

THE FIELDS

TRACT 3A2, BLOCK 2,
UPPER VALLEY SURVEYS
CITY OF EL PASO, EL PASO COUNTY, TEXAS.

CONTAINING: 624,121 SQ. FT.
OR 14.3278 ACRES

DEDICATION

KWH EAST LLC, property owner of this land, hereby present this plat and dedicate to the use of the public any additional right-of-way shown hereon and utility easements, as may be shown hereon, laid down and designated, including any pre-existing easements for overhead service wires for pole type utilities and 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 our signature this _____ day of _____, 2015.

WILL HARVEY

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared WILL HARVEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations herein expressed.

Given under my hand and seal of office this _____ day of _____, 2015.

Notary Public in and for El Paso County My Commission Expires _____

SUBDIVISION APPROVAL STATEMENT

This subdivision is hereby approved in accordance with Chapter 212 of the Texas Local Government Code and Title 19 of the El Paso Municipal Code as meeting all requirements for a review of a minor plat.

Government Code of Texas this _____ day of _____, 2015.

Executive Secretary Chair Person

Approved for filing this _____ day of _____, 2015.

City Development Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2015, A.D.
in the Plat Record, Clerks File No. _____

County Clerk By Deputy

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.

John A. Eby, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 5372

Subdivision Improvements Taxes prepared by and under the supervision of
ROBERT A. GONZALES, Registered Professional Engineer No. 69920

Robert A. Gonzales, PE # 69920



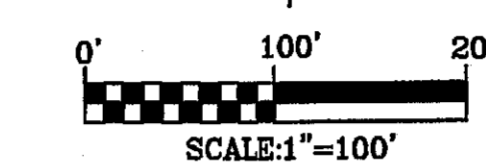
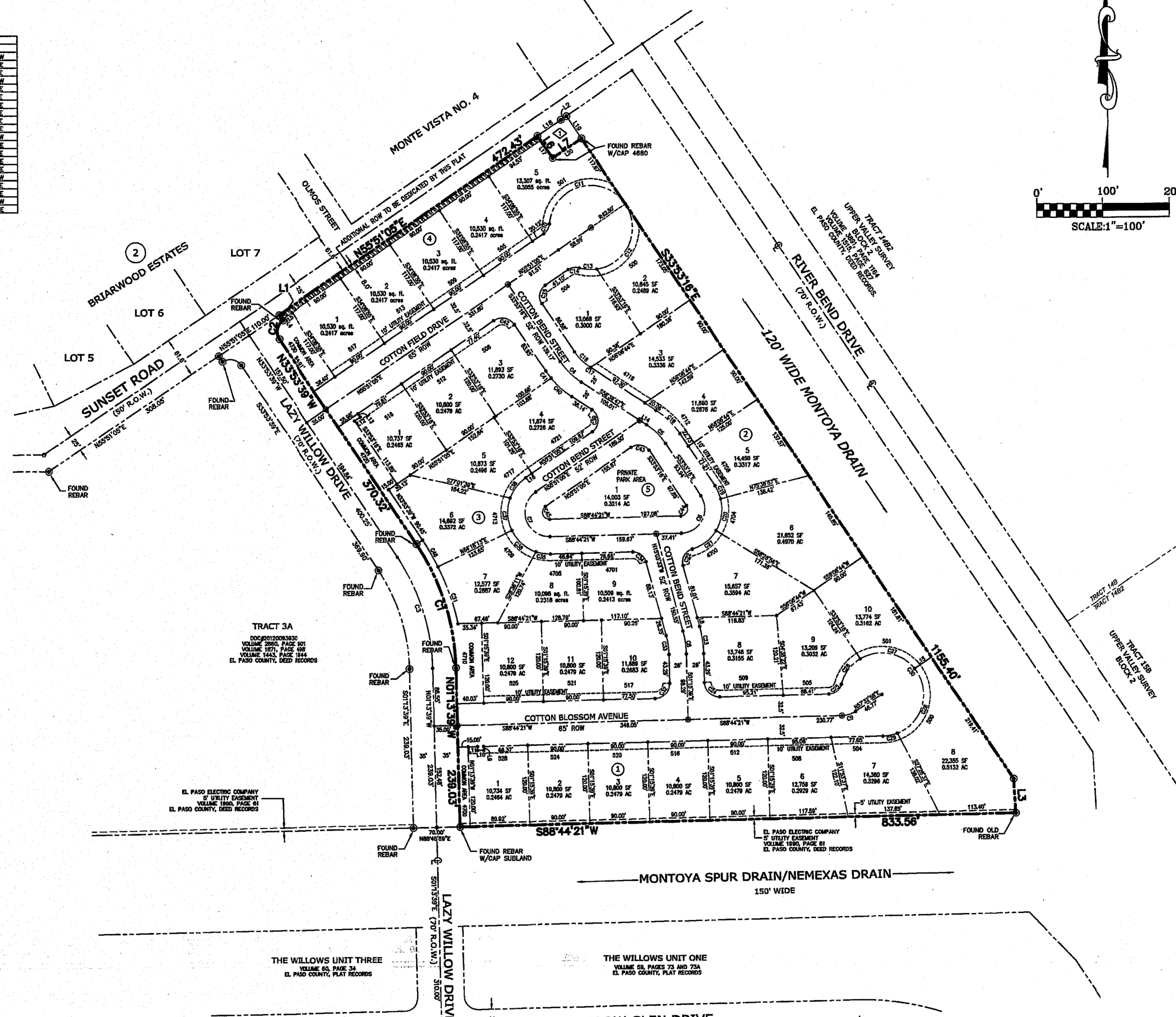
Final Approval

DATE OF REVISION: 07/15/2015
DATE OF REVISION: 06/23/2015
DATE OF REVISION: 04/17/2015
DATE OF REVISION: 12/28/2014
DATE OF REVISION: 12/18/2014
DATE OF REVISION: 11/17/2014
DATE OF REVISION: 10/16/2014
DATE OF REVISION: 09/23/2014
PREPARATION DATE: 09/18/2014

PASO DEL NORTE SURVEYING INC. TPLS FIRM #10001200
13998 BRADLEY ROAD, EL PASO, TEXAS 79938 PH: 915-855-6441
FAX: 915-855-6925
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| CURVE | LENGTH | RADIUS | DELTA | BEARING | CHORD |
|-------|--------|--------|------------|-------------|--------|
| C1 | 197.27 | 346.00 | 32°40'00" | N17°33'39"W | 194.61 |
| C2 | 31.34 | 20.00 | 89°47'00" | S10°59'51"W | 28.23 |
| C3 | 177.31 | 311.00 | 32°40'00" | N17°33'39"W | 174.82 |
| C4 | 44.72 | 112.50 | 22°48'32" | N45°16'31"E | 44.43 |
| C5 | 39.75 | 100.00 | 22°48'32" | N45°16'31"E | 39.49 |
| C6 | 77.05 | 36.00 | 122°37'36" | N27°25'33"E | 63.16 |
| C7 | 63.72 | 36.50 | 147°08'44" | S17°42'17"E | 70.01 |
| C8 | 35.16 | 148.00 | 137°47'44" | N09°02'38"W | 35.08 |
| C9 | 21.77 | 40.00 | 31°11'23" | N73°08'39"E | 21.91 |
| C10 | 17.62 | 20.00 | 50°28'43" | N30°38'43"E | 17.06 |
| C11 | 153.52 | 62.50 | 140°44'23" | S75°44'33"W | 117.73 |
| C12 | 128.65 | 62.50 | 116°08'14" | N14°09'52"E | 106.07 |
| C13 | 26.30 | 62.50 | 24°08'48" | S85°43'36"E | 26.11 |
| C14 | 17.62 | 20.00 | 50°28'43" | S81°05'26"W | 17.06 |
| C15 | 31.32 | 20.00 | 89°44'20" | S10°58'55"W | 28.22 |
| C16 | 34.07 | 86.50 | 22°54'07" | S45°10'18"E | 33.95 |
| C17 | 0.31 | 86.50 | 0°12'24" | S90°33'35"E | 0.31 |
| C18 | 50.09 | 128.00 | 22°48'32" | N45°16'31"E | 49.76 |
| C19 | 21.14 | 62.00 | 19°32'12" | N24°07'10"W | 21.04 |
| C20 | 49.67 | 62.00 | 45°54'08" | N08°36'50"E | 48.35 |
| C21 | 48.13 | 62.00 | 42°38'03" | N25°52'00"E | 45.08 |
| C22 | 31.15 | 20.00 | 89°14'41" | S29°33'47"W | 28.10 |
| C23 | 41.42 | 172.00 | 13°47'54" | N08°09'36"W | 41.32 |
| C24 | 35.34 | 22.50 | 90°00'00" | S46°15'39"E | 31.82 |
| C25 | 45.63 | 62.50 | 35°22'08" | N25°09'52"E | 24.12 |
| C26 | 48.38 | 62.50 | 44°20'51" | S36°44'22"W | 47.18 |
| C27 | 90.25 | 62.50 | 82°44'21" | N79°43'02"W | 82.61 |
| C28 | 118.54 | 62.50 | 106°50'23" | N15°04'20"E | 100.38 |
| C29 | 22.69 | 62.50 | 201°48'44" | N72°36'56"E | 21.97 |
| C30 | 277.26 | 62.50 | 284°10'24" | N38°20'31"W | 99.72 |
| C31 | 90.98 | 358.77 | 14°36'28" | N19°11'18"W | 90.71 |
| C32 | 35.34 | 22.50 | 90°00'00" | N43°44'21"E | 31.82 |
| C33 | 28.60 | 128.00 | 134°7'54" | N08°09'36"W | 28.83 |
| C34 | 28.60 | 20.00 | 79°12'08" | N33°09'36"W | 24.68 |
| C35 | 22.19 | 62.50 | 20°20'26" | S81°05'26"E | 22.07 |
| C36 | 49.33 | 62.50 | 45°13'27" | S48°18'30"E | 48.06 |
| C37 | 50.01 | 62.50 | 49°50'32" | S02°48'31"E | 48.69 |
| C38 | 36.53 | 62.50 | 35°22'08" | S37°59'55"W | 36.32 |
| C39 | 39.27 | 20.00 | 112°30'52" | N00°24'21"W | 33.26 |
| C40 | 41.59 | 138.50 | 17°12'14" | S48°03'40"E | 41.43 |
| C41 | 13.47 | 138.50 | 5°34'18" | S36°40'25"E | 13.46 |
| C42 | 13.43 | 22.50 | 74°10'44" | N17°50'10"W | 31.89 |
| C43 | 31.51 | 20.00 | 90°15'40" | N79°01'05"W | 28.35 |
| C44 | 21.40 | 10.00 | 122°37'36" | N27°25'33"E | 17.55 |
| C45 | 26.36 | 10.50 | 147°08'44" | S17°42'17"E | 20.14 |
| C46 | 46.09 | 355.77 | 7°24'07" | N30°11'36"W | 46.08 |

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 10.18 | N54°08'39"W |
| L2 | 6.92 | N56°00'00"E |
| L3 | 52.01 | S63°29'01"E |
| L4 | 2.18 | N44°59'39"W |
| L5 | 17.98 | N53°19'57"E |
| L6 | 39.87 | S34°33'47"E |
| L7 | 52.04 | N58°07'34"E |
| L8 | 13.95 | S13°33'15"E |
| L9 | 5.82 | S01°17'39"E |
| L10 | 2.34 | N82°42'27"E |
| L11 | 14.14 | S88°44'21"W |
| L12 | 10.18 | N56°08'44"E |
| L13 | 6.16 | S33°21'67"E |
| L14 | 12.35 | S88°39'47"E |
| L15 | 30.74 | N80°08'44"E |
| L16 | 15.77 | S52°03'05"W |
| L17 | 31.87 | S34°33'47"E |
| L18 | 42.88 | N50°21'00"E |
| L19 | 49.02 | N33°18'15"W |
| L20 | 62.04 | N56°07'54"E |

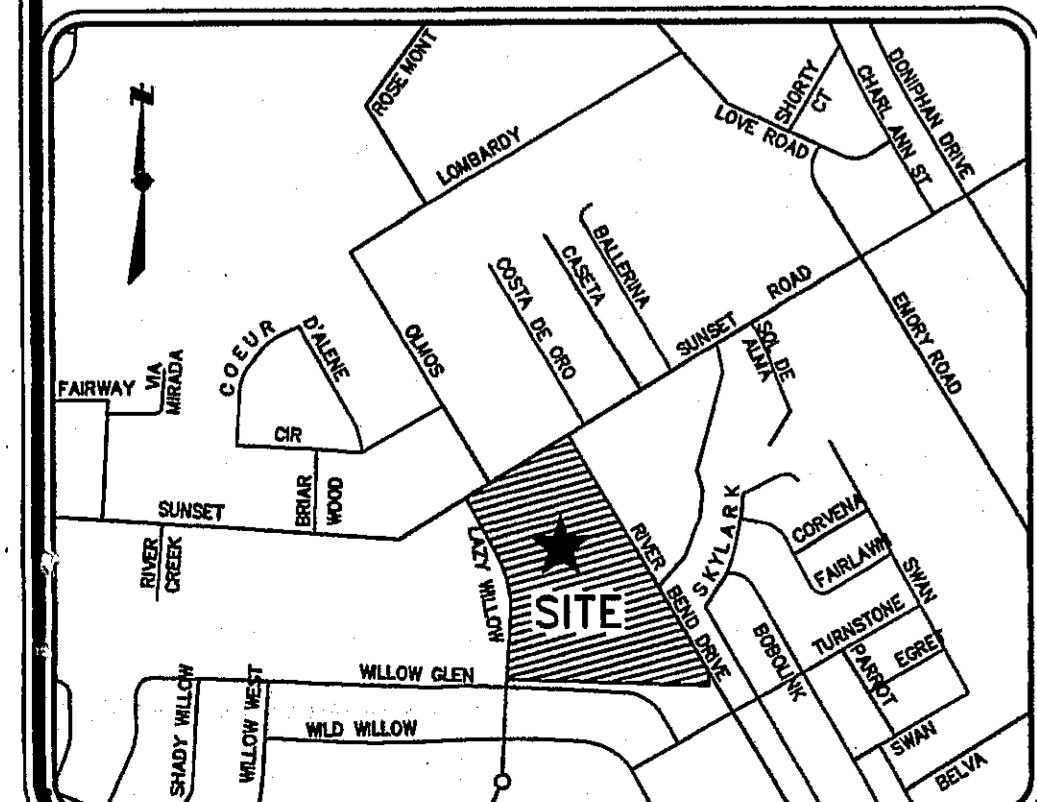


SCHOOL DISTRICT
EL PASO INDEPENDENT SCHOOL DISTRICT
6531 Boeving Dr. El Paso, TX 79925

ON-SITE PONDING NOTES:
1. ALL LOTS IN THE SUBDIVISION ARE SUBJECT TO ON-SITE PONDING. LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING ADEQUATE PROVISIONS TO ACCOMMODATE ALL STORMWATER RUNOFF GENERATED FROM THEIR RESPECTIVE LOT PLUS ONE-HALF THE RUNOFF GENERATED FROM ALL ADJUTING STREET RIGHT-OF-WAYS DIRECTLY FRONTING THE LOT. THE POND DEPTH AND LOT GRADING REQUIREMENTS ARE AS PER APPROVED GRADING AND DRAINAGE PLAN FOR THE SUBDIVISION.
2. WALLS CONSTRUCTED ADJUTING STREET RIGHT-OF-WAYS SHALL BE CONSTRUCTED WITH A SERIES OF DRAIN PIPES ALLOWING THE STREET RUNOFF TO BE CONVEYED TO THE SUBDIVISION PROPERTY.
3. ON-SITE PONDING AREAS SHALL HAVE MAXIMUM ONE (VERTICAL) TO THREE (HORIZONTAL) SIDE SLOPES AND A MAXIMUM DEPTH OF TWELVE (12) INCHES BASED ON A ONE HUNDRED YEAR STORM.
4. PERMANENT ELEVATION MARKERS SHALL BE INSTALLED TO DEFINE THE LEVELS TO BE MAINTAINED TO ENSURE THE EFFECTIVENESS OF ON-SITE PONDING. PERMANENT ELEVATION MARKERS SHALL NOT BE MOVED, COVERED, OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE CITY ENGINEER.
5. THE CITY AND/OR ITS REPRESENTATIVE IS GRANTED PERMANENT RIGHT OF ACCESS TO INSPECT THE PONDING AREAS AND PERMANENT ELEVATION MARKERS.
6. FILLING OR CHANGING THE POND, OR ALLOWING THE POND TO BE FILLED OR CHANGED TO AN ELEVATION GREATER THAN ESTABLISHED BY THE PERMANENT ELEVATION MARKERS, IS PROHIBITED.
7. ON-SITE PONDING AREAS AND PERMANENT ELEVATION MARKERS SHALL BE CONSTRUCTED AND INSPECTED PRIOR TO BUILDING OCCUPANCY. PERMANENT ELEVATION MARKERS SHALL BE OBTAINED FROM THE CITY ENGINEER.
8. NO PERSON SHALL BE PERMITTED TO IMPAIR THE FUNCTIONALITY OF AN ON-SITE PONDING, NO MORE THAN FIFTY PERCENT (50%) OF THE AREA OF ANY RESIDENTIAL LOT COVERED BY DEED SHALL BE COVERED BY IMPROVEMENTS, EITHER TEMPORARY OR PERMANENT, WHICH SHED STORMWATER INCLUDING BUT NOT LIMITED TO, BUILDINGS, DRIVEWAYS, PATIOS, DECKS OR LANDSCAPING UNDERLAIN WITH PLASTIC SHEETING OR OTHER IMPERVIOUS MATERIAL.
9. IN THE EVENT THAT THE FUNCTIONALITY OF AN ON-SITE PONDING BECOMES IMPAIRED WHETHER BY ACT OF MAN OR NATURE, THE OWNER OF THE LOT ON WHICH THE IMPAIRED POND IS LOCATED SHALL PERFORM ALL CORRECTIVE ACTIONS REQUIRED TO RESTORE THAT FUNCTIONALITY.
10. ANY OWNER NOTIFIED BY THE CITY ENGINEER OF RECEIPT OF SUCH NOTICE PROVIDED, HOWEVER, THAT NOTHING HEREIN SHALL PREVENT THE CITY FROM MANUATING AN EARLIER TIME FOR COMMENCEMENT OF COMPLETION DURING TIMES OF EMERGENCY, WHERE THERE IS IMMINENT DANGER OF LOSS OF LIFE, LIMB OR PROPERTY.
11. OWNER OF PROPERTY UTILIZING ON-SITE PONDING WAIVES ANY CLAIM OR CAUSE OF ACTION AGAINST THE CITY, EMPLOYEES, OFFICIALS OR EMPLOYEES, FOR ANY DEATH, INJURY OR PROPERTY DAMAGE RESULTING FROM ALTERATION OF THE PONDING CAPACITY FOR THAT LOT, INCLUDING LACK OF MAINTENANCE.
12. THESE ON-SITE PONDING REQUIREMENTS SHALL BE ENFORCED BY MANUATIVE RELIEF WITHOUT THE REQUIREMENT FOR BOND OR OTHER SECURITY.
13. THE CONVEYANCE OF PROPERTY PERMITTING ON-SITE PONDING SHALL DECLARE IN CONSPICUOUS LANGUAGE IN THE DEED THAT THE PROPERTY IS SUBJECT TO ON-SITE PONDING REQUIREMENTS. MAINTENANCE OF ELEVATION MARKERS, STANDING WATER ON LOT, AND INGRESS AND EGRESS FOR INSPECTION AS STATED ON THE PLAT.

LOCATION MAP

APPROX. SCALE: 1"=600'



SPECIAL FLOOD HAZARD AREAS SHALL COMPLY WITH SECTION 16.60 - FLOOD DAMAGE PREVENTION AND SECTION 18.18 - STORMWATER MANAGEMENT REQUIREMENTS OF THE CITY OF EL PASO'S MUNICIPAL CODE AND FEMA REQUIREMENTS.

THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO SUNSET 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 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 WITH A 5/8" REBAR WITH CAP STAMPED "5372" UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES. (BY OTHERS). EXTERIOR BOUNDARY CORNERS ARE MARKED AS NOTED ON THIS PLAT.

*U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.

THIS SUBDIVISION LIES WITH IN ZONE "A1" AS DESIGNATED IN PANEL NO. 480214-0026D, DATED JANUARY 03, 1997, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS.

ALL STORM WATER RUNOFF SHALL BE ADDRESSED WITHIN THE SUBDIVISION LIMITS INCLUDING FILL DISPLACEMENT AND SHALL COMPLY WITH ALL PROVISIONS OF (DSC, 19.19.010A AND DDM, 11.1).

THIS SUBDIVISION CONSISTS OF 35 (R-2) SINGLE-FAMILY DWELLING LOTS AND INCLUDES A 0.32 ACRE "POCKET PARK" THAT WILL NOT BE DEDICATED TO THE CITY OF EL PASO AND WILL BE MAINTAINED BY A "HOME OWNERS ASSOCIATION".

BEFORE DIGGING IN THIS AREA CALL "TEXAS-811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.

OWNER/DEVELOPER:
KWH EAST LLC,
P.O. BOX 130332
EL PASO, TEXAS 79913-3032
PHONE: (915) 584-8242

ENGINEERING AND PLANNING CONSULTATION BY:
ROBERT A. GONZALES, PE
QUANTUM ENGINEERING CONSULTANTS, INC.
414 EXECUTIVE CENTER BLVD., STE 200
EL PASO, TEXAS 79902
PHONE: (915) 532-7272
FAX: (915) 532-7373

PLAT PREPARED BY:
PASO DEL NORTE SURVEYING, INC.
13998 BRADLEY ROAD
EL PASO, TEXAS 79938
PHONE: (915) 241-1841

TOTAL NUMBER OF LOTS
RESIDENTIAL = 35 LOTS

- NOTES:
1. SOUTHWESTERN BELL, DOC#20050057138 AND VOLUME 3968, PAGE 598, EL PASO COUNTY, DEED RECORDS.
 2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.
 3. LAZY WILLOW DRIVE IS AN EXISTING ROW DEDICATED WITH PLAT OF THE WILLOWS UNIT 1.
 4. DENOTES A PROPOSED CITY MONUMENT TO BE INSTALLED WHEN STREETS HAVE BEEN CONSTRUCTED.