ENCHANTED HILLS

UNIT THREE

BEING A PORTION OF TRACTS 8, 9C AND 9A, LAURA E. . MUNDY SURVEY No. 238,
CITY OF EL PASO, EL PASO COUNTY, TEXAS

CONTAINING IN ALL 4,287,108.46 SQ. FT. OR 98.4185 ACRES OF LAND MORE OR LESS.

NGS MARKER "CHINO"
"NAD 83" 31°55'23.85002" (N)
"NAD 83" 106°14'55.51688" (W)
GRID NORTHING 10717710.8610
GRID EASTING 358754.9500
"NAVD 88" 3946.11

BEING A PORTION OF TRACT 9A, LAURA E. . MUNDY SURVEY No. 238,

BEING A PORTION OF TRACT 9C, LAURA E. . MUNDY SURVEY No. 238,

BEING A PORTION OF TRACT 8, LAURA E. . MUNDY SURVEY No. 238,

BEING A PORTION OF TRACT 9C, LAURA E. . MUNDY SURVEY No. 238,

BEING A PORTION OF TRACT 9A, LAURA E. . MUNDY SURVEY No. 238,

BEING A PORTION OF TRACT 9C, LAURA E. . MUNDY SURVEY No. 238,

This property is subject to impact fees. Impact fees shall be calculated based on the table below:

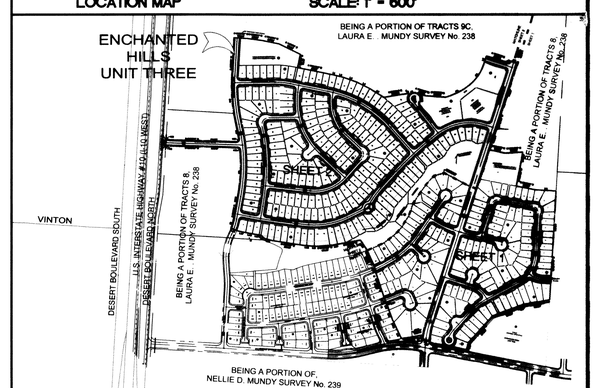
Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council 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.

WESTSIDE SERVICE AREA

METER SIZE	METER CAPACITY RATIO	WATER	WASTEWATER
LESS THAN 1 INCH	1.00	$659.00	$927.00
1 INCH	1.67	$1,101.00	$1,548.00
1 1/2 INCH	3.33	$2,196.00	$3,087.00
2 INCH	5.33	$3,514.00	$4,941.00
3 INCH	10.00	$6,593.00	$9,270.00
4 INCH	16.67	$10,990.00	$15,453.00
6 INCH	33.33	$21,973.00	$30,897.00
8 INCH	53.33	$35,158.00	$49,437.00
10 INCH	76.67	$50,546.00	$71,073.00
12 INCH	143.33	$94,490.00	$132,867.00

* Fees do not apply to water meter or connections made for standby fire protection service

LOCATION MAP SCALE: 1" = 600'



LEGEND

- PROPOSED CITY MONUMENT
- EXISTING CITY MONUMENT
- ndcbu PROPOSED NDCBU
- FLOOD ZONE LIMITS

O DENOTES SET 5/8"ø REBAR WITH YELLOW PLASTIC CAP STAMPED TX 2449, ROE ENGR., L.C. UNLESS OTHERWISE NOTED.

W.O. 011509B-1A (UNIT THREE)
PREPARATION DATE: NOVEMBER 2, 2011
REVISED DATE: FEBRUARY 13, 2012

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NOTES:

1. FOR CURVE, LINE AND PARCEL TABLES SEE SHEET 3 OF 3.
2. SUBDIVISION TO BE SERVICED BY THE U.S. POSTAL SERVICE. ANY ALTERNATE AND / OR ADDITIONAL NCDBU LOCATION IS TO BE COORDINATED WITH THE GROWTH MANAGEMENT DIVISION OF THE U.S. POSTAL SERVICE.
3. SIDEWALKS FOR ALL STREETS WITHIN AND ABUTTING THIS SUBDIVISION WILL BE PROVIDED BY BUILDER AND DEVELOPER (SEE STREET IMPROVEMENT PLANS).
4. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT No. _____ DATE _____.
5. THE ABOVE REFERENCED SUBDIVISION IS WITHIN ZONES "A" and "C". EXPLANATION OF ZONE "A": AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARDS NOT DETERMINED. NONE OF THE RESIDENTIAL LOTS ARE WITHIN ZONE "A". EXPLANATION OF ZONE "C": AREA OF MINIMAL FLOODING ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, AS PER AREA COMMUNITY PANEL NO. 480214 0011 C, DATED FEBRUARY 5, 1986.
6. VEHICULAR ACCESS TO LOT 1, BLOCK 15, LOT 2, BLOCK 17, LOTS 1 AND 14-29, BLOCK 20 ABUTTING ENCHANTED PASS DRIVE, LOTS 45-47 AND 50, BLOCK 1, LOTS 10-13,26-29,AND 35, BLOCK 8, LOTS 1-5 AND 11, BLOCK 12, LOTS 1-3 AND 38, BLOCK 13, LOTS 21-27, BLOCK 14, LOT 42, BLOCK 15 ABUTTING NORTHWESTERN DRIVE, LOT 2, BLOCK 10 AND LOT 1, BLOCK 12, ABUTTING ENCHANTED SPRINGS SHALL BE FROM OTHER DEDICATED STREETS ONLY.
THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN EL PASO COUNTY CLERK'S OFFICE,
INSTRUMENT NO _____, DATE _____
7. "THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO ENCHANTED HILLS UNIT THREE BY THE EL PASO 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 DESERT BOULEVARD NORTH, AND WILL BE CONSTRUCTED TO SERVE THIS SUBDIVISION WITHIN TWO (2) YEARS OF DATE OF THE FILING OF THIS PLAT.
8. THIS SUBDIVISION LIES WITHIN THE CANUTILLO INDEPENDENT SCHOOL DISTRICT

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

Roe Engineering, L.C.
EL PASO, TEXAS

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