

- NOTE:
- SET 5/8" REBAR WITH CAP MARKED "RPLS 4178" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE INDICATED.
 - CIMARRON CANYON UNIT ONE IS RECORDED IN COUNTY CLERK'S FILE NO. 20180052184, EL PASO COUNTY, TEXAS.
 - BASIS OF BEARINGS IS THE MONUMENTED CENTERLINE OF NORTHWESTERN DRIVE FROM THE PLAT OF EL PASO WEST UNIT ONE IN BOOK 57, PAGE 5, PLAT RECORDS, EL PASO COUNTY, TEXAS.
 - WATER AND SEWER SERVICES WILL BE PROVIDED TO CIMARRON CANYON UNIT THREE FROM EXISTING FACILITIES ON NORTHERN PASS DRIVE 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.
 - U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
 - THE SUBJECT PROPERTY LIES WITHIN THE CANUTILLO INDEPENDENT SCHOOL DISTRICT.
 - 5/8" REBAR WITH CAP MARKED "RPLS 4178" OR SIMILAR WILL BE SET AT ALL LOT CORNERS UPON COMPLETION OF CONSTRUCTION.

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	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	\$2,195.00	\$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	\$50,545.00	\$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.

CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD
C1	3°05'49"	274.00	S89°44'23"W	14.81'
C2	14°05'29"	368.59	N24°24'24"E	90.42'
C3	89°59'38"	20.00	S54°32'52"E	28.28'
C4	89°58'43"	20.00	N35°27'14"E	28.28'
C5	7°58'23"	274.00	S39°35'29"W	38.10'
C6	11°30'55"	326.00	S41°21'45"W	65.41'
C7	9°16'10"	976.00	N0°08'15"W	157.73'
C8	82°41'39"	20.00	N45°00'39"E	26.42'
C9	33°45'32"	300.00	N70°18'42"E	174.22'
C10	24°08'15"	300.00	N65°30'04"E	125.45'
C11	41°57'54"	300.00	N56°35'14"E	214.85'
C12	28°44'36"	300.00	N49°58'35"E	148.93'
C13	73°53'59"	56.00	N27°23'54"E	67.32'
C14	15°20'46"	274.00	N79°31'05"E	73.17'
C15	16°04'06"	274.00	N63°48'39"E	76.59'
C16	2°20'40"	274.00	N54°36'16"E	11.21'
C17	4°51'57"	326.00	N55°51'55"E	27.68'
C18	9°40'47"	326.00	N63°08'17"E	55.01'
C19	9°35'31"	326.00	N72°46'26"E	54.51'
C20	3°04'39"	274.00	N76°01'52"E	14.71'
C21	14°03'58"	274.00	N67°27'33"E	67.10'
C22	14°13'45"	274.00	N68°05'13"E	67.67'
C23	10°35'32"	274.00	N40°54'03"E	50.58'
C24	8°52'41"	326.00	N40°02'38"E	50.46'
C25	11°05'51"	326.00	N50°01'54"E	63.04'
C26	8°46'04"	326.00	N59°57'51"E	49.84'
C27	7°53'59"	30.00	N27°23'54"E	36.07'
C28	6°25'41"	326.00	N83°58'38"E	36.55'
C29	8°52'34"	326.00	N76°19'31"E	50.45'
C30	9°31'38"	326.00	N67°07'25"E	54.15'
C31	8°55'40"	326.00	N57°53'46"E	50.75'
C32	9°53'31"	274.00	N58°22'42"E	47.25'
C33	11°46'31"	274.00	N69°12'43"E	56.21'
C34	2°28'14"	274.00	N76°20'05"E	11.81'
C35	0°33'52"	326.00	N77°17'16"E	3.21'
C36	9°56'48"	326.00	N72°01'56"E	56.52'
C37	9°51'40"	326.00	N62°07'42"E	56.04'
C38	10°04'40"	326.00	N52°09'32"E	57.27'
C39	13°54'19"	274.00	N50°31'50"E	66.33'
C40	6°51'54"	274.00	N60°54'56"E	32.81'
C41	2°52'22"	20.00	N76°02'04"E	8.10'
C42	3°03'00"	65.00	N68°11'45"E	43.45'
C43	6°00'02"	65.00	N18°40'14"E	85.00'
C44	21°35'41"	65.00	N22°07'37"W	24.35'
C45	23°22'22"	20.00	N21°14'17"W	8.10'
C46	1°50'32"	976.00	S2°19'35"E	31.38'

NOTE: DIRECT VEHICULAR ACCESS TO LOT 1, BLOCK 18, AND LOT 26, BLOCK 13, SHALL NOT BE PERMITTED DRIVEWAY ACCESS FROM THE EASTERLY RIGHT-OF-WAY OF GALLOWES RIDGE DRIVE AND THE NORTHERLY RIGHT-OF-WAY OF BOBCAT HOLLOW DRIVE OPPOSITE LOT 6 AND 7, BLOCK 19, RESPECTIVELY.

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANELS AND 480214-17C, DATED FEBRUARY 5, 1986, THIS PROPERTY LIES IN FLOOD HAZARD ZONE "C".

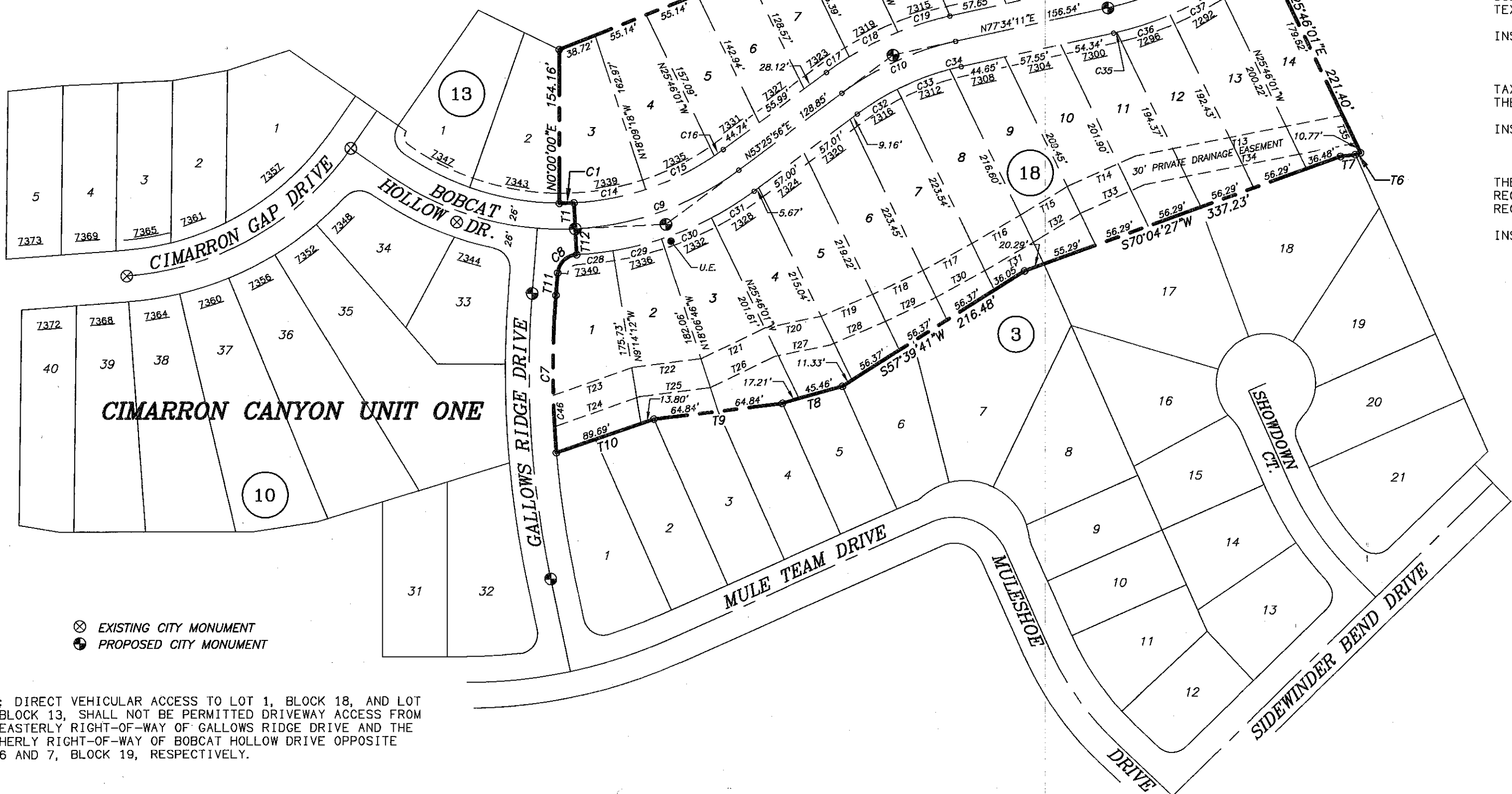
LOT TABLE		
LOT NUMBER	SQ. FT.	ACRES
Lot 1 Block 13	10044	0.231
Lot 2 Block 13	10043	0.244
Lot 3 Block 13	10042	0.190
Lot 4 Block 13	7466	0.171
Lot 5 Block 13	6687	0.154
Lot 6 Block 13	6168	0.142
Lot 7 Block 13	6359	0.146
Lot 8 Block 13	6834	0.157
Lot 9 Block 13	7108	0.169
Lot 10 Block 13	7701	0.177
Lot 11 Block 13	8828	0.203
Lot 12 Block 13	8300	0.191
Lot 13 Block 13	7031	0.161
Lot 14 Block 13	7124	0.164
Lot 15 Block 13	7247	0.166
Lot 16 Block 13	10834	0.249
Lot 17 Block 13	10212	0.234
Lot 18 Block 13	8656	0.199
Lot 19 Block 13	8194	0.188
Lot 20 Block 13	7820	0.180
Lot 21 Block 13	7194	0.165
Lot 22 Block 13	7248	0.166
Lot 23 Block 13	11073	0.254
Lot 24 Block 13	11796	0.270

LOT TABLE		
LOT NUMBER	SQ. FT.	ACRES
Lot 1 Block 18	13592	0.312
Lot 2 Block 18	11342	0.260
Lot 3 Block 18	12850	0.295
Lot 4 Block 18	11094	0.258
Lot 5 Block 18	12158	0.279
Lot 6 Block 18	12395	0.285
Lot 7 Block 18	12867	0.298
Lot 8 Block 18	12299	0.282
Lot 9 Block 18	11723	0.269
Lot 10 Block 18	11518	0.264
Lot 11 Block 18	11095	0.255
Lot 12 Block 18	10784	0.248
Lot 13 Block 18	10949	0.251
Lot 14 Block 18	11702	0.269

LOT TABLE		
LOT NUMBER	SQ. FT.	ACRES
Lot 1 Block 19	8704	0.200
Lot 2 Block 19	9004	0.207
Lot 3 Block 19	9199	0.211
Lot 4 Block 19	9104	0.208
Lot 5 Block 19	8709	0.200
Lot 6 Block 19	8015	0.184
Lot 7 Block 19	8877	0.204
Lot 8 Block 19	12353	0.284
Lot 9 Block 19	14888	0.342
Lot 10 Block 19	12067	0.277

LINE TABLE		
LINE #	BEARING	DISTANCE
T1	N2°48'32"W	26.00'
T2	N32°19'42"E	66.41'
T3	N32°16'55"W	28.44'
T4	N80°26'54"E	52.00'
T5	S46°49'09"W	54.77'
T6	S71°30'45"W	5.49'
T7	S82°48'21"W	15.08'
T8	S74°23'17"W	62.67'
T9	S63°00'30"W	129.67'
T10	S71°11'15"W	103.49'
T11	N4°29'50"E	22.47'
T12	N2°48'32"W	26.00'
T13	S78°51'50"W	211.95'
T14	S65°51'47"W	74.01'
T15	S58°35'25"W	55.04'
T16	S59°36'25"W	56.28'
T17	S61°08'49"W	56.29'
T18	S64°28'08"W	56.51'
T19	S67°03'41"W	56.59'
T20	S78°31'27"W	57.73'
T21	S64°21'00"W	70.24'
T22	S82°41'47"W	69.48'
T23	S70°37'25"W	84.52'
T24	N70°37'25"E	90.55'
T25	N82°41'47"E	71.15'
T26	N64°21'00"E	71.36'
T27	N78°31'27"E	57.01'
T28	N67°03'41"E	60.28'
T29	N64°28'08"E	58.05'
T30	N61°08'49"E	57.56'
T31	N59°36'25"E	56.95'
T32	N58°35'25"E	53.49'
T33	N65°51'47"E	68.69'
T34	N78°51'50"W	216.37'
T35	N25°46'01"W	31.01'

TRACT 1B2 NELLIE D. MUNDY SURVEY 242

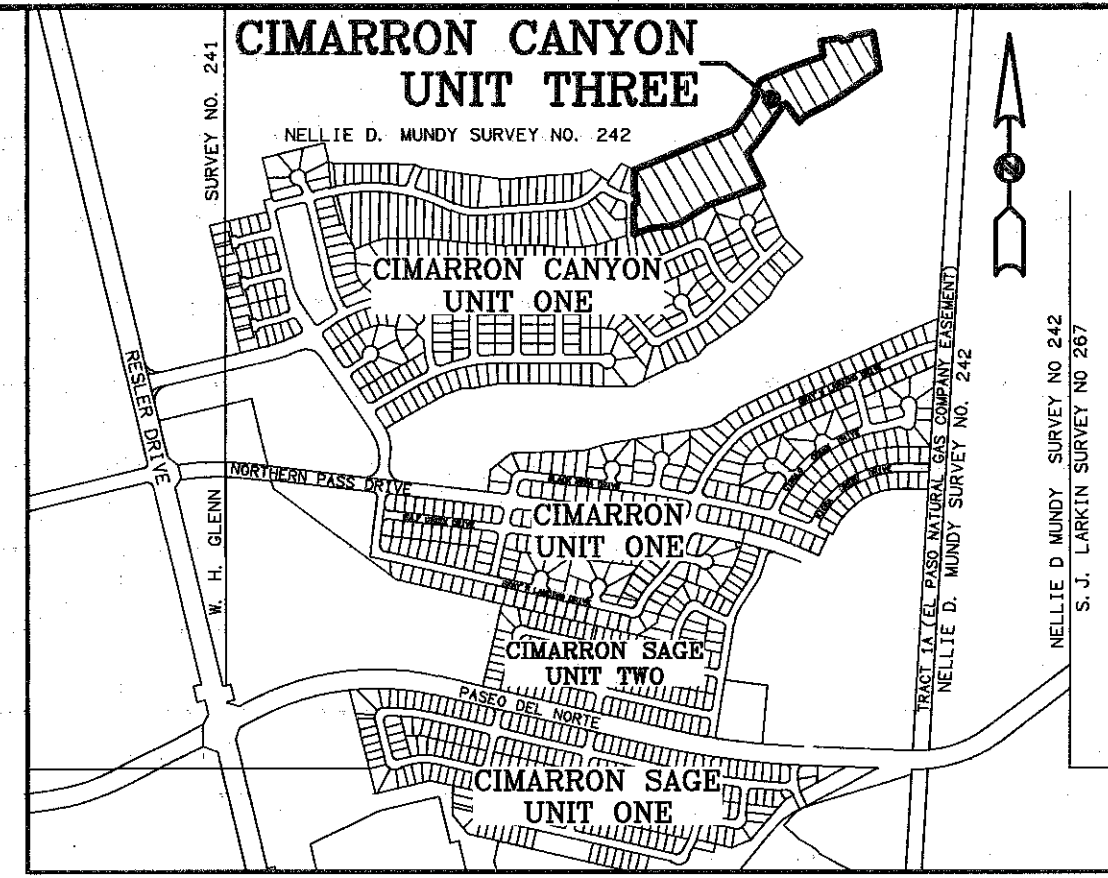


CIMARRON CANYON UNIT THREE

BEING A PORTION OF TRACT 1B2, NELLIE D. MUNDY SURVEY 242, CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 13.004 ± ACRES (566,433 SQ. FT.)

NOTE: ALL FRONT LOT UTILITY EASEMENTS ARE 10 FEET WIDE UNLESS OTHERWISE INDICATED.

SCALE: 1" = 100'



LOCATION MAP
SCALE: 1" = 1200' ±

DEDICATION

We, Cimarron Hunt Communities, LLC, owners of this land, do hereby present this plat and dedicate to the use of the public the street and utility easements as hereon laid down and designated, including easements for overhead of service wires, conduits and pipes for underground utilities, the right to ingress and egress for service and construction, and the right to trim interfering trees and shrubs.

CIMARRON HUNT COMMUNITIES, LLC.
By: Hunt Communities Development Co., LLC,
Sole Member

By: Justin Chapman, President

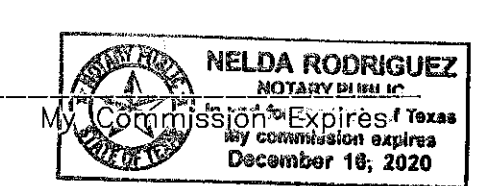
ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF EL PASO

This instrument was acknowledged before me on March 5, 2020 by Justin Chapman, President of Cimarron Hunt Communities, LLC.

Given under my hand and seal of office this 5th day of March, 2020.

Nelda Rodriguez
Notary Public, State of Texas



CITY PLAN COMMISSION

This subdivision is hereby approved as to the platting and as to the conditions of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this 19th day of March, 2020.

Margaret Hester
Chairperson

K. Z. Bl
Executive Secretary

Approved for filing this 19th day of March, 2020.

Philip Dine
Planning & Inspections Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 16th day of June, 2020, in File No. 2020045183 Plat

Records.

Doris Bionich
County Clerk

Laura Aguilar
By Deputy

Subdivision improvement plans prepared by and under the supervision of CSA Design Group, Inc.

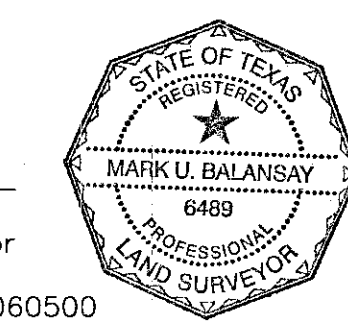
Adrian I. Ontiveros
Adrian I. Ontiveros, P.E.
Registered Professional Engineer
Texas License No. 124089
Texas Registered Engineering Firm F-9997



I hereby certify that this plat represents an on-the-ground survey made under my supervision in compliance with current Texas Board of Professional Land Surveying Professional and Technical Standards.

Robert Seipel Associates, Inc.
Professional Land Surveyors

Mark U. Balansay
Mark U. Balansay
Registered Professional Land Surveyor
Texas License No. 6489
Texas Registered Surveying Firm 10060500



ROBERT SEIPEL ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS
1845 NORTHWESTERN DRIVE EL PASO TX 79912 PHONE (915) 877-1928 FAX (915) 877-2095