

- PLAT NOTES AND RESTRICTIONS:**
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO DESERT SPRINGS UNIT TWO 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 BLUFF CREEK LAKE AND RESLER DRIVE AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION WITHIN TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
  - THIS PROPERTY LIES WITHIN CANTONILLO INDEPENDENT SCHOOL DISTRICT.
  - U. S. POSTAL SERVICE WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
  - INTERIOR LOT CORNERS WILL BE SET UP UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
  - Ⓢ DENOTES PROPOSED CITY MONUMENT. (MAY BE SUBJECT TO RELOCATION AT TIME OF CONSTRUCTION. FOR EXACT LOCATION PLEASE CONTACT THE CITY OF EL PASO.)
  - Ⓣ DENOTES EXISTING CITY MONUMENT.
  - RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. \_\_\_\_\_.
  - TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. \_\_\_\_\_.
  - SUBDIVISION AGREEMENT AND GUARANTEE LETTER ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. \_\_\_\_\_.
  - VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING RESLER DRIVE SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELIANCE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. \_\_\_\_\_.
  - THIS SUBDIVISION LIES WITHIN ZONE "A2, B, & C" AS DESIGNATED IN PANEL NO. 48022E-002E, DATED FEBRUARY 5, 1986, OF THE FLOOD INSURANCE RATE MAPS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. ZONE "A2" INDICATES AREAS OF 100-YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD BEYONDINGS. ZONE "B" INDICATES AREAS BETWEEN THE 100-YEAR FLOOD AND THE 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO A 100-YEAR FLOODING WITH AVERAGE DEPTH OF LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE OR AREAS PROTECTED BY LEVES FROM THE BASE FLOOD. ZONE "C" INDICATES AREAS OF MINIMAL FLOODING.
  - THE FOLLOWING MONUMENTS ARE PROPOSED TO BE INSTALLED AT A SPECIAL LOCATION (REFER TO TYPICAL DETAIL BELOW) FOUR (4) FEET FROM STREET CORNERS IN THE NORTHEAST QUADRANT OF THE FOLLOWING INTERSECTIONS:  
RESLER DRIVE AND DEWBERRY DRIVE  
(TO VERIFY EXACT LOCATION CONTACT THE CITY OF EL PASO.)
  - ALL EASEMENTS SHALL BE TEN (10) FEET UNLESS OTHERWISE NOTED.
  - THIS PROPERTY IS SUBJECT TO IMPACT FEES. THE TABLE AND RESPECTIVE LANGUAGE SHALL BE INCLUDED ON THE FACE OF THE FINAL APPROVED AND RECORDED PLAT. IMPACT FEES SHALL BE CALCULATED BASED ON THE TABLE BELOW. QUARTER 3RD OF THE LOCAL GOVERNMENT CODE AUTHORIZES THE CITY OF EL PASO TO ADOPT AND IMPROVE WATER AND WASTEWATER IMPACT FEES. THIS PLAT FULFILLS AN OBLIGATION IMPOSED BY CHAPTER 393 AND SETS THE ASSESSMENT OF THE IMPACT FEES IN ACCORDANCE WITH THE IMPACT FEE SCHEDULE ADOPTED BY CITY COUNCIL AT IT'S MEETING BELOW. THE COLLECTION OF THE IMPACT FEE FOR THIS SUBDIVISION SHALL BE PRIOR TO THE TIME A BUILDING PERMIT IS ISSUED FOR DEVELOPMENT & WITHIN THE CITY LIMITS OR AT THE TIME OF THE VEHICLE CONNECTION IF DEVELOPMENT IS OUTSIDE THE CITY LIMITS.

**BENCHMARK:**  
 FOUND N.G.S. SURVEY MARKER STAMPED "CHINO 1980"  
 ELEVATION: 3935.83 (CITY OF EL PASO VERTICAL DATUM SHOWN)  
 3946.11 (NAVD 88 DATUM)  
 3945.79 (NOVD 20 DATUM)  
 TO THE PROJECT BENCHMARK IS 400292.02E, 3200.83 FEET FROM A 1/2" INCH BEARING FOUND FOR THE NORTH-WEST CORNER OF TRACT 11, NELLIE D. MUNDY SURVEY No. 239

This plat represents a survey made on the ground under my supervision and is in compliance with the current professional and technical standards of the Texas Board of Professional Land Surveying.

Subdivision Improvement plans prepared by and under the supervision of CEA Group.

Benito Barragan T.R.P.L.S. No. 5615

**SURVEYOR**  
**Barragan & Associates Inc.**  
 LAND PLANNING & LAND SURVEYING  
 10950 Palomares Dr. Bldg. 1 - El Paso TX 79925  
 Phone: (915) 591-5709 Fax: (915) 551-5758

CONTACT: BENITO BARRAGAN, R.P.L.S.

ALAN D. HERRERA, P.E.  
 Licensed Professional Engineer  
 Texas License No. 10414

**ENGINEER**  
**cea GROUP**  
 engineers + architects + planners  
 Casiner Center @ Transmountain  
 4722 Woodrow Wilson Dr. El Paso TX 79904  
 Office: (915) 541-5232 Fax: (915) 551-5232  
 76045 FIRM REGISTRATION NO. 666

CONTACT: ALAN D. HERRERA, P.E.

**CURVE TABLE**

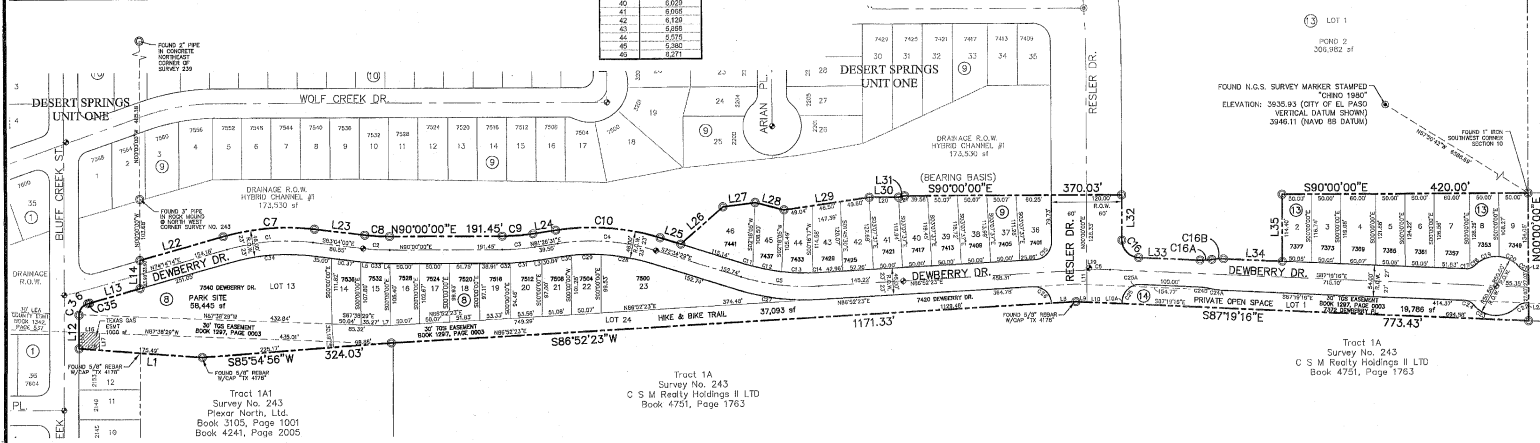
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	145.92	375.00'	22.72'	141.99	S89°30'00"W	27°14'56"
C2	45.36	375.00'	22.72'	45.36	S89°30'00"W	85°00'00"
C3	26.01	375.00'	13.66	26.01	N85°13'53"W	83°33'00"
C4	170.06	375.00'	86.56	168.61	N85°13'53"W	28°59'00"
C5	134.81	375.00'	67.09	133.79	S82°30'33"E	20°31'06"
C6	30.00	375.00'	15.00	30.00	N85°13'53"W	54°49'11"
C7	137.68	382.00'	70.89	136.63	S82°30'07"E	22°41'06"
C8	43.85	382.00'	22.93	43.85	N85°13'53"W	83°33'00"
C9	52.48	382.00'	26.24	52.48	N85°13'53"E	83°33'00"
C10	196.44	382.00'	101.82	195.53	S79°32'17"E	71°39'00"
C11	15.88	382.00'	7.94	15.88	S89°30'00"E	85°00'00"
C12	50.83	382.00'	25.42	50.83	S79°32'17"E	81°24'00"
C13	53.37	382.00'	26.69	53.37	N42°39'11"E	87°31'34"
C14	9.37	382.00'	4.69	9.37	N87°30'39"E	1°31'34"
C15	43.49	382.00'	21.74	43.49	N42°39'11"E	87°31'34"
C16	48.72	382.00'	24.36	48.72	S43°38'38"E	87°19'18"
C17	20.03	100.00'	10.02	20.00	N82°52'23"E	11°28'42"
C18	20.03	100.00'	10.02	20.00	S82°52'23"E	11°28'42"
C19	6.59	50.00'	3.30	6.59	N83°14'23"E	18°24'28"
C20	10.83	50.00'	5.42	10.83	N82°58'43"E	28°18'54"
C21	45.41	50.00'	22.71	43.92	S70°14'55"W	51°31'00"
C22	38.54	50.00'	19.27	38.54	N81°32'42"E	46°31'29"
C23	18.82	20.00'	9.41	18.82	S83°33'40"E	68°11'20"
C24	18.82	20.00'	9.41	18.33	S83°30'07"E	48°11'20"
C25	84.95	20.00'	42.48	82.79	N87°19'42"E	90°22'46"
C26	18.82	20.00'	9.41	18.33	N83°13'53"W	48°11'20"
C27	20.03	100.00'	10.02	20.00	S81°34'55"E	11°28'42"
C28	20.03	100.00'	10.02	20.00	S81°34'55"E	11°28'42"
C29	32.86	30.00'	16.43	31.24	S31°22'34"W	62°45'00"
C30	13.87	30.00'	6.94	13.87	S72°52'07"W	29°05'00"
C31	47.12	30.00'	23.56	42.45	N49°07'37"W	90°00'00"
C32	146.79	398.00'	72.40	145.99	N82°52'23"E	20°31'06"
C33	69.83	398.00'	34.92	69.83	N82°52'23"E	20°31'06"
C34	50.00	392.00'	25.00'	50.00'	S83°30'07"E	85°00'00"
C35	29.45	392.00'	14.73	29.45	S83°30'07"E	32°41'34"
C36	49.11	398.00'	24.56	48.06	N84°41'18"E	6°28'37"
C37	14.34	398.00'	7.17	14.34	N89°59'04"E	2°00'00"
C38	48.16	398.00'	24.11	48.13	S83°30'07"E	6°58'00"
C39	130.43	382.00'	70.24	128.55	S82°30'07"W	22°41'06"
C40	3.45	398.00'	1.73	3.45	N82°52'23"E	0°28'54"
C41	28.80	20.00'	15.27	24.28	S37°14'53"W	74°43'46"

**IMPACT FEES**

METER SIZE	WESTSIDE SERVICE AREA	WATER*	WASTEWATER
1 inch	1.97	\$ 110.00	\$ 1248.00
1 1/2 inch	3.33	\$ 195.00	\$ 3,587.00
2 inch	5.33	\$ 317.00	\$ 4,841.00
3 inch	10.67	\$ 635.00	\$ 9,670.00
4 inch	16.00	\$ 1099.00	\$ 16,425.00
6 inch	32.00	\$ 2,197.00	\$ 32,850.00
8 inch	53.33	\$ 3,596.00	\$ 49,237.00
10 inch	70.00	\$ 4,761.00	\$ 77,015.00
12 inch	143.33	\$ 8,430.00	\$ 135,857.00

**LOT AREA TABLE**

BLOCK & AREA	16,780.00 FT	LOT	SQUARE FEET
L1	431.01	1	84,645
L2	1.50'	2	87,131.6
L3	8.71'	3	81,963.31
L4	1.19'	4	109,900.00
L5	1.19'	5	109,900.00
L6	9.62'	6	104,626.04
L7	14.06'	7	142,850.00
L8	41.80'	8	185,922.42
L9	16.79'	9	89,191.00
L10	60.10'	10	86,191.00
L11	2.60'	11	100,000.00
L12	56.98'	12	100,000.00
L13	56.94'	13	56,664
L14	47.80'	14	50,000.00
L15	27.77'	15	100,000.00
L16	35.27'	16	50,000.00
L17	28.00'	17	50,000.00
L18	38.53'	18	50,000.00
L19	1.52'	19	58,252.23
L20	50.00'	20	380,000.00
L21	10.83	21	57,575
L22	147.68'	22	1741,142
L23	86.62'	23	183,740.00
L24	39.52'	24	181,221.71
L25	37.60'	25	172,524.00
L26	35.99'	26	144,852.00
L27	35.69'	27	35,690.00
L28	51.12'	28	374,320.00
L29	147.18'	29	182,300.00
L30	50.00'	30	100,000.00
L31	10.83	31	57,575
L32	10.83	32	57,575
L33	37	33	9,911
L34	38	34	6,139
L35	39	35	9,789
L36	36	36	5,934
L37	40	37	6,600
L38	41	38	8,959
L39	42	39	6,139
L40	43	40	6,689
L41	44	41	8,959
L42	45	42	6,139
L43	46	43	5,380
L44	46	44	6,217



# DESERT SPRINGS UNIT TWO

A PORTION OF TRACT 10A, NELLIE D. MUNDY SURVEY No. 239, AND A PORTION OF TRACT 1B, NELLIE D. MUNDY SURVEY No. 243, CITY OF EL PASO, EL PASO COUNTY, TEXAS 9.88 ACRES±

**DEDICATION**  
 DVEP LAND LLC & RPW DEVELOPMENT, as the managing partners of the 9.88 acre tract land encompassed within the proposed Desert Springs Unit Two, do hereby present this map and dedicate their respective portions of property to the use of the public, parks, tennis gas easements, bike & bike trail, streets and utility easements to serve said tract and dedicated, including easements for installation of service lines for pole-top utilities and the right for installation of service poles alongside lot lines as may be required, easements for buried service lines, 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 \_\_\_\_\_, 2012.

Ronald O'Leary, Managing Partners  
 DVEP LAND LLC

Witness my signature this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Ronald O'Leary, Managing Partners  
 RPW DEVELOPMENT

**ACKNOWLEDGMENT**

STATE OF TEXAS  
 COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Ronald O'Leary, as managing partner of DVEP LAND LLC, 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 \_\_\_\_\_, 2012.

Notary Public in and for El Paso County My Commission Expires \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared Ronald O'Leary, as managing partner of RPW DEVELOPMENT, 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 \_\_\_\_\_, 2012.

Notary Public in and for El Paso County My Commission Expires \_\_\_\_\_

**CITY PLAN 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 \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Government Code of Texas this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Notary Public in and for El Paso County My Commission Expires \_\_\_\_\_

Approved for filing this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

City Engineer

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2012, in File No. \_\_\_\_\_ of the Plat Records.

County Clerk \_\_\_\_\_ by Deputy \_\_\_\_\_

Section 10, Block 82, Township 16P, R.R. Co. Surveys  
 City of El Paso  
 Book 1272, Page 332

Section 10  
 Nellie D. Mundy Survey No. 243

Portion of Tract 1B, Survey No. 243  
 DVEP Land LLC  
 Doc# 201000069416

**FILING**

GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 100 ft.

