

MAJESTIC SANDS UNIT ONE SUBDIVISION

A PORTION OF SECTION 17, BLOCK 79, TOWNSHIP 3
TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING 8.46± ACRES
(SHEET 1 OF 2)

LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SIDEWALK
- PROPERTY LINE
- STREET CENTERLINE
- 10' UTILITY EASEMENT (10' U.E.)
- 10' RESTRICTED ACCESS EASEMENT
- LOT AND BLOCK NUMBER
- PROPOSED INLET & STORM SEWER PIPE
- PROPOSED N.D.C.B.U. MAIL BOX
- DRAINAGE FLOW
- HIGH POINT
- LOW POINT
- EXISTING DRAINAGE FLOW
- EXISTING HIGH POINT
- PROPOSED MONUMENT
- EXISTING MONUMENT
- EXISTING MAJOR CONTOUR LINES
- EXISTING MINOR CONTOUR LINES
- EXISTING ROCK WALL
- EXISTING POWER POLE
- EXISTING DOUBLE MOUNTED STREET LIGHT
- EXISTING RESIDENTIAL STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING SEWER LINE
- EXISTING OVERHEAD POWER LINE

SCHOOL DISTRICT

SOCORRO INDEPENDENT SCHOOL DISTRICT
12300 EASTLAKE DR, EL PASO, TX 79928

TOTAL LOTS

RESIDENTIAL = 38
POND = 1
TOTAL = 39

BENCHMARK:

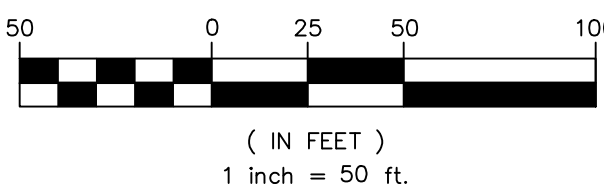
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF ISMAEL ROBLES STREET AND MARY PONCE ROAD.
ELEVATION: 4000.66 (CITY DATUM)

FLOOD ZONE

THIS SUBDIVISION LIES WITH IN ZONE "X" AS DESIGNATED IN PANEL NO. 480212 0175 B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "X" INDICATES AREAS OF MINIMAL FLOODING.

PRELIMINARY PLAT

GRAPHIC SCALE



OWNER/DEVELOPER

BOWLING ENTERPRISES, LLC
6000 NORTHERN PASS, SUITE-C
EL PASO, TX 79901
VOICE: (915) 757-1802
FAX: (915) 757-1827
CONTACT: MR. GREG BOWLING

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.

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.

DATE OF PREPARATION: APRIL 2024

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	300.00'	100.73'	50.84'	100.26'	S77°54'32"E 019°14'19"
C2	300.00'	34.53'	17.28'	34.51'	N71°35'12"W 008°35'39"
C3	300.00'	63.14'	31.69'	63.02'	N80°54'47"W 012°03'32"
C4	57.00'	90.10'	57.57'	81.01'	S47°46'22"W 090°34'09"
C5	57.00'	88.97'	56.44'	80.21'	S42°13'38"E 089°25'52"
C6	20.00'	33.00'	21.65'	29.38'	N49°44'21"E 094°32'00"
C7	273.00'	33.68'	16.86'	33.65'	S79°27'37"E 007°04'04"
C8	273.00'	36.39'	18.22'	36.36'	S72°06'29"E 007°38'12"
C9	327.00'	13.63'	6.82'	13.63'	N69°29'01"W 002°23'18"
C10	327.00'	49.26'	24.68'	49.22'	N74°59'37"W 008°37'54"
C11	327.00'	43.56'	21.81'	43.53'	S83°07'34"E 007°37'59"
C12	20.00'	10.21'	5.22'	10.10'	S72°19'15"E 029°14'36"
C13	75.00'	12.29'	6.16'	12.28'	N62°23'37"W 009°23'21"
C14	75.00'	44.58'	22.97'	43.93'	N84°07'04"W 034°03'34"
C15	75.00'	38.71'	19.79'	38.28'	S64°04'05"W 029°34'07"
C16	75.00'	38.71'	19.79'	38.28'	S34°29'59"W 029°34'07"
C17	75.00'	43.28'	22.26'	42.68'	S03°11'07"W 033°03'37"
C18	75.00'	17.55'	8.82'	17.51'	S20°03'00"E 013°24'36"
C19	20.00'	10.21'	5.22'	10.10'	N12°08'00"W 029°14'36"
C20	20.00'	10.30'	5.27'	10.18'	N17°14'22"E 029°30'09"
C21	75.00'	18.25'	9.17'	18.21'	S25°01'08"W 013°56'38"
C22	75.00'	43.19'	22.21'	42.60'	S01°32'58"W 032°59'40"
C23	75.00'	38.71'	19.79'	38.28'	S29°43'55"E 029°34'07"
C24	75.00'	38.71'	19.79'	38.28'	S59°18'02"E 029°34'07"
C25	75.00'	45.21'	23.31'	44.53'	N88°38'48"E 034°32'14"
C26	75.00'	10.24'	5.13'	10.23'	N67°27'59"E 007°49'24"
C27	20.00'	10.30'	5.27'	10.18'	S78°18'21"W 029°30'09"
C28	20.00'	31.21'	19.80'	28.14'	N42°14'09"W 089°24'52"
C29	20.00'	31.62'	20.21'	28.43'	N47°45'52"E 090°35'07"
C30	20.00'	29.94'	18.57'	27.22'	N40°24'31"W 085°45'40"
C31	273.00'	17.41'	8.71'	17.40'	N85°06'57"W 003°39'12"
C32	30.00'	47.42'	30.30'	42.64'	S47°46'22"W 090°34'09"
C33	30.00'	46.83'	29.70'	42.22'	S42°13'38"E 089°25'52"
C34	20.00'	31.21'	19.80'	28.14'	S42°14'08"E 089°24'53"
C35	20.00'	31.34'	19.92'	28.23'	N48°10'06"E 089°46'40"
C36	20.00'	30.19'	18.81'	27.41'	N40°58'32"W 086°29'49"
C37	327.00'	62.07'	31.13'	61.97'	S78°47'11"E 010°52'30"
C38	20.00'	36.37'	25.68'	31.56'	S54°33'42"W 104°10'45"

LINE TABLE

LINE	BEARING	LENGTH
L1	N87°31'41"W	59.07'
L2	S86°56'33"E	57.57'
L3	N02°29'18"E	57.57'
L4	N02°29'18"E	56.44'
L5	N86°56'34"W	56.44'
L6	N86°56'34"W	60.89'
L7	S86°56'33"E	4.72'
L8	N86°56'33"W	9.75'
L9	S86°56'26"E	14.29'
L10	S86°56'26"E	21.51'
L11	S86°56'46"E	26.89'

LOCATION MAP

SCALE: 1" = 600'

