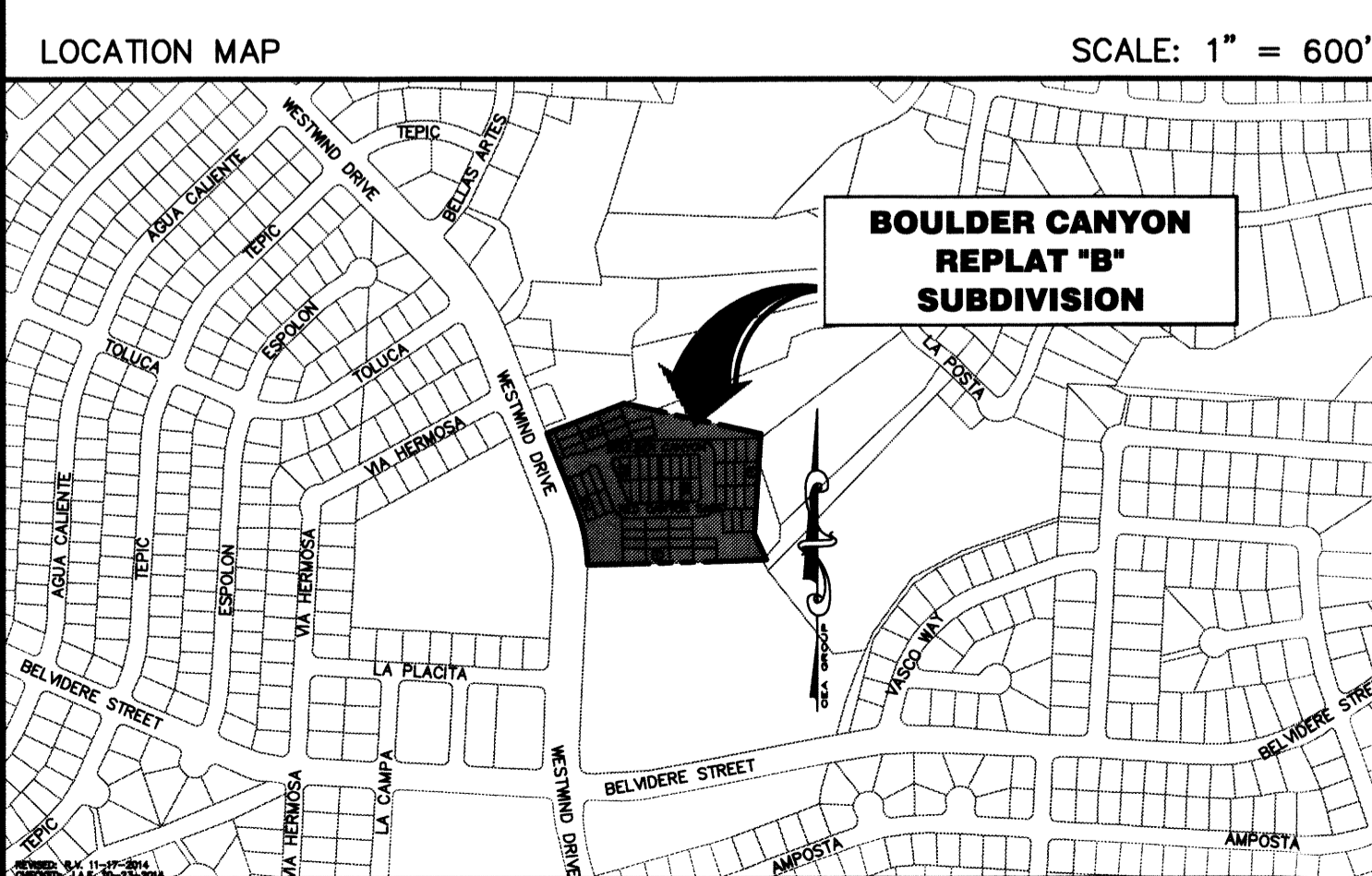
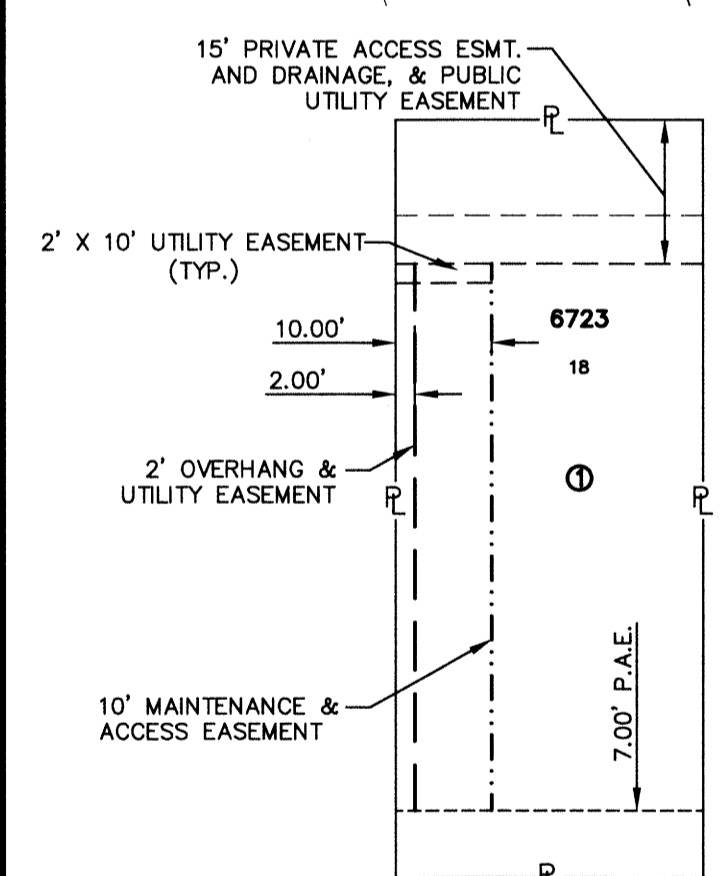
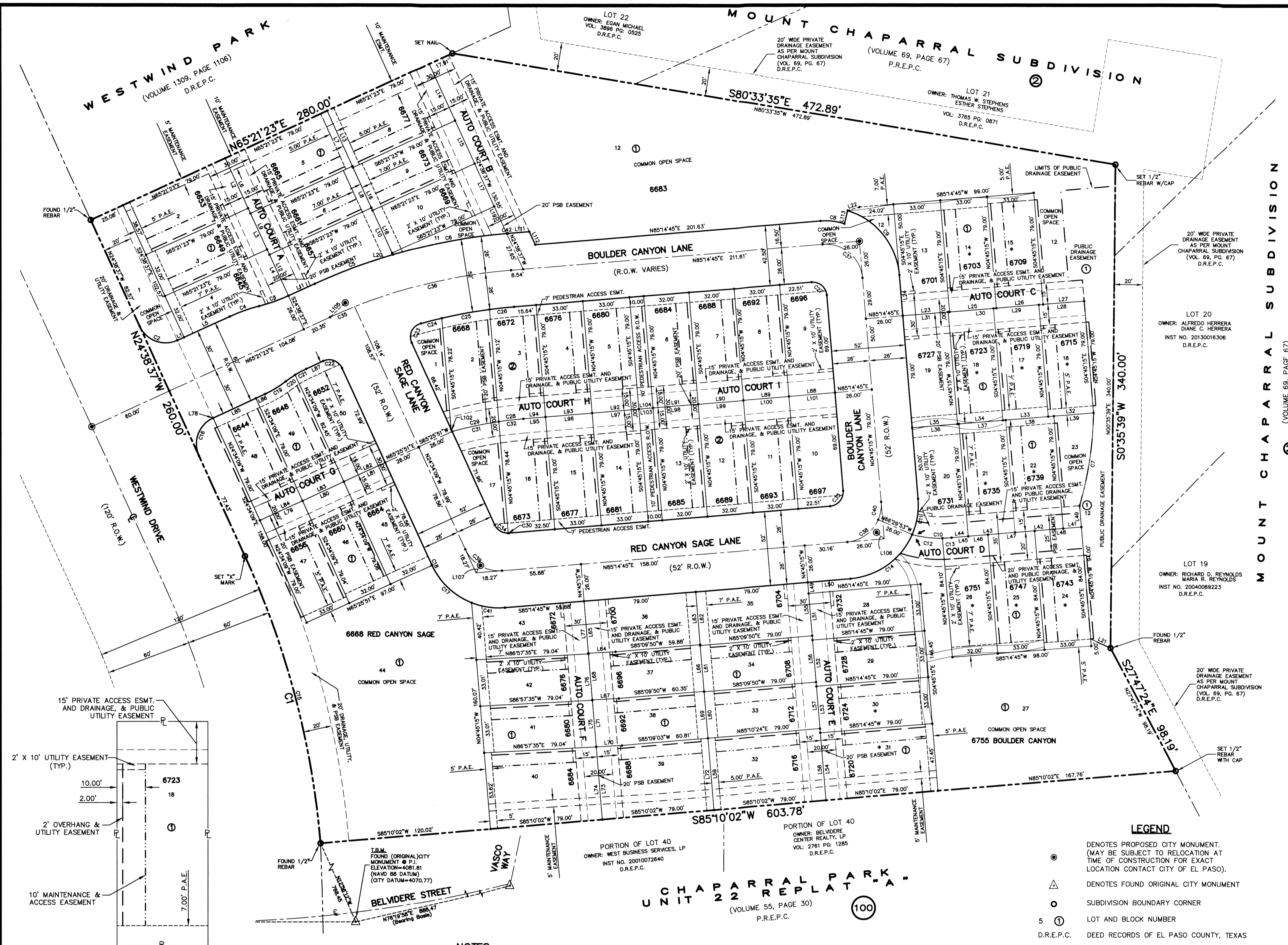


**Barragan & Associates Inc.**

LAND PLANNING & LAND SURVEYING  
10950 Pellicano 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: OCTOBER 8, 2014



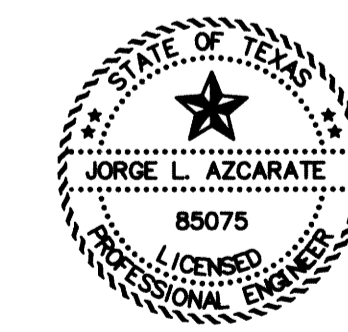
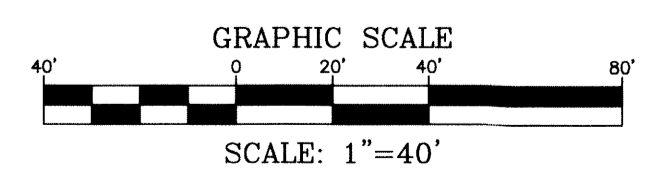
- ### NOTES:
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO BOULDER CANYON REPLAT B SUBDIVISION BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON WESTWIND DRIVE AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION.
  - TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
INSTRUMENT No. 20150003029-54 DATE 1/15/15
  - RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
INSTRUMENT No. 20150003055 DATE 1/15/15
  - MAINTENANCE AND ACCESS EASEMENT SHALL PROVIDE LEGAL USE TO THE ABUTTING LOT OWNER TO MAINTAIN ITS RESIDENTIAL STRUCTURE.
  - INTERIOR LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
  - SET 1/2" REBAR WITH CAP STAMPED "B&A INC" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE SHOWN.
  - "U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS."
  - THIS SUBDIVISION LIES WITHIN ZONE "CC" AS DESIGNATED IN PANEL NO. 480214 0022E, DATED JANUARY 3, 1997, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "CC" INDICATES AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
  - COMMON OPEN SPACES AND PEDESTRIAN ACCESS R.O.W. SHALL BE MAINTAINED BY THE SUBDIVISION'S HOME OWNERS ASSOCIATION, (H.O.A.).
  - BOULDER CANYON LANE AND RED CANYON SAGE LANE ARE PUBLIC STREET RIGHT-OF-WAYS AND SHALL BE MAINTAINED BY THE CITY OF EL PASO.
  - DEVELOPED FLOWS WILL DISCHARGE TO EXISTING STORM SEWER SYSTEM.
  - \* LOTS 14-18, 21, 22, 24-26 AND 30 & 31 BLOCK 1 SHALL BE FIRE SPRINKLERED.
  - BEARING AND DISTANCES SHOWN ARE BASED ON BELVIDERE PARK UNIT 22 REPLAT "A" FILED IN VOLUME 55, PAGE 30.
  - PLAT REFERENCE: BOULDER CANYON REPLAT A SUBDIVISION.
  - REPLAT DUE TO REDUCTION OF R.O.W. WIDTH OF BOULDER CANYON LANE FROM AUTO COURT B TO BOULDER CANYON LANE HEEL.
  - P.A.E. DENOTES PEDESTRIAN ACCESS EASEMENT.
  - TRASH PICK-UP SHALL BE OFF OF THE PUBLIC STREETS. ALL TRASH CONTAINERS SHALL BE PLACED ALONG THE PUBLICLY DEDICATED STREETS - BOULDER CANYON AND RED CANYON SAGE LANE.

- ### LEGEND
- DENOTES PROPOSED CITY MONUMENT. (MAY BE SUBJECT TO RELOCATION AT TIME OF CONSTRUCTION FOR EXACT LOCATION CONTACT CITY OF EL PASO).
  - △ DENOTES FOUND ORIGINAL CITY MONUMENT
  - SUBDIVISION BOUNDARY CORNER
  - 5 ○ LOT AND BLOCK NUMBER
  - D.R.E.P.C. DEED RECORDS OF EL PASO COUNTY, TEXAS
  - P.R.E.P.C. PLAT RECORDS OF EL PASO COUNTY, TEXAS
  - 2' OVERHANG & UTILITY EASEMENT (SEE TYPICAL LOT DETAIL)
  - 10' MAINTENANCE & ACCESS EASEMENT (SEE TYPICAL LOT DETAIL)

**BENCHMARK:**  
BENCHMARK IS CITY MONUMENT AT P.I. LOCATED ON WESTWIND DR. NAVD 88 DATUM ELEVATION = 4081.81 (CITY DATUM = 4070.77)

**SCHOOL DISTRICT**  
EL PASO INDEPENDENT SCHOOL DISTRICT  
6531 BOEING DRIVE  
EL PASO, TEXAS 79925

**REPLAT REASON**  
REDUCTION OF R.O.W. WIDTH OF BOULDER CANYON LANE FROM AUTO COURT B TO BOULDER CANYON LANE HEEL DUE TO TOPOGRAPHIC CONSTRAINTS



MOUNT CHAPARRAL SUBDIVISION (VOLUME 69, PAGE 67) P.R.E.P.C.

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SHEET 2 OF 2

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S85°21'23"W	5.08'	L41	S85°14'45"W	12.84'	L81	N65°21'23"E	32.00'
L2	S24°38'37"E	38.57'	L42	S85°14'45"W	34.00'	L82	N65°21'23"E	32.00'
L3	S24°38'37"E	32.00'	L43	S85°14'45"W	33.00'	L83	N65°21'23"E	32.00'
L4	S24°38'37"E	36.00'	L44	S85°14'45"W	11.73'	L84	N65°21'23"E	33.00'
L5	S65°21'23"W	35.37'	L45	N85°14'45"E	11.73'	L85	N65°21'23"E	33.00'
L6	N24°38'37"W	42.57'	L46	N85°14'45"E	13.84'	L86	N65°21'23"E	7.18'
L7	S24°38'37"E	42.57'	L47	N85°14'45"E	33.00'	L87	N65°21'23"E	13.10'
L8	S24°38'37"E	32.00'	L48	N85°14'45"E	33.00'	L88	S85°14'45"W	32.51'
L9	N24°38'37"W	32.00'	L49	S04°45'15"E	7.76'	L89	N85°14'45"E	32.00'
L10	S24°38'37"E	36.25'	L50	S85°14'45"W	30.16'	L90	N85°14'45"E	32.00'
L11	S65°21'23"W	20.35'	L51	N04°45'15"W	33.00'	L91	N85°14'45"E	32.00'
L12	N24°38'37"W	32.00'	L52	S04°45'15"E	33.00'	L92	N85°14'45"E	33.00'
L13	S24°38'37"E	43.57'	L53	S04°45'15"E	33.00'	L93	N85°14'45"E	33.00'
L14	S24°38'37"E	43.57'	L54	S04°45'15"E	47.56'	L94	N85°14'45"E	15.64'
L15	S24°38'37"E	33.00'	L55	S04°45'15"E	37.74'	L95	N85°14'45"E	15.64'
L16	S24°38'37"E	33.00'	L56	S04°45'15"E	33.00'	L96	N85°14'45"E	33.00'
L17	S24°38'37"E	33.00'	L57	S04°45'15"E	33.00'	L97	N85°14'45"E	33.00'
L18	N24°38'37"W	33.00'	L58	S04°45'15"E	50.59'	L98	N85°14'45"E	32.00'
L19	S24°38'37"E	20.98'	L59	N04°45'15"W	50.59'	L99	N85°14'45"E	32.00'
L20	N24°38'37"W	1.25'	L60	N04°45'15"W	32.99'	L100	N85°14'45"E	32.00'
L21	N65°00'25"W	15.36'	L61	N04°45'15"W	33.00'	L101	S85°14'45"W	32.51'
L22	S73°08'37"W	8.64'	L62	N04°45'15"W	37.85'	L102	S24°34'09"E	1.85'
L23	S85°14'45"W	33.00'	L63	S04°45'11"E	37.35'	L103	N85°14'45"E	10.00'
L24	N04°45'15"W	29.00'	L64	S86°57'32"W	19.13'	L104	N85°14'45"E	10.00'
L25	S85°14'45"W	33.00'	L65	N04°45'15"W	36.86'	L105	N46°35'52"E	14.76'
L26	S85°14'45"W	33.00'	L66	S04°45'15"E	33.25'	L106	S49°45'15"E	7.07'
L27	S85°14'45"W	29.00'	L67	S86°57'35"W	18.66'	L107	S30°20'18"W	6.11'
L28	N85°14'45"E	32.00'	L68	N04°45'15"W	33.26'	L111	S85°14'45"W	15.08'
L29	N85°14'45"E	32.00'	L69	S04°45'15"E	33.24'	L112	S24°38'37"E	10.10'
L30	N85°14'45"E	32.00'	L70	S86°57'35"W	18.19'	L113	S13°51'24"W	9.52'
L31	N85°14'45"E	32.00'	L71	S04°45'15"E	33.26'			
L32	N85°14'45"E	32.00'	L72	N04°45'15"W	50.59'			
L33	S85°14'45"W	32.00'	L73	N04°45'15"W	51.15'			
L34	N85°14'45"E	32.00'	L74	N04°45'15"W	51.15'			
L35	N85°14'45"E	32.00'	L75	N04°45'15"W	33.01'			
L36	S85°14'45"W	33.00'	L76	N04°45'15"W	33.01'			
L37	S85°14'45"W	33.00'	L77	N04°45'15"W	37.36'			
L38	N85°14'45"E	34.00'	L78	N65°21'23"E	0.19'			
L39	S85°14'45"W	28.00'	L79	N65°21'23"E	33.00'			
L40	N04°45'15"W	15.00'	L80	N65°21'23"E	32.00'			

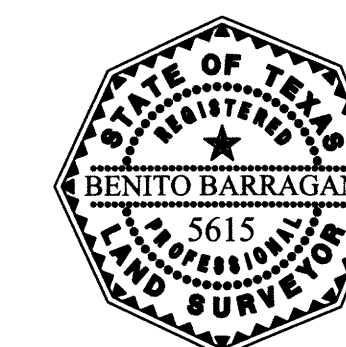
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	607.73'	210.13'	106.13'	209.09'	N14°44'18"W	019°48'39"
C2	20.00'	31.42'	20.00'	28.28'	N69°38'37"W	090°00'00"
C3	120.00'	21.94'	11.00'	21.91'	S70°35'39"W	010°28'31"
C4	120.00'	21.94'	11.00'	21.91'	S70°35'39"W	010°28'31"
C5	407.00'	58.85'	29.48'	58.80'	S69°29'56"W	008°17'06"
C6	407.00'	81.56'	40.92'	81.43'	S79°22'57"W	011°28'56"
C7	242.36'	65.97'	33.19'	65.77'	N08°34'26"E	015°35'48"
C8	42.50'	16.95'	8.59'	16.83'	N83°19'54"W	022°50'42"
C9	52.00'	61.65'	35.03'	58.10'	N38°43'08"W	067°55'46"
C10	75.88'	27.97'	14.15'	27.81'	N85°41'18"W	021°07'20"
C11	52.00'	25.64'	13.09'	25.39'	N09°22'26"E	028°15'22"
C12	75.88'	21.54'	10.84'	21.46'	S83°15'32"E	016°15'47"
C13	75.88'	6.43'	3.22'	6.43'	N86°10'48"E	004°51'33"
C14	52.00'	56.04'	31.09'	53.36'	S54°22'26"W	061°44'38"
C15	607.73'	210.13'	106.13'	209.09'	N14°44'18"W	019°48'39"
C16	20.00'	31.42'	20.00'	28.28'	N20°21'23"E	090°00'00"
C17	52.00'	39.17'	20.57'	38.25'	S46°46'39"E	043°09'41"
C18	52.00'	0.57'	0.28'	0.57'	N24°52'59"W	000°37'39"
C19	72.00'	17.01'	8.54'	16.97'	N58°35'18"E	013°32'10"
C20	72.00'	8.10'	4.06'	8.10'	N55°02'39"E	006°26'53"
C21	72.00'	8.91'	4.46'	8.90'	N61°48'44"E	007°05'18"
C22	10.00'	15.72'	10.01'	14.15'	S69°36'23"E	090°04'28"
C23	10.00'	17.29'	11.72'	15.21'	N24°57'31"E	099°03'21"
C24	355.00'	15.19'	7.59'	15.19'	N75°42'44"E	002°27'04"
C25	355.00'	34.11'	17.07'	34.09'	N79°41'25"E	005°30'17"
C26	355.00'	17.37'	8.69'	17.37'	N83°50'39"E	002°48'12"
C27	10.00'	15.71'	10.00'	14.14'	S49°45'15"E	090°00'00"
C28	276.00'	17.37'	8.69'	17.37'	N83°26'33"E	003°36'24"
C29	276.00'	33.58'	16.81'	33.56'	N78°09'12"E	006°58'18"
C30	10.00'	0.50'	0.25'	0.50'	N86°40'00"E	002°50'30"
C31	276.00'	33.58'	16.81'	33.56'	N78°09'12"E	006°58'18"
C32	276.00'	17.37'	8.69'	17.37'	N83°26'33"E	003°36'24"
C33	10.00'	15.71'	10.00'	14.14'	S40°14'45"W	090°00'00"
C34	10.00'	11.75'	6.66'	11.09'	S58°14'27"E	067°20'35"
C35	381.00'	18.80'	9.40'	18.80'	N66°46'13"E	002°49'40"
C36	381.00'	113.46'	57.15'	113.04'	N76°42'54"E	017°03'42"
C37	26.00'	40.84'	26.00'	36.77'	N49°45'15"W	090°00'00"
C38	26.00'	28.02'	15.54'	26.68'	S54°22'26"W	061°44'38"
C39	26.00'	31.85'	18.27'	29.89'	S59°39'42"E	070°11'05"
C40	26.00'	12.82'	6.54'	12.69'	N09°22'26"E	028°15'22"
C41	52.00'	23.96'	12.19'	23.74'	N81°33'22"W	026°23'45"
C42	407.00'	0.87'	0.43'	0.87'	N85°11'05"E	000°07'20"

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
1	1	2487 sq.ft.
1	2	3047 sq.ft.
1	3	2528 sq.ft.
1	4	2615 sq.ft.
1	5	3363 sq.ft.
1	6	2528 sq.ft.
1	7	2611 sq.ft.
1	8	3442 sq.ft.
1	9	2607 sq.ft.
1	10	2607 sq.ft.
1	11	767 sq.ft.
1	12	43360 sq.ft.
1	13	2607 sq.ft.
1	14	2607 sq.ft.
1	15	2607 sq.ft.
1	16	2528 sq.ft.
1	17	2528 sq.ft.
1	18	2528 sq.ft.
1	19	2528 sq.ft.
1	20	2647 sq.ft.
1	21	2607 sq.ft.
1	22	2686 sq.ft.
1	23	1598 sq.ft.
1	24	2772 sq.ft.
1	25	2772 sq.ft.

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
1	26	2688 sq.ft.
1	27	16389 sq.ft.
1	28	2607 sq.ft.
1	29	2607 sq.ft.
1	30	2607 sq.ft.
1	31	3753 sq.ft.
1	32	3997 sq.ft.
1	33	2606 sq.ft.
1	34	2607 sq.ft.
1	35	2986 sq.ft.
1	36	2949 sq.ft.
1	37	2627 sq.ft.
1	38	2627 sq.ft.
1	39	4001 sq.ft.
1	40	4138 sq.ft.
1	41	2608 sq.ft.
1	42	2608 sq.ft.
1	43	2899 sq.ft.
1	44	24691 sq.ft.
1	45	2531 sq.ft.
1	46	2530 sq.ft.
1	47	2608 sq.ft.
1	48	2607 sq.ft.
1	49	2561 sq.ft.
1	50	2633 sq.ft.

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
2	1	1008 sq.ft.
2	2	2698 sq.ft.
2	3	2608 sq.ft.
2	4	2607 sq.ft.
2	5	2607 sq.ft.
2	6	2528 sq.ft.
2	7	2528 sq.ft.
2	8	2528 sq.ft.
2	9	2547 sq.ft.
2	10	2547 sq.ft.
2	11	2528 sq.ft.
2	12	2528 sq.ft.
2	13	2528 sq.ft.
2	14	2607 sq.ft.
2	15	2607 sq.ft.
2	16	2604 sq.ft.
2	17	1552 sq.ft.

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.



*Benito Barragan* 12/10/2014  
Benito Barragan TX, R.P.L.S. No. 5615

SURVEYOR  
**Barragan & Associates Inc.**  
LAND PLANNING & LAND SURVEYING  
10950 Pellicano 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: OCTOBER 8, 2014