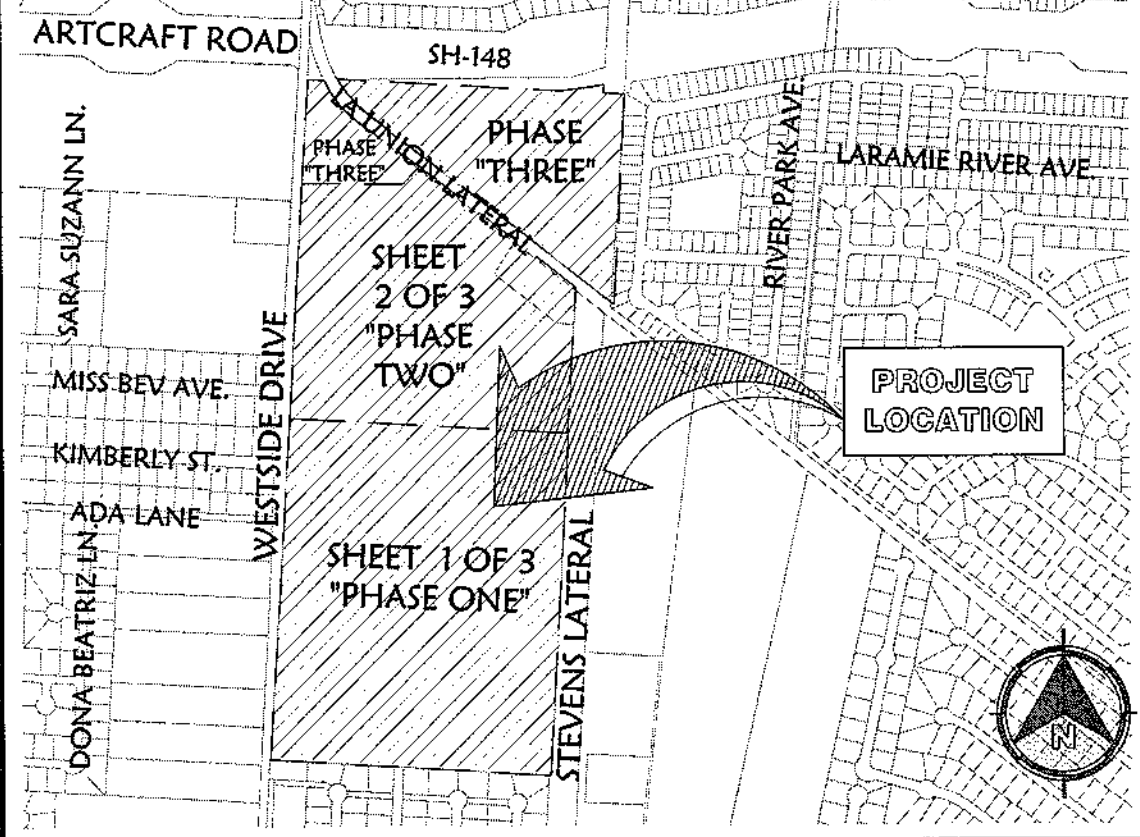
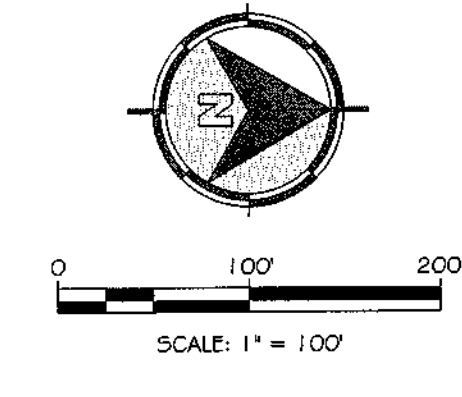


VICINITY MAP SCALE: 1"=1000'



PINKARD SUBDIVISION
VOLUME: 51, PAGE: 31,
E.P.C.D.R.



VILLAGE AT WESTSIDE CROSSING SUBDIVISION

BEING TRACTS 1H, 1H1, 1J3, 1J1B, 1K2 AND A PORTION OF THE LA UNION LATERAL R.O.W., BLOCK 10, UPPER VALLEY GRANT SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 121.7967 ACRES ±

OWNERS

EPWC, LLC EPCWID # 1
6100 WESTSIDE DRIVE, 13247 ALAMEDA AVENUE,
EL PASO, TEXAS 79932 CLINT, TEXAS 79836
PHONE: (915) 533-4424 PHONE: (915) 872-4000

ENGINEER

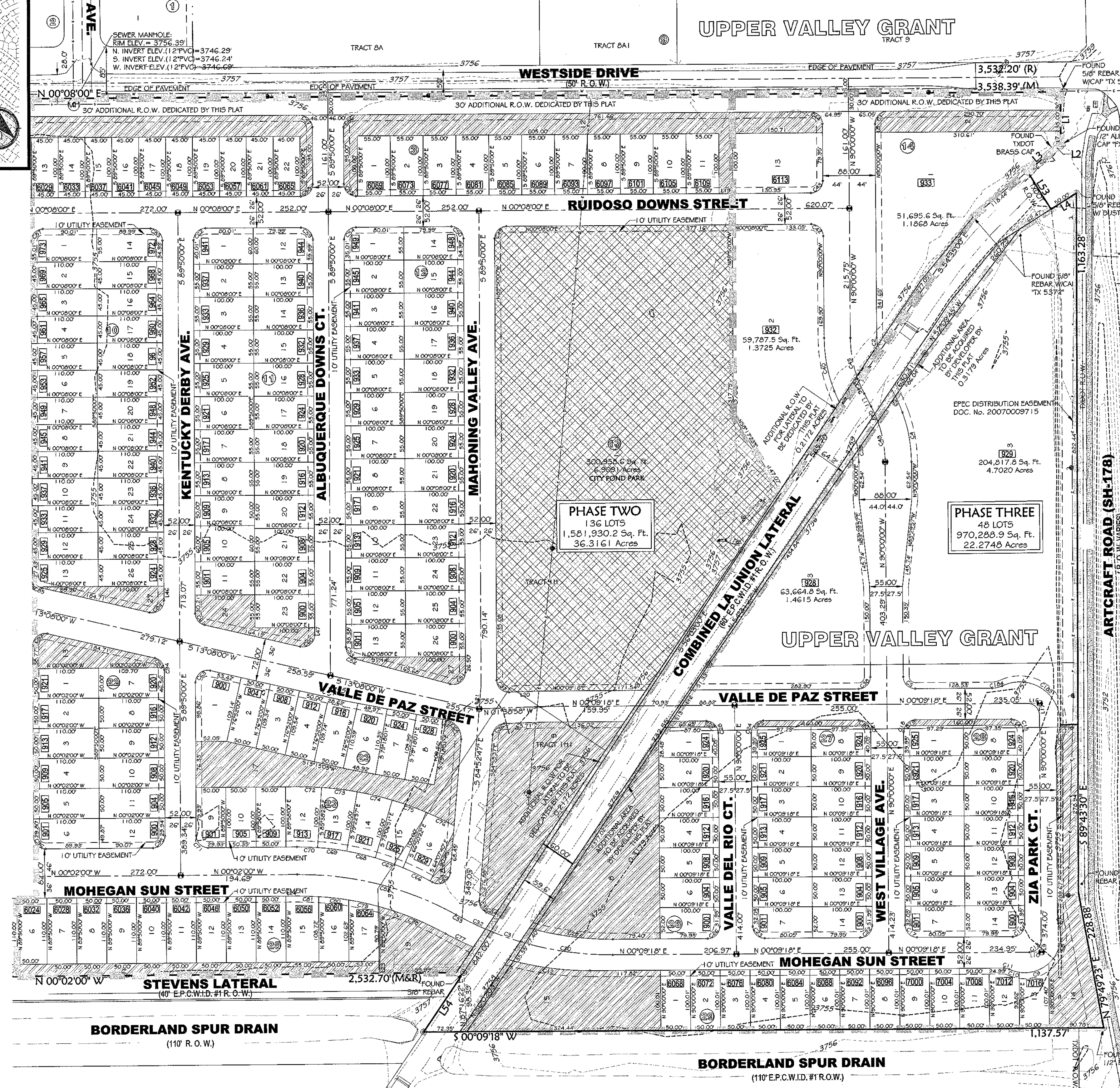
ESSCO INTERNATIONAL
VICTOR N. ENCISO, P.E. No. 84190
1000 NEWMAN STREET
EL PASO, TEXAS 79902
PHONE: (915) 533-1102

SURVEYOR

BROCK & BUSTILLOS INC.
AARON ALVARADO, TX. R.P.L.S. No. 6223
417 EXECUTIVE CENTER BOULEVARD
EL PASO, TEXAS 79902
PHONE: (915) 542-4900

LEGEND

- PROJECT BOUNDARY
- TRACT/RIGHT-OF-WAY LINE
- SUBDIVISION LINE
- CENTERLINE OF RIGHT-OF-WAY
- EASEMENT LINE
- 1" CONTOUR INTERVAL - 3754
- 5" CONTOUR INTERVAL - 3755
- PHASING BOUNDARY
- LOT NUMBER
- BLOCK NUMBER
- ADDRESS NUMBER
- HOA OPEN SPACE
- CITY POND PARK
- CONCRETE AREA
- PROPOSED CITY MONUMENT
- EXISTING CITY MONUMENT
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING STREET SIGN
- EXISTING MANHOLE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING CHAIN LINK FENCE

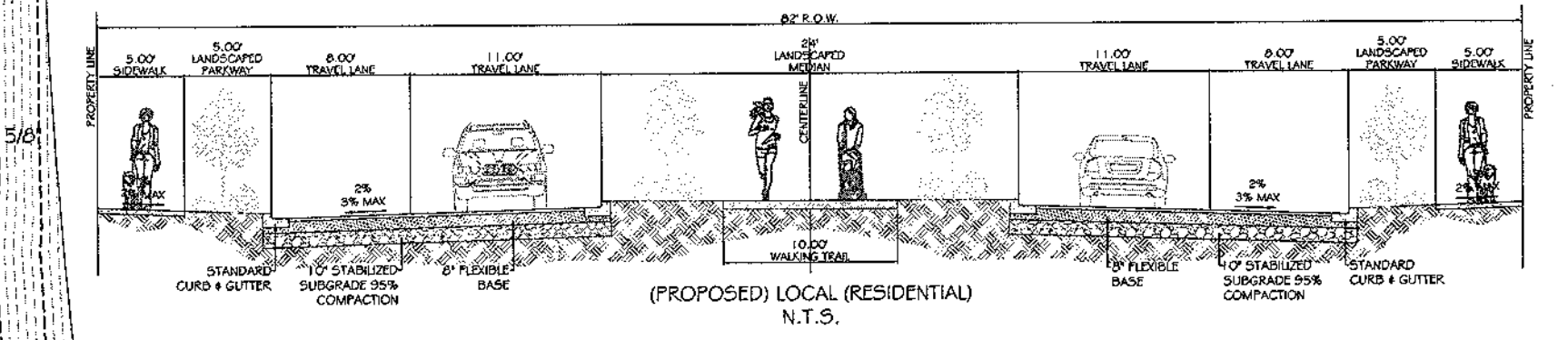
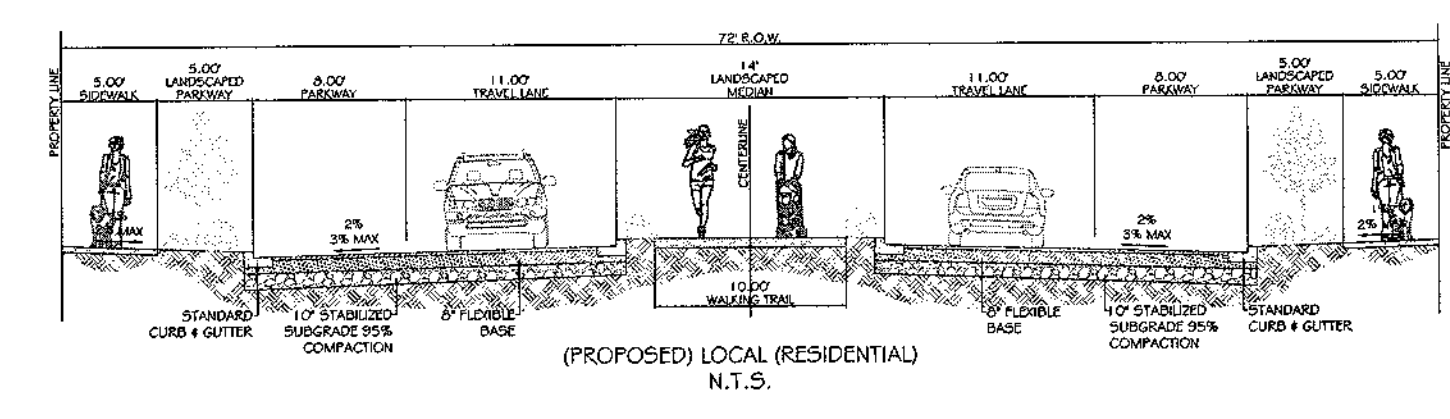
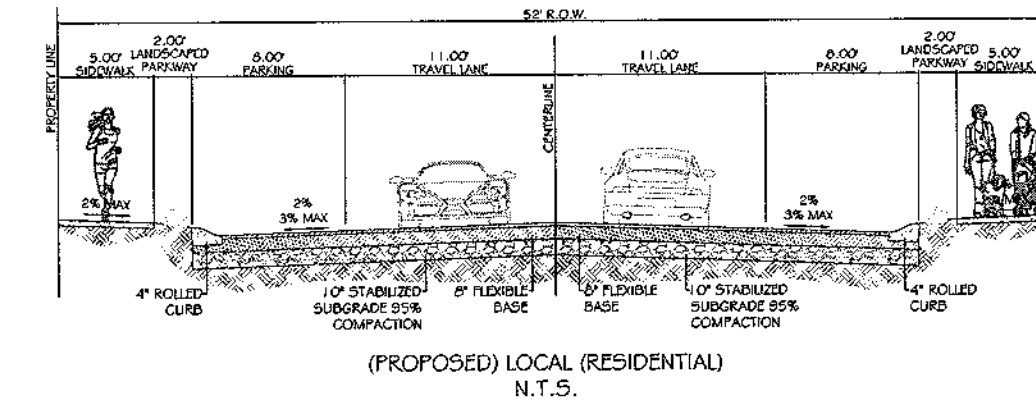
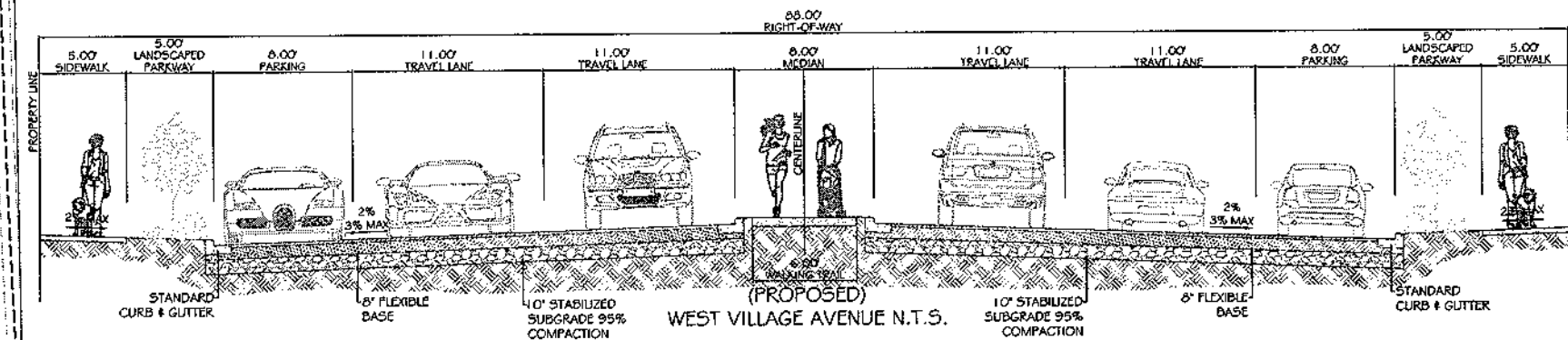


LINE TABLE

LINE #	BEARING	DISTANCE
L1	N89°46'20"E	90.34
L2	S23°46'17"E	13.36
L3	S39°16'00"E	56.56
L4	S31°46'59"E	50.00
L7	S69°46'20"E	25.34
L8	N30°00'00"E	14.95
L9	N50°00'00"E	20.05
L10	N00°09'18"E	20.05
L11	S62°28'03"W	23.93
L12	S56°02'03"E	31.29
L13	N56°02'03"W	31.29
L16	N00°09'18"E	19.95
L17	N30°00'00"E	19.95
L18	N00°00'00"E	29.66
L19	N00°08'00"E	23.00
L20	S01°38'50"E	53.74
L21	N84°52'47"W	38.65
L22	S11°09'11"W	2.26
L23	S69°50'00"E	20.00
L24	N00°02'00"W	19.12
L25	N89°58'00"E	20.00
L26	N89°58'00"E	20.00
L27	N89°58'00"E	20.00
L28	S69°46'05"W	20.00
L29	N89°50'00"W	20.14
L30	N00°10'00"E	20.00
L31	S00°10'00"W	22.73
L32	S13°08'00"W	22.73

LINE TABLE

LINE #	BEARING	DISTANCE
L33	S00°10'00"W	8.70
L34	S69°50'00"E	10.76
L35	S13°08'00"W	17.10
L36	N89°50'00"W	26.56
L37	S69°50'00"E	21.68
L38	S69°50'00"E	10.90
L39	N89°50'00"W	10.13
L40	S12°48'00"E	69.08
L41	S13°08'00"W	69.08
L42	S12°48'00"E	10.36
L43	S13°08'00"W	10.36
L44	S69°50'00"E	1.21
L45	N89°50'00"W	1.08
L46	S69°50'00"E	24.00
L47	S69°50'00"E	12.17
L48	S69°50'00"E	12.95
L49	N89°50'00"W	25.16
L50	S69°50'00"E	8.00
L51	S69°50'00"E	15.01
L52	N00°10'00"E	20.00
L53	N58°18'57"E	74.18
L54	N55°23'49"W	119.16



PRELIMINARY PLAT

DATE OF PREPARATION: AUGUST 2020

BROCK & BUSTILLOS INC.
CONSULTING CIVIL ENGINEERS
LAND SURVEYORS
TXPE REG. NO. P-737
TXPLS REG. NO. 101314-00
JOB NO. 06084-026

417 EXECUTIVE CENTER
EL PASO, TEXAS 79902
www.brockandbustillos.com
PH 915.542.4900

SHEET
2
OF
3

Feb 22, 2021 - 4:53pm
 S:\P\2020\06084 - WESTSIDE CROSSING MASTER PHASING\06084-026-FRIMARY.PLT-REVISED-2021-02-22.dwg
 ESSCO INTERNATIONAL INC.

VILLAGE AT WESTSIDE CROSSING SUBDIVISION

BEING TRACTS 1H, 1H1, 1J3, 1J1B, 1K2 AND A PORTION OF THE LA UNION LATERAL R.O.W., BLOCK 10, UPPER VALLEY GRANT SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 121.7967 ACRES ±

OWNERS

EPWCV, LLC
6100 WESTSIDE DRIVE, EL PASO, TEXAS 79932
PHONE: (915) 533-4424

EPWCV # 1
13247 ALAMEDA AVENUE, CLINT, TEXAS 79836
PHONE: (915) 872-4000

ENGINEER



VICTOR N. ENCISO, P.E. No. 84190
1000 NEWMAN STREET
EL PASO, TEXAS 79902
PHONE: (915) 533-1102

SURVEYOR

BROCK & BUSTILLOS INC.
AARON ALVARADO, TX. R.P.L.S. No. 6223
417 EXECUTIVE CENTER BOULEVARD
EL PASO, TEXAS 79902
PHONE: (915) 542-4900

BLOCK 1 LOT AREA TABLE		BLOCK 2 LOT AREA TABLE		BLOCK 3 LOT AREA TABLE		BLOCK 4 LOT AREA TABLE		BLOCK 5 LOT AREA TABLE		BLOCK 6 LOT AREA TABLE		BLOCK 7 LOT AREA TABLE		BLOCK 8 LOT AREA TABLE		BLOCK 9 LOT AREA TABLE		BLOCK 10 LOT AREA TABLE		BLOCK 11 LOT AREA TABLE		BLOCK 12 LOT AREA TABLE		BLOCK 13 LOT AREA TABLE		BLOCK 14 LOT AREA TABLE			
LOT NO.	SQ. FT.	LOT NO.	SQ. FT.	LOT NO.	SQ. FT.	LOT NO.	SQ. FT.	LOT NO.	SQ. FT.	LOT NO.	SQ. FT.	LOT NO.	SQ. FT.	LOT NO.	SQ. FT.	LOT NO.	SQ. FT.	LOT NO.	SQ. FT.	LOT NO.	SQ. FT.	LOT NO.	SQ. FT.	LOT NO.	SQ. FT.	LOT NO.	SQ. FT.	LOT NO.	SQ. FT.
1	4,915.21	1	5,452.16	1	5,500.00	1	5,502.05	1	5,964.28	1	6,016.04	1	287,875.39	1	6,040.14	1	5,965.64	1	5,964.26	1	5,914.28	1	5,414.28	1	300,958.55	1	51,695.61		
2	4,500.00	2	4,500.00	2	5,500.00	2	5,501.86	2	5,500.00	2	5,500.00	2		2	6,050.00	2	5,500.46	2	4,949.99	2	5,500.00	2	5,500.00	2	59,787.51	2	10,787.45		
3	4,500.00	3	4,500.00	3	5,500.00	3	5,501.67	3	5,500.00	3	5,500.00	3		3	6,050.00	3	5,500.36	3	4,949.99	3	5,500.00	3	5,500.00	3	63,664.76	3	204,817.75		
4	4,500.00	4	4,500.00	4	5,500.00	4	5,501.48	4	5,500.00	4	5,500.00	4		4	6,050.00	4	5,500.26	4	4,950.00	4	5,500.00	4	5,500.00	4					
5	4,500.00	5	4,500.00	5	5,500.00	5	5,501.28	5	5,500.00	5	5,500.00	5		5	6,050.00	5	5,500.15	5	4,950.00	5	5,500.00	5	5,500.00	5					
6	4,500.00	6	4,500.00	6	5,500.00	6	5,501.09	6	5,500.00	6	5,500.00	6		6	6,050.00	6	5,500.05	6	4,950.00	6	5,500.00	6	5,500.00	6					
7	4,500.00	7	4,500.00	7	5,500.00	7	5,500.90	7	5,500.00	7	5,500.00	7		7	6,050.00	7	5,499.95	7	4,950.00	7	5,500.00	7	5,500.00	7					
8	4,500.00	8	4,500.00	8	5,500.00	8	5,500.71	8	5,500.00	8	5,500.00	8		8	6,050.00	8	5,499.85	8	4,950.00	8	5,500.00	8	5,500.00	8					
9	4,500.00	9	4,500.00	9	5,500.00	9	5,500.52	9	5,500.00	9	5,964.04	9		9	6,050.00	9	5,499.75	9	4,950.00	9	5,000.00	9	5,500.00	9					
10	4,500.00	10	4,500.00	10	5,500.00	10	5,500.32	10	5,500.00	10	6,514.04	10		10	6,050.00	10	5,499.64	10	4,950.00	10	6,000.00	10	5,500.00	10					
11	4,500.00	11	4,500.00	11	5,500.00	11	7,057.27	11	5,500.00	11	6,600.00	11		11	6,049.92	11	5,499.54	11	4,950.01	11	5,500.00	11	5,500.00	11					
12	4,500.00	12	4,500.00	12	32,400.94	12	16,350.02	12	5,500.00	12	6,600.00	12		12	6,032.87	12	5,964.16	12	4,950.01	12	5,914.04	12	5,500.00	12					
13	4,500.00	13	4,500.00	13	14,999.03	13	5,500.00	13	5,500.00	13	6,600.00	13		13	5,500.00	13	5,499.54	13	4,950.01	13	5,500.00	13	5,456.30	13					
14	5,500.00	14	4,500.00			14	5,500.00	14	5,500.00	14	6,600.00	14		14	5,500.00	14	5,499.64	14	5,964.06	14	5,500.00	14	5,414.04	14					
15	5,500.00	15	4,500.00			15	5,500.00	15	5,500.00	15	6,600.00	15		15	5,500.00	15	5,499.75	15	4,950.01	15	5,500.00	15	5,500.00	15					
16	5,500.00	16	4,500.00			16	5,500.00	16	5,500.00	16	6,600.00	16		16	5,500.00	16	5,499.85	16	4,950.01	16	5,500.00	16	5,500.00	16					
17	5,500.00	17	4,500.00			17	5,500.00	17	5,500.00	17	6,600.00	17		17	5,500.00	17	5,499.95	17	4,950.01	17	5,500.00	17	5,500.00	17					
18	5,500.00	18	4,500.00			18	5,500.00	18	5,500.00	18	6,600.00	18		18	5,500.00	18	5,500.05	18	4,950.01	18	5,500.00	18	5,500.00	18					
19	5,500.00	19	4,500.00			19	5,500.00	19	5,500.00	19	6,600.00	19		19	5,500.00	19	5,500.15	19	4,950.00	19	5,500.00	19	5,500.00	19					
20	5,500.00	20	4,500.00			20	5,500.00	20	5,500.00	20	6,600.00	20		20	5,500.00	20	5,500.26	20	4,950.00	20	5,500.00	20	5,500.00	20					
21	5,500.00	21	4,500.00			21	5,500.00	21	5,500.00	21	6,600.00	21		21	5,500.00	21	5,500.36	21	4,950.00	21	5,500.00	21	5,500.00	21					
22	5,500.00	22	4,500.00			22	5,500.00	22	5,500.00	22	6,600.00	22		22	5,500.00	22	5,500.46	22	4,950.00	22	5,500.00	22	5,500.00	22					
23	5,500.00	23	4,500.00			23	5,500.00	23	5,500.00	23	6,600.00	23		23	5,500.00	23	5,500.56	23	4,950.00	23	5,500.00	23	5,500.00	23					
24	5,500.00	24	4,500.00			24	5,500.00	24	5,500.00	24	6,600.00	24		24	5,500.00	24	5,500.66	24	4,950.00	24	5,500.00	24	5,500.00	24					
25	5,500.00	25	4,500.00			25	5,500.00	25	5,500.00	25	6,600.00	25		25	5,500.00	25	5,500.76	25	4,950.00	25	5,500.00	25	5,500.00	25					
26	5,500.00	26	4,500.00			26	5,500.00	26	5,500.00	26	6,600.00	26		26	5,500.00	26	5,500.86	26	4,950.00	26	5,500.00	26	5,500.00	26					
27	5,500.00	27	4,500.00			27	5,500.00	27	5,500.00	27	6,600.00	27		27	5,500.00	27	5,500.96	27	4,950.00	27	5,500.00	27	5,500.00	27					

BLOCK 15 LOT AREA TABLE		BLOCK 16 LOT AREA TABLE		BLOCK 17 LOT AREA TABLE		BLOCK 18 LOT AREA TABLE		BLOCK 19 LOT AREA TABLE		BLOCK 20 LOT AREA TABLE		BLOCK 21 LOT AREA TABLE	
LOT NO.	SQ. FT.	LOT NO.	SQ. FT.	LOT NO.	SQ. FT.	LOT NO.	SQ. FT.	LOT NO.	SQ. FT.	LOT NO.	SQ. FT.	LOT NO.	SQ. FT.
1	5,732.42	1	5,500.03	1	5,500.03	1	5,500.03	1	5,500.03	1	5,491.02	1	5,500.03
2	5,500.00	2	5,500.03	2	5,500.03	2	5,500.03	2	5,500.03	2	5,500.03	2	5,500.03
3	5,500.00	3	5,500.03	3	5,500.03	3	5,500.03	3	5,500.03	3	5,500.03	3	5,500.03
4	5,500.00	4	5,500.03	4	5,500.03	4	5,500.03	4	5,500.03	4	5,500.03	4	5,500.03
5	5,500.00	5	5,500.03	5	5,500.03	5	5,500.03	5	5,500.03	5	5,413.49	5	5,500.03
6	5,500.00	6	5,500.03	6	5,500.03	6	5,500.03	6	5,500.03	6	5,500.03	6	5,500.03
7	5,500.00	7	5,500.03	7	5,500.03	7	5,500.03	7	5,500.03	7	5,491.33	7	5,500.03
8	5,500.00	8	5,500.03	8	5,500.03	8	5,413.49	8	5,500.03	8	5,500.03	8	5,500.03
9	5,500.00	9	5,500.03	9	5,413.30	9	5,500.03	9	5,500.03	9	5,500.03	9	5,500.03
10	5,500.00	10	5,413.49	10	5,329.57	10	5,500.03	10	5,500.03	10	5,500.03	10	5,500.03
11	5,409.46	11	5,491.74	11	5,500.03	11	5,500.03	11	5,500.03	11	5,414.89	11	5,500.03
12	4,800.21	12	5,500.03	12	5,500.03	12	5,500.03	12	12,736.95	12	12,528.36	12	5,500.03
13	8,019.27	13	5,500.03	13	5,500.03	13	5,500.03	13	5,500.03	13	5,500.03	13	5,500.03
14	9,452.02	14	5,500.03	14	5,500.03	14	5,500.03	14	5,500.03	14	5,414.89	14	5,500.03
15	6,806.77	15	5,500.03	15	5,500.03	15	5,500.03	15	5,500.03	15	6,228.25	15	5,500.03
16	5,440.44	16	5,500.03	16	5,500.03	16	6,322.16	16	5,500.03	16	5,500.03	16	5,500.03
17	5,500.00	17	5,500.03	17	5,500.03	17	5,500.03	17	5,500.03	17	5,500.03	17	5,500.03
18	5,500.00	18	5,500.03	18	5,500.03	18	5,500.03	18	5,500.03	18	5,500.03	18	5,500.03
19	5,500.00	19	5,500.03	19	5,500.03	19	5,500.03	19	5,500.03	19	5,500.03	19	5,500.03
20	5,500.00	20	5,500.03	20	5,500.03	20	5,500.03	20	5,500.03	20	5,500.03	20	5,500.03
21	5,500.00	21	5,500.03	21	5,500.03	21	5,500.03	21	5,500.03	21	5,500.03	21	5,500.03
22	5,500.00	22	5,500.03	22	5,500.03	22	5,500.03	22	5,500.03	22	5,500.03	22	5,500.03
23	5,500.00	23	5,500.03	23	5,500.03	23	5,500.03	23	5,500.03	23	5,500.03	23	5,500.03
24	6,501.42	24	5,500.03	24	5,500.03	24	5,500.03	24	5,500.03	24	5,500.03	24	5,500.03
25	28,351.04	25	5,500.03	25	5,500.03	25	5,500.03	25	5,500.03	25	5,500.03	25	5,500.03
26	6,928.82	26	5,500.03	26	5,500.03	26	5,500.03	26	5,500.03	26	5,500.03	26	5,500.03

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00	90°00'00"	31.42	S44°56'00"E	28.32
C2	156.00	4°58'26"	13.54	S87°30'47"W	13.54
C3	244.00	10°10'12"	43.31	S65°15'44"W	43.25