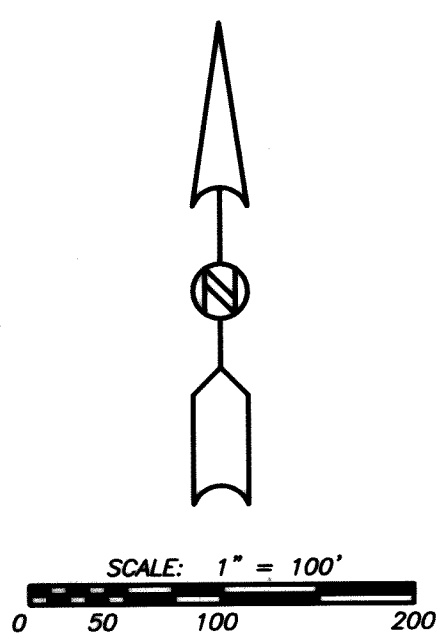


CHAPTER 395 OF THE TEXAS LOCAL GOVERNMENT CODE AUTHORIZES THE CITY OF EL PASO TO ADOPT AND IMPOSE WATER AND WASTEWATER IMPACT FEES. THIS PLAT NOTE FULFILLS AN OBLIGATION IMPOSED BY CHAPTER 395 AND SETS THE ASSESSMENT OF THE IMPACT FEES IN ACCORDANCE WITH THE IMPACT FEE SCHEDULE ADOPTED BY CITY COUNCIL AS SET FORTH BELOW. THE COLLECTION OF THE IMPACT FEES 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.

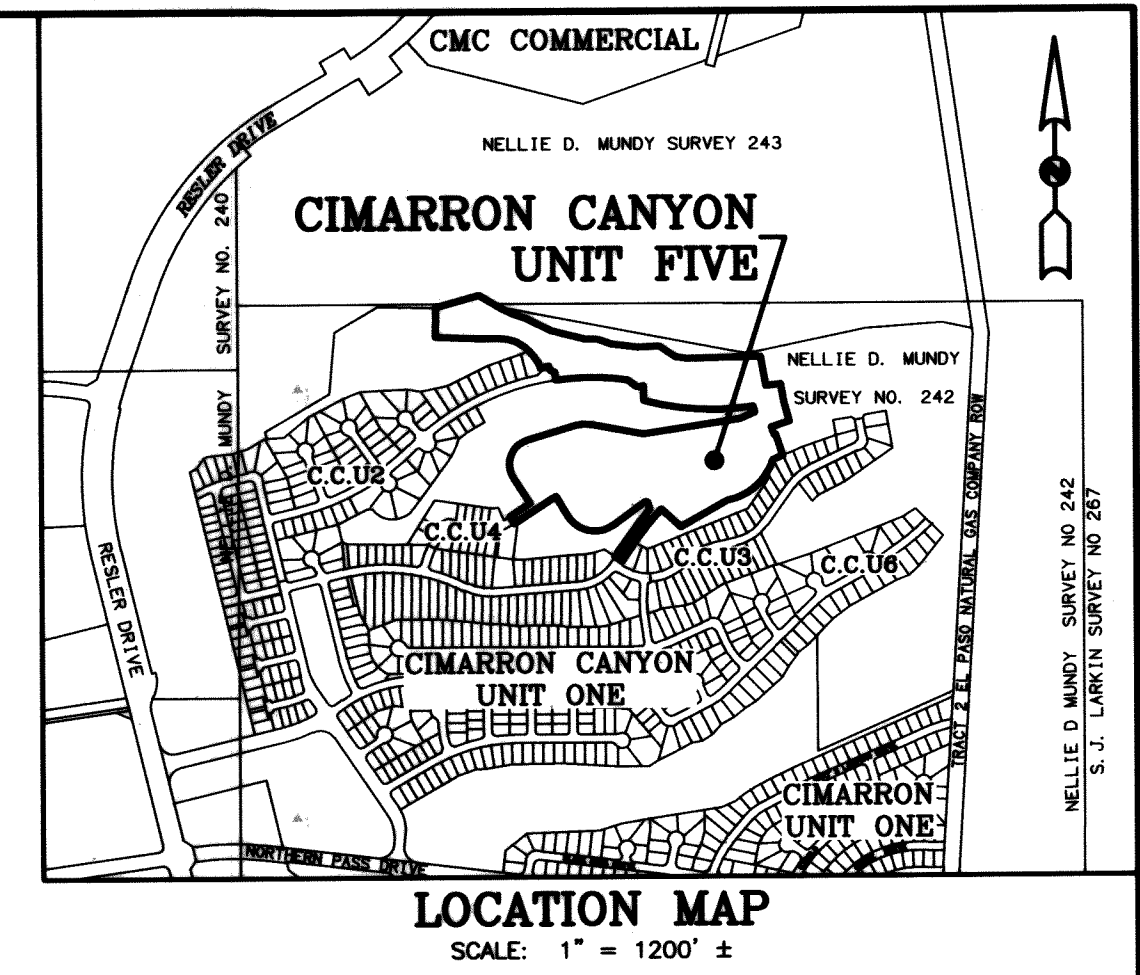
WASTEWATER IMPACT FEE SERVICE AREA			
METER SIZE	METER CAPACITY	WATER*	WASTEWATER
LESS THAN 1 INCH	1.00	\$659.00	\$927.00
1 INCH	1.67	\$1,101.00	\$1,548.00
1 1/2 INCH	3.33	\$2,195.00	\$3,087.00
2 INCH	5.33	\$3,514.00	\$4,941.00
3 INCH	10.00	\$6,593.00	\$9,270.00
4 INCH	16.67	\$10,990.00	\$15,453.00
6 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.



CIMARRON CANYON UNIT FIVE

BEING A PORTION OF TRACTS 1B AND 1B2, NELLIE D. MUNDY SURVEY 242
AND A PORTION OF TRACT 2E4, NELLIE D. MUNDY SURVEY 243,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 32.786 ± ACRES (1,428,162 SQ. FT.)
SHEET 1 OF 2



DEDICATION

We, Cimarron Hunt Communities, LLC, owners of this land, do hereby present this plat and dedicate to the use of the public the streets, the drainage and access right-of-way and utility easements as hereon laid down and designated, including easements for overhang 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, Its Sole Member,

Jose L. Lares
Jose L. Lares, Vice President

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF EL PASO

This instrument was acknowledged before me on July 6, 2022, by Jose L. Lares, Vice President of Hunt Communities Development Co., LLC, Sole Member of Cimarron Hunt Communities, LLC, a Texas limited liability company, on behalf of said company.

Given under my hand and seal of office this 10th day of July, 2022.

Vilam Cues
Notary Public, State of Texas
Hilary Cues
Notary Public, State of Texas
Comm. Expires 5/1/2024
Notary ID 11644054

August 1, 2024
My Commission Expires

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 17 day of June, 2022.

Chairperson
Chairperson

Executive Secretary
Executive Secretary

Approved for filing this 17 day of July, 2022.

Philip Blum
Planning & Inspections Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 4th day of August, 2022, in File No. 20220073235 Plat Records.

County Clerk
County Clerk

By Deputy
By Deputy

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

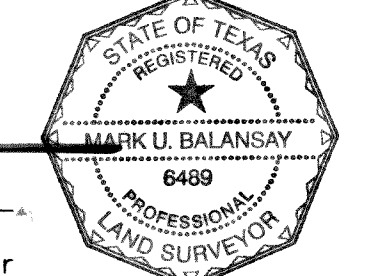
Adrian I. Ontiveros
Adrian I. Ontiveros, P.E.
Registered Professional Engineer
Texas License No. 124089
Texas Registered Engineering Firm F-9997



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



- NOTE:
1. 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.
 2. SET 5/8" REBAR WITH CAP MARKED "RPLS 6489" OR SIMILAR AT ALL CORNERS UNLESS OTHERWISE INDICATED.
 3. CIMARRON CANYON UNIT ONE IS RECORDED IN CLERK'S FILE NO. 20180052184, PLAT RECORDS, EL PASO COUNTY, TEXAS.
 4. CIMARRON CANYON UNIT TWO IS RECORDED IN CLERK'S FILE NO. 20220003665, PLAT RECORDS, EL PASO COUNTY, TEXAS.
 5. CIMARRON CANYON UNIT THREE IS RECORDED IN CLERK'S FILE NO. 20200045183, PLAT RECORDS, EL PASO COUNTY, TEXAS.
 6. CIMARRON CANYON UNIT FOUR IS RECORDED IN CLERK'S FILE NO. 20200045035, PLAT RECORDS, EL PASO COUNTY, TEXAS.
 7. WATER AND SEWER SERVICES WILL BE PROVIDED TO CIMARRON CANYON UNIT FIVE 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.
 8. U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
 9. THE SUBJECT PROPERTY LIES WITHIN THE CANUTILLO INDEPENDENT SCHOOL DISTRICT.
 10. CIMARRON BLUFF LANE HAS A VARIED WIDTH RIGHT-OF-WAY.
 11. EASEMENT TO EL PASO WATER UTILITIES - PUBLIC SERVICE BOARD DESCRIBED JUNE 22, 2022, IN CLERK'S FILE NO. 20220059462, DEED RECORDS, EL PASO COUNTY, TEXAS.

DECLARATION OF USE RESTRICTIONS AND DEVELOPMENT CONDITIONS FOR THIS SUBDIVISION ARE RECORDED IN THE OFFICE OF THE CLERK OF EL PASO COUNTY, TEXAS, DEED AND RECORDS SECTION.
INSTRUMENT NO. 20220073237, DATED 08/04/2022

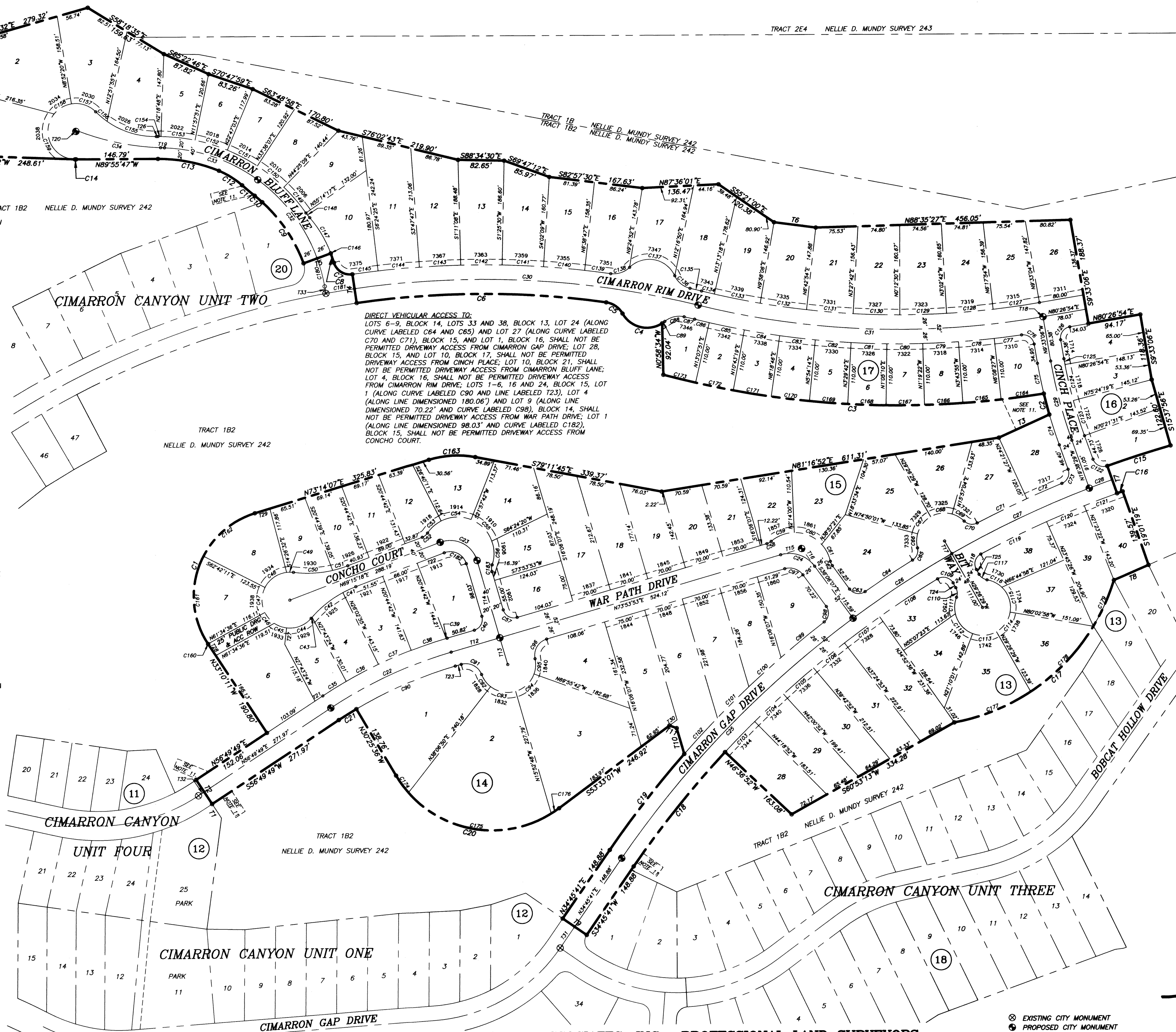
TAX CERTIFICATES FOR THIS SUBDIVISION ARE RECORDED IN THE OFFICE OF THE CLERK OF EL PASO COUNTY, TEXAS, DEED AND RECORDS SECTION.
INSTRUMENT NO. 20220073236 DATED 08/04/2022

THE DOCUMENT ASSURING RELEASE OF ACCESS FOR THIS SUBDIVISION IS RECORDED IN THE OFFICE OF THE CLERK OF EL PASO COUNTY, TEXAS, DEED AND RECORDS SECTION.
INSTRUMENT NO. 20220073238 DATED 08/04/2022

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANELS 480214-16C AND 480214-17C, DATED FEBRUARY 5, 1986, THIS PROPERTY LIES IN FLOOD HAZARD ZONE "C".

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

REVISION: JULY 5, 2022
REVISION: MAY 18, 2022
REVISION: JUNE 11, 2021
REVISION: MAY 20, 2021
REVISION: MARCH 4, 2021
DATE OF PREPARATION: DECEMBER 3, 2020



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

EXISTING CITY MONUMENT
PROPOSED CITY MONUMENT

