

EASTWIND COMMERCIAL CENTER UNIT ONE

BEING A PORTION OF TRACT 1, BLOCK 23,
SAN ELIZARIO GRANT,
EL PASO COUNTY, TEXAS.
CONTAINING 7.59± ACRES

DEDICATION

Lower Valley East Holding Co., LLC, the owner of this land, does hereby present this map and dedicates to the use of the public, the utility easements as herein laid down and designated, including easements for overhead 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.

Witness my signature this _____ day of _____, 2026.

Enrique Escobar, Authorized Signatory

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Enrique Escobar, 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 _____ day of _____, 2026.

Notary Public in and for El Paso County

My Commission Expires _____

CITY OF SOCORRO PLANNING DEPARTMENT

This subdivision is hereby approved as to the platting and as to the conditions of the dedication in accordance with Chapter 212.0065 of the Texas Local Government Code, made this day of _____, 2026.

Planning Director of the City of Socorro

Secretary

CITY OF SOCORRO

CERTIFICATE OF PLAT APPROVAL

UNDER TEXAS LOCAL GOVERNMENT CODE 212.009 (c)

WE, THE UNDERSIGNED CERTIFY that this plat of Eastwind Commercial Unit One was reviewed and approved by the City of Socorro

on _____ day of _____, 2026 A.D.

Mayor of the City of Socorro

Date

ATTEST: Secretary of the City of Socorro

Date

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2026, in File No. _____ 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 Engineers and Land Surveyors, Professional and Technical Standards.

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

Benito Barragan TX, R.P.L.S. No. 5515

ENGINEER

cea group
813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net
TEXAS REGISTERED ENGINEERING FIRM F-4564
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) 391-5708
CONTACT: BENITO BARRAGAN, R.P.L.S.

DATE OF PREPARATION: MAY 2026

BLOCK 23, SAN ELIZARIO GRANT, EL PASO COUNTY, TEXAS

PORTION OF TRACT 1
INST. NO. 20210098118
*R.P.R.E.P.C.

PORTION OF TRACT 1
INST. NO. 20240084695
*R.P.R.E.P.C.

PORTION OF TRACT 1

PORTION OF TRACT 1
INST. NO. 20210098118
*R.P.R.E.P.C.

METES AND BOUNDS

DESCRIPTION OF A PORTION OF TRACT 1, BLOCK 23, SAN ELIZARIO GRANT, EL PASO COUNTY, TEXAS, ACCORDING TO THE RESURVEYS OF SAID SAN ELIZARIO GRANT MADE BY EL PASO COUNTY, TEXAS, FOR TAX PURPOSES, AND OUT OF A PARCEL DESCRIBED IN INSTRUMENT NO. 20210098118, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A FOUND IRON MARKER (P.C. STA. 834+49.44) ON THE CENTERLINE OF NORTH LOOP DRIVE (FM HIGHWAY 76); WHENCE, A FOUND IRON BAR (P.L. STA. 802+53.03) ON THE CENTERLINE FOR NORTH LOOP DRIVE BEARS N 35° 04' 01" W (N 39° 08' 30" W - RECORD) (N 39° 08' W - RECORD), A DISTANCE OF 3,186.41 FEET; THENCE, S 71° 53' 16" E, A DISTANCE OF 512.29 FEET TO A POINT ALONG THE EASTERLY RIGHT-OF-WAY LINE OF NORTH LOOP DRIVE, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE, N 35° 04' 01" W (N 39° 08' W - RECORD), ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF NORTH LOOP DRIVE, A DISTANCE OF 946.08 FEET TO A POINT FOR CORNER ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MESA DRAIN (AS PER FIELD CONDITIONS AND DEED AND VOLUME 321, PAGE 112);

THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF MESA DRAIN (AS PER FIELD CONDITIONS AND DEED AND VOLUME 321, PAGE 112), THE FOLLOWING (2) CALLS:

N 40° 52' 09" E (N 37° 49' E - RECORD), LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF NORTH LOOP, A DISTANCE OF 165.69 FEET (170.9 FEET - RECORD) TO A POINT FOR CORNER;

N 02° 13' 09" E (N 00° 54' W - RECORD), A DISTANCE OF 216.43 FEET TO A POINT FOR CORNER;

THENCE, N 73° 47' 14" E, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE OF MESA DRAIN, A DISTANCE OF 4.78 FEET TO A POINT FOR THE WESTERLY CORNER OF PARCEL DESCRIBED IN INSTRUMENT NO. 20240084695, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS;

THENCE, S 35° 04' 01" E, ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN INSTRUMENT NO. 20240084695, A DISTANCE OF 1,257.18 FEET TO A POINT FOR THE SOUTHERLY CORNER OF SAID PARCEL DESCRIBED IN INSTRUMENT NO. 20240084695, BEING THE BEGINNING OF A NON-TANGENTIAL CURVE;

THENCE, 210.96 FEET, ALONG AN ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 1,492.00 FEET, AN INTERIOR ANGLE OF 08° 05' 05", AND A CHORD WHICH BEARS S 59° 07' 32" W, A DISTANCE OF 210.79 FEET TO A POINT BEING THE BEGINNING OF A CURVE;

THENCE, 141.15 FEET, ALONG AN ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 90.00 FEET, AN INTERIOR ANGLE OF 05° 51' 30", AND A CHORD WHICH BEARS N 50° 59' 48" W, A DISTANCE OF 127.12 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION AND CONTAINING IN ALL 7.59 ACRES MORE OR LESS.

MESA DRAIN
(R.O.W. VARIES)
(VOL. 321 PG. 112)

APPROXIMATE LIMITS
OF FLOOD ZONE "A"

FOUND IRON
MARKER @ P.L.
STA. 802+53.03

NORTH LOOP DRIVE
(FM HIGHWAY 76)

BLOCK 22,
SAN ELIZARIO GRANT,
EL PASO COUNTY, TEXAS

MESA DRAIN
(R.O.W. VARIES)
(VOL. 321 PG. 112)

CURVE TABLE

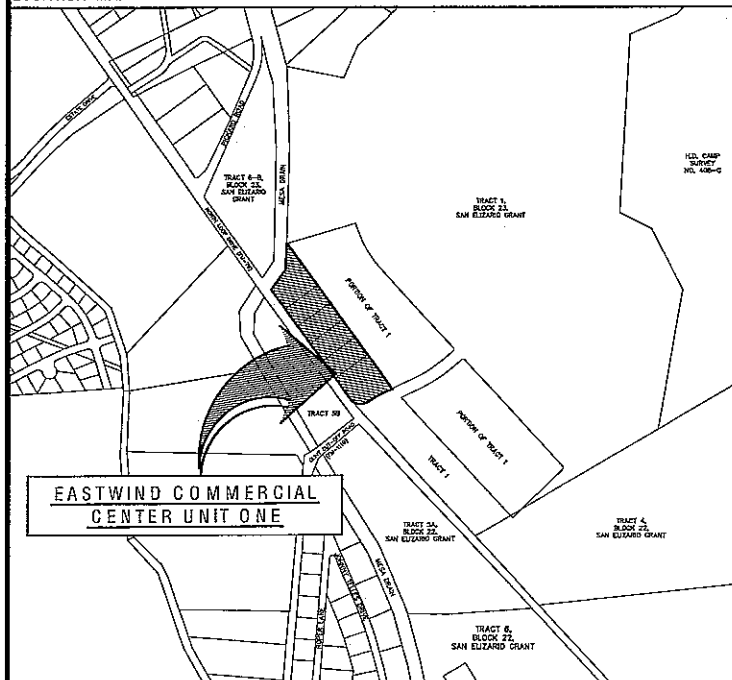
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1492.00'	210.96'	105.88'	210.79'	S88°07'32"W	08°05'05"
C2	90.00'	141.15'	89.78'	127.12'	S80°59'48"E	08°51'30"

LINE TABLE

LINE	BEARING	LENGTH
L1	N40°52'09"E	165.69'
L2	N02°13'09"E	216.43'
L3	N73°47'14"E	4.78'
(RECORD)		
L1	N37°49"E	170.9'
L2	N00°54"W	-

LOCATION MAP

SCALE: 1"=600'



PLAT NOTES AND RESTRICTIONS:

- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO EASTWIND COMMERCIAL UNIT ONE SUBDIVISION BY THE LOWER VALLEY WATER DISTRICT IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 18.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON NORTH LOOP 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. _____, DATE _____.
- RESTRICTIVE COVENANTS FOR THIS 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.
- U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
- THIS SUBDIVISION LIES WITHIN ZONE "A", AS DESIGNATED IN PANEL NO. 480212 0277 B, DATED SEPTEMBER 4, 1991 OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "A" INDICATES AREAS WITH NO BASE FLOOD ELEVATIONS DETERMINED.
- IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE 212.025(c), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN THE DEVELOPER AND A PURCHASER OF LAND IN THIS SUBDIVISION WILL CONTAIN A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
- THE DEVELOPER HAS OBTAINED A PERMIT FROM THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
- LOT OWNER IS RESPONSIBLE FOR MAINTAINING SIDEWALKS, PARKWAYS, ROCKWALLS/RETAINING WALLS AND DRIVEWAYS ABUTTING THEIR PROPERTY.
- LOTS 1-6, BLOCK 1, EASTWIND COMMERCIAL CENTER UNIT ONE SHALL RETAIN ITS OWN DEVELOPED RUNOFF WITHIN EACH OF ITS RESPECTIVE LOTS.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE 4203, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID DIVIDING BY 1.000231.
- PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT. NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATION, BUILDING LINE, UTILITY LINES, AND OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.
- DEED REFERENCE: INSTRUMENT NO. 20210098118, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.

