

PLAT NOTES AND RESTRICTIONS:

- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO DESERT SPRINGS UNIT THREE 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 WOODROW BEAN AND MAMMOTH LANE AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION.
- THIS PROJECT LIES WITHIN CANTULLO INDEPENDENT SCHOOL DISTRICT.
- U.S. POSTAL SERVICE WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
- INTERIOR LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
- EXISTING PROPOSED CITY MONUMENT (MAY BE SUBJECT TO RELOCATION AT TIME OF CONSTRUCTION. FOR EXACT LOCATION PLEASE CONTACT THE CITY OF EL PASO).
- DELTA DENOTES EXISTING CITY MONUMENT.
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____, DATE _____.
- TAX CERTIFICATES FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____, DATE _____.
- SUBDIVISION AGREEMENT AND GUARANTEE LETTER ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____, DATE _____.
- THIS SUBDIVISION LIES WITHIN ZONE "A2, B & C" AS DESIGNATED IN PLANS NO. 48924-0012 C DATED FEBRUARY 6, 1995, OF THE FLOOD INSURANCE RATE MAPS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. ZONE "A2" INDICATES AREAS OF 100-YEAR FLOOD; ZONE "B" INDICATES AREAS OF 100-YEAR FLOOD; ZONE "C" INDICATES AREAS BETWEEN THE 100-YEAR FLOOD AND THE 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO A 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. ZONE "C" INDICATES AREAS OF MINIMAL FLOODING.
- THIS SUBDIVISION IS SUBJECT TO IMPACT FEES. IMPACT FEES SHALL BE CALCULATED BASED ON THE TABLE BELOW:

IMPACT FEES			
WESTSIDE SERVICE AREA			
METER SIZE	WATER CAPACITY RATIO	WATER	WASTEWATER
Less than 1 inch	1.00	\$ 629.00	\$ 927.00
1 inch	1.67	\$ 1,100.00	\$ 1,548.00
1 1/2 inch	3.33	\$ 2,199.00	\$ 3,057.00
2 inch	5.33	\$ 3,514.00	\$ 4,941.00
3 inch	10.00	\$ 6,584.00	\$ 9,270.00
4 inch	16.67	\$ 10,990.00	\$ 15,453.00
6 inch	33.33	\$ 21,983.00	\$ 30,897.00
8 inch	53.33	\$ 35,168.00	\$ 49,437.00
10 inch	76.67	\$ 50,545.00	\$ 71,073.00
12 inch	106.67	\$ 74,922.00	\$ 103,869.00
- CHAPTER 206 OF THE TEXAS LOCAL GOVERNMENT CODE AUTHORIZES THE CITY OF EL PASO TO ADAPT AND IMPROVE WATER AND WASTEWATER IMPACT FEES. THIS PLAT NOTE FULFILLS AN OBLIGATION IMPOSED BY CHAPTER 206 AND SETS THE ASSESSMENT OF THE IMPACT FEES IN ACCORDANCE WITH THE IMPACT FEE SCHEDULE ADOPTED BY CITY COUNCIL AS SET FORTH BELOW. THE COLLECTION OF THE IMPACT FEE FOR THIS SUBDIVISION SHALL BE PRIOR TO THE TIME A BUILDING PERMIT IS ISSUED IF DEVELOPMENT IS WITHIN THE CITY LIMITS OR AT THE TIME OF THE METER CONNECTION IF DEVELOPMENT IS OUTSIDE THE CITY LIMITS.
- ALL EASEMENTS SHALL BE TEN (10) FEET UNLESS OTHERWISE NOTED.
- SET 1/2" REBAR WITH CAP STAMPED "B&A INC" AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.

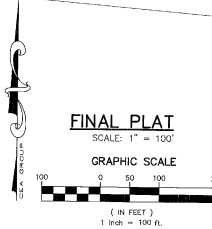
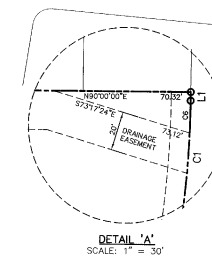
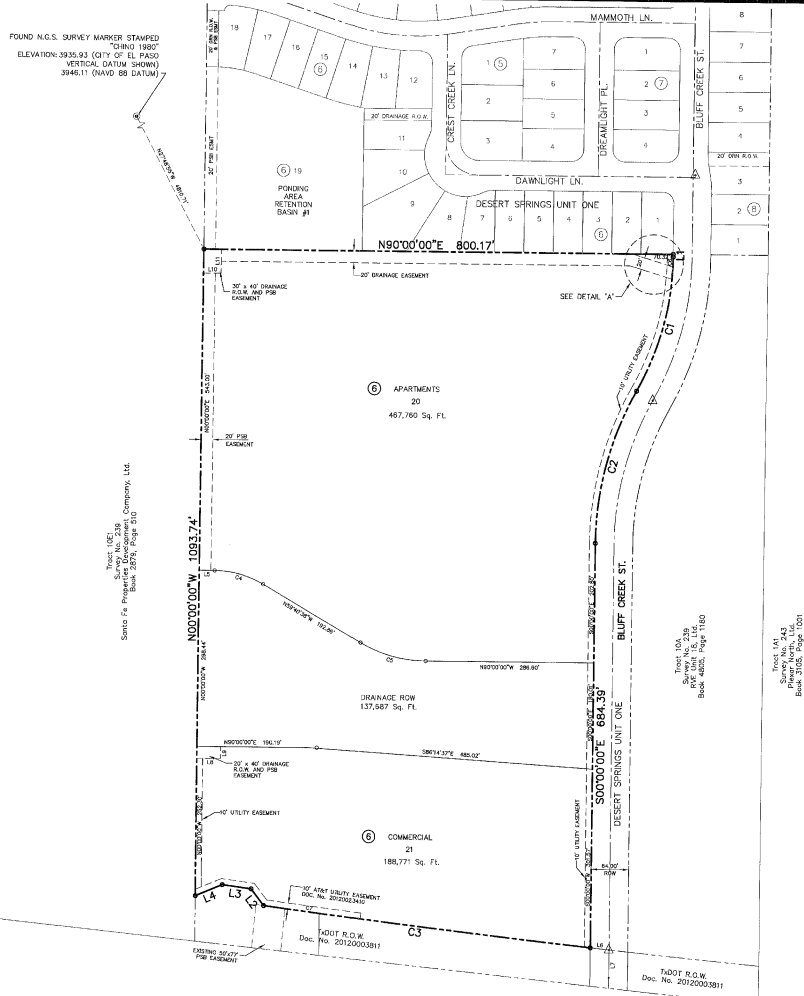
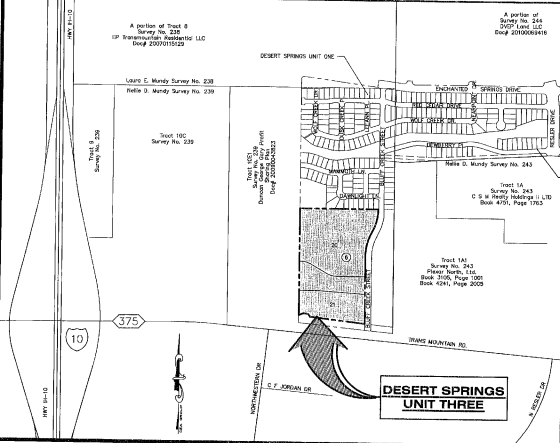
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CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	CHORD
C1	488.00'	237.47'	121.35'	234.93'
C2	532.00'	269.95'	137.95'	267.00'
C3	2203.00'	551.25'	280.65'	541.97'
C4	165.00'	87.20'	44.97'	86.37'
C5	221.00'	117.00'	59.24'	115.70'
C6	458.00'	15.56'	8.28'	16.56'
C7	2283.00'	165.40'	82.70'	165.40'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°00'00"E	4.47'
L2	S37°28'00"E	35.28'
L3	S82°28'00"E	50.00'
L4	N87°22'00"E	49.53'
L5	N90°00'00"W	26.11'
L6	S84°00'14"E	24.17'
L7	S00°00'00"E	47.40'
L8	N90°00'00"W	45.00'
L9	N00°00'00"E	20.00'
L10	N90°00'00"W	30.00'
L11	S00°00'00"E	40.00'

BENCHMARK:
 FOUND N.C.S. SURVEY MARKER STAMPED "CHINO 1980"
 ELEVATION: 5935.93 (CITY OF EL PASO VERTICAL DATUM SHOWN)
 3946.11 (NAVD 83 DATUM)
 3946.79 (MVD 29 DATUM)
 1/2" TO THE PROJECT BENCHMARK IS N40°50'52"E, 3,020.83 FEET FROM A
 1/2" INCH REBAR FOUND FOR THE NORTHWEST CORNER OF TRACT 11, NELLIE
 D. MUNDT SURVEY No. 239.

LOCATION MAP SCALE: 1" = 600'



DESERT SPRINGS UNIT THREE

A PORTION OF TRACTS 10A AND TRACT 10E,
 NELLIE D. MUNDT SURVEY No. 239,
 CITY OF EL PASO, EL PASO COUNTY, TEXAS
 CONTAINING 18.23 ACRES ±

DEDICATION
 I, JORGE L. AZCARATE, P.E., the owner of this land, do hereby present this map and dedicate their respective portions of property to the use of the public, drainage right-of-way, drainage easement, PSB easements, and utility easements on hereon laid down and described, including easements for overhead of service wires for pole line 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 _____, 2012.

Rafael O'Leary, Managing partner
 RVE 18 LTD.

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO
 Before me, the undersigned authority, on this day personally appeared Rafael O'Leary, as managing partner of RVE 18 LTD, 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 consideration therein 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.
 _____ Chairman
 _____ Secretary of the City Plan Commission

Approved for filing this _____ day of _____, 2012.

City Engineer _____

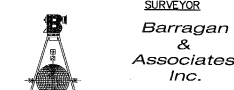
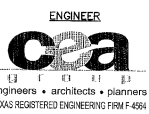
FILING

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 _____

Subdivision improvement plans prepared by and under the supervision of JEA 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 Land Survey Professional and Technical Standards.

JORGE L. AZCARATE, P.E.
 Licensed Professional Engineer
 Texas License No. 03070



LAND PLANNING & LAND SURVEYING
 10900 Pellicano Drive, Suite 100, El Paso, TX 79936
 Phone: (915) 561-5700 Fax: (915) 561-5700
 CONTACT: JORGE L. AZCARATE, P.E.

DATE OF PREPARATION: JUNE 2012