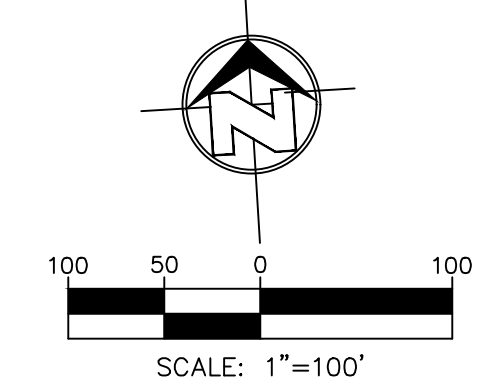


CAMPO DEL SOL PHASE 3

A PORTION OF TRACT 2, AND A PORTION OF TRACT 3A, SECTION 20, BLOCK 81, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 90.176 ACRES ±

PROPOSED IMPROVEMENTS LEGEND

CITY MONUMENT	●
BLOCK NUMBER	①
LOT NUMBER	1
BOUNDARY LINE	---



DEDICATION

FRANKLIN MOUNTAIN COMMUNITIES, LLC, IS THE OWNER OF THIS TRACT OF LAND, DOES HEREBY PRESENT THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC, STREET RIGHT-OF-WAYS, UTILITY EASEMENTS, PUBLIC PONDS, AS HERON LAID DOWN AND DESIGNATED, INCLUDING EASEMENT(S) FOR OVERHANG OF SERVICE WIRES, FOR POLE TYPE UTILITIES AND 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.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

RYAN BURKHARDT, PRESIDENT _____ DATE _____

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RYAN BURKHARDT, KNOW TO ME TO BE A PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THAT THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

NOTARY PUBLIC, STATE OF TEXAS _____

MY COMMISSION EXPIRES: _____

CITY OF EL PASO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009 (c) AND § 212.0115 (b):

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 _____ DAY OF _____, 2025 A.D..

EXECUTIVE SECRETARY _____ CHAIRPERSON _____

APPROVED FOR FILING THIS _____ DAY OF _____, 2025 A.D.

PLANNING AND INSPECTIONS DIRECTOR _____

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, THIS _____ DAY OF _____, 2025 A.D.

FILE NO. _____

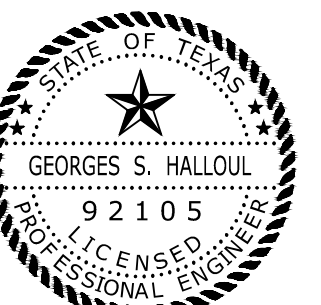
COUNTY CLERK _____ BY DEPUTY _____

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS.

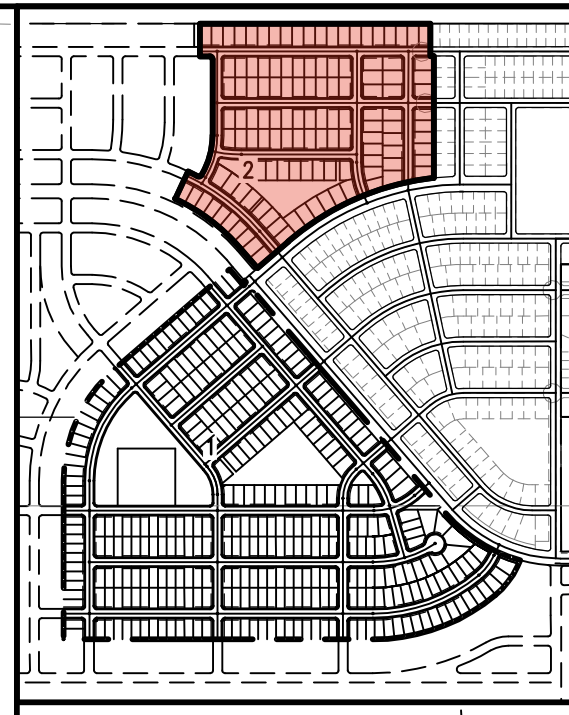
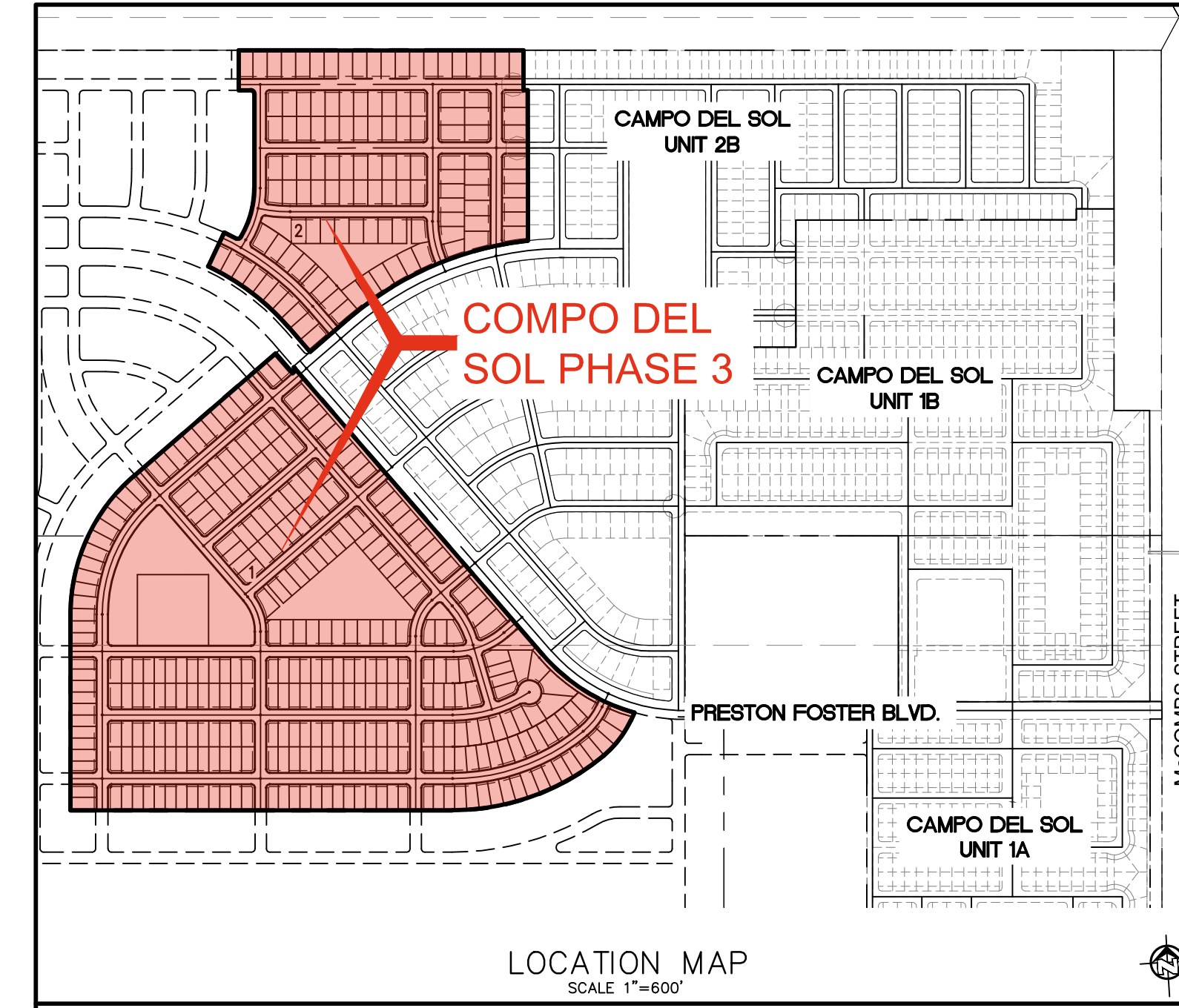
THIS SUBDIVISION IMPROVEMENT PLANS WERE PREPARED UNDER MY SUPERVISION.



GUILHERMO LICON, R.P.L.S. 2998 DATE _____



GEORGES S. HALLOUL, P.E. 92105 DATE _____



IMPACT FEE NOTE:

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:

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 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.

IMPACT FEE ASSESSMENT SCHEDULE

Minimum Service Area	Meter Capacity Ratio	Water *	Wastewater
Less than 1 inch	1.00	\$1,508.00	\$372.00
1 inch	1.67	\$2,518.00	\$622.00
1-1/2 inch	3.33	\$5,019.00	\$1,240.00
2 inch	5.33	\$8,033.00	\$1,985.00
3 inch	10.00	\$15,072.00	\$3,725.00
4 inch	16.67	\$25,125.00	\$6,209.00
6 inch	33.33	\$50,235.00	\$12,418.00
8 inch	53.33	\$80,379.00	\$19,864.00
10 inch	76.67	\$115,557.00	\$28,558.00
12 inch	143.33	\$216,027.00	\$53,388.00

*FEES DO NOT APPLY TO WATER METER OR CONNECTIONS MADE FOR STANDBY FIRE PROTECTION SERVICE

PLAT NOTES AND RESTRICTIONS

- SET 1/2" IRON WITH SLJ CAP STAMPED "TX 2989" ON ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED. BEARINGS ARE GRID AND BASED ON THE STATE PLANE COORDINATE SYSTEM CENTRAL ZONE OF TEXAS 4203 (NAD83). ALL DISTANCES ARE AT GROUND LEVEL.
- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL COORDINATE INSTALLATION AND CONSTRUCTION WITH THE UNITED STATES POSTAL SERVICE IN DETERMINING THE TYPE OF DELIVERY SERVICE FOR THE PROPOSED SUBDIVISION. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
- ALL INFORMATION SHOWN HEREON WITH RESPECT TO UNDERGROUND CONDITIONS WAS DETERMINED BY DATA COLLECTED THROUGH SURVEY CREW OBSERVATION AND OTHER INFORMATION TAKEN FROM EXISTING PLANS AND MAPS OF RECORD. NO UNDERGROUND UTILITIES EXISTING OR ABANDONED WERE EXPOSED OR LOCATED UNLESS SPECIFICALLY ACCEPTED BY SLJ ENGINEERING, INC. IN WRITING, SLJ ENGINEERING, INC. MAKES NO CLAIM, EXPRESSED OR IMPLIED, AS TO THE UNDERGROUND SITE CONDITIONS.
- THIS SUBDIVISION LIES WITHIN THE EL PASO INDEPENDENT SCHOOL DISTRICT.
- AS PER SECTION 19 CODE 19.08.010, SECTION D, ALL DRAINAGE STRUCTURES AND PONDING AREAS SERVING THE SUBDIVISION SHALL BE CONSTRUCTED AS PART OF THE INITIAL PHASE OF THE DEVELOPMENT.
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____ DATE: _____
- LOT CORNERS FOR THIS PLAT SHALL BE SET ONCE RECORDED.
- BUILDINGS SETBACKS SHALL CONFORM TO APPENDIX 3: ALTERNATIVE SUBDIVISION DESIGN STANDARDS FROM THE CITY OF EL PASO SUBDIVISION REGULATIONS. SIDE SETBACKS WILL BE A MINIMUM OF 5 FEET; WHEN ADJUTING A STREET, THE SETBACK WILL BE 15 FEET. FRONT SETBACK WILL BE A MINIMUM OF 20 FEET. REAR SETBACK WILL BE A MINIMUM OF 10 FEET. MINIMUM CUMULATIVE FRONT AND REAR SETBACKS WILL BE 30 FEET.
- THE OWNERS HAVE OBTAINED A PERMIT FROM THE CITY PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FOR INSTALLATION OF UTILITIES CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
- IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 232.025(6), A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
- THE LOTS WILL BE USED FOR RESIDENTIAL PURPOSES ONLY.
- ACCESS TO LOTS WITHIN THE SUBDIVISION IS PROVIDED FROM DESERT CALICO AVE. WEST, AS WELL AS PRESTON FOSTER BLVD.
- THE REASON FOR THE SUBDIVISION IS TO DIVIDE 2 LARGE TRACTS INTO 454 RESIDENTIAL LOTS.
- ALL LOTS TO PROVIDE A GRADING AND DRAINAGE PLAN PREPARED BY A LICENSED TEXAS PROFESSIONAL ENGINEER PRIOR TO OBTAINING BUILDING PERMIT.
- LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE SIDEWALKS, DRIVEWAYS AND PARKWAYS ADJUTING THEIR PROPERTY.
- NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
- THE RETENTION OF ALL STORM-WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF (MUNI-CODE 19.19.010A, SDM, AND DDM SECTION 11.1).
- OPEN SPACES AND PARK LOTS TO BE MAINTAINED BY EL PASO MUNICIPAL MANAGEMENT DISTRICT NO. 1.
- THIS SUBDIVISION PLAT IS SUBJECT TO THE TAX INCREMENT REINVESTMENT ZONE NO. 13 FOR THE CITY OF EL PASO, TEXAS DATED OCTOBER 2, 2018 BY ORDINANCE NO. 078948 AND IS ALSO PART OF EL PASO MUNICIPAL MANAGEMENT DISTRICT NO. 1 AND SUBJECT TO THE ENTITLEMENT AGREEMENT FOR FRANKLIN MOUNTAIN ESTATES DATED MARCH 30, 2020.
- ALL PARK, OPEN SPACE, PAVING AND STORM DRAINAGE WILL BE MAINTAINED BY THE EL PASO MUNICIPAL MANAGEMENT DISTRICT NO. 1 AS STATED IN EXHIBIT F OF THE ENTITLEMENT AGREEMENT BEFORE MENTIONED.
- PARK DEED(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION. INSTRUMENT NO. _____ BOOK _____ PAGE _____ DATE _____

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480214 0008 C, DATED JUNE 15, 1988 THIS PROPERTY LIES IN FLOOD ZONE "C" AND "A1".

BEARING BASIS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTRAL NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS

VERTICAL DATUM:

VERTICAL DATUM BASED ON WEST TEXAS AIRPORT REFERENCE POINT TX04A (NGS PID NO. AB6217) NAVD 88 DATUM AND REFERENCED TO NAD83, HAVING AN ELEVATION OF 3751.87.

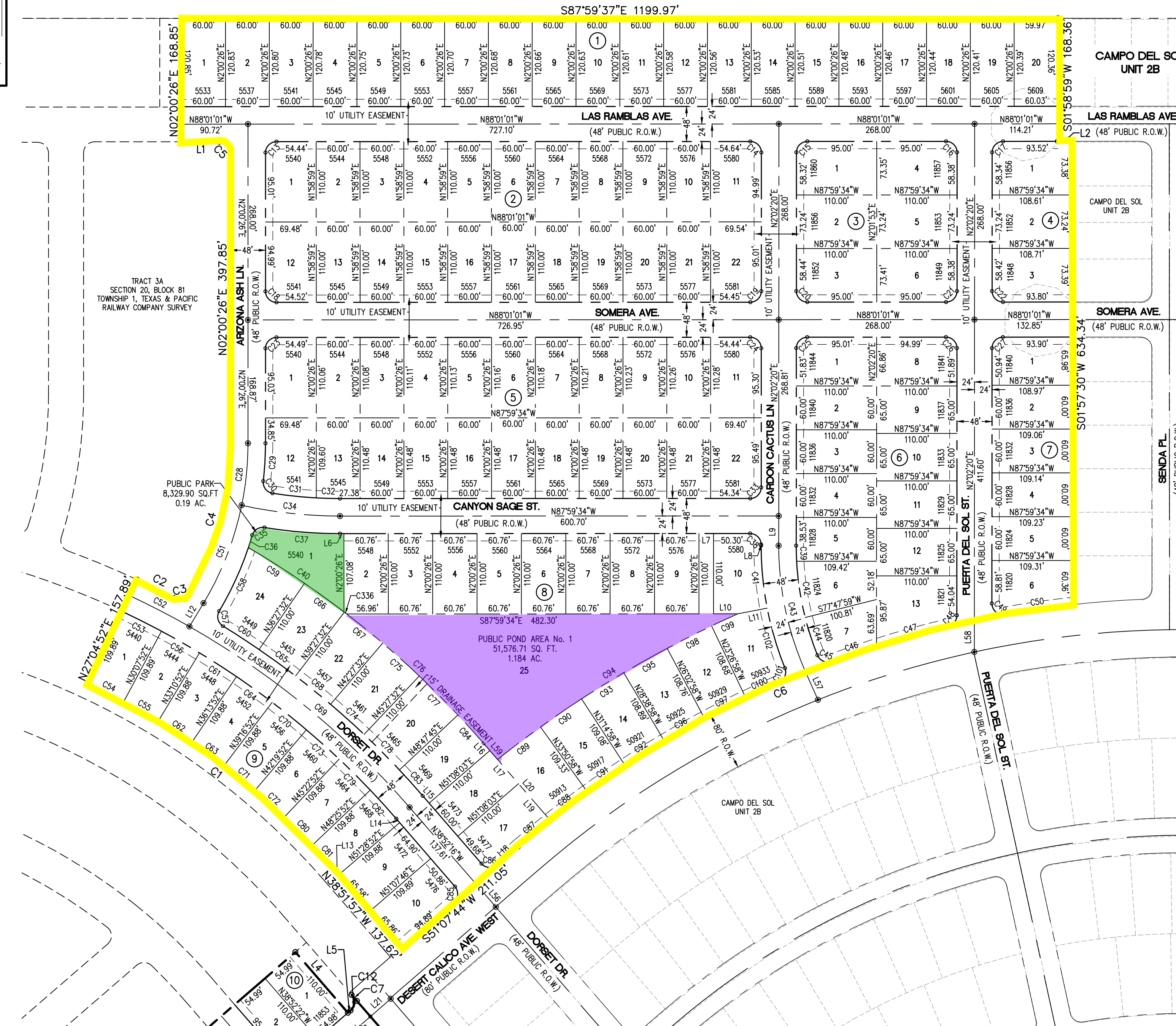
OWNERS:

FRANKLIN MOUNTAIN COMMUNITIES, LLC
123 W. MILLS, SUITE 600
EL PASO, TEXAS 79901
PHONE: 915-544-6950
CONTACT: SCOTT WEAVER

EL PASO WATER
130 N. COTTON ST.
EL PASO, TEXAS 79901
PHONE: 915-533-8320

NUMBER OF LOTS

- 454 RESIDENTIAL LOTS
- 2 PUBLIC RETENTION PONDS
POND No. 1 = 1.18 AC.
POND No. 2 = 2.54 AC.
- 7 PUBLIC PARK AREAS = 4.66 AC.
- 1 PRIVATE PARK AREA = 0.22 AC.

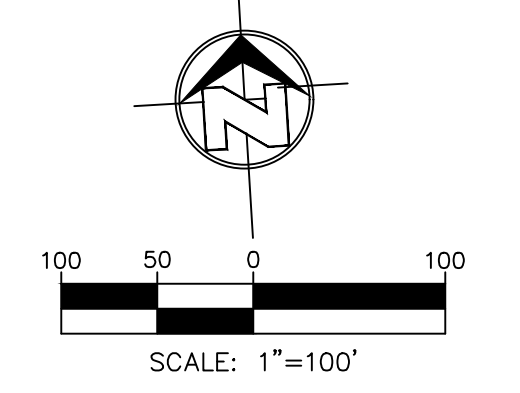


CAMPO DEL SOL PHASE 3

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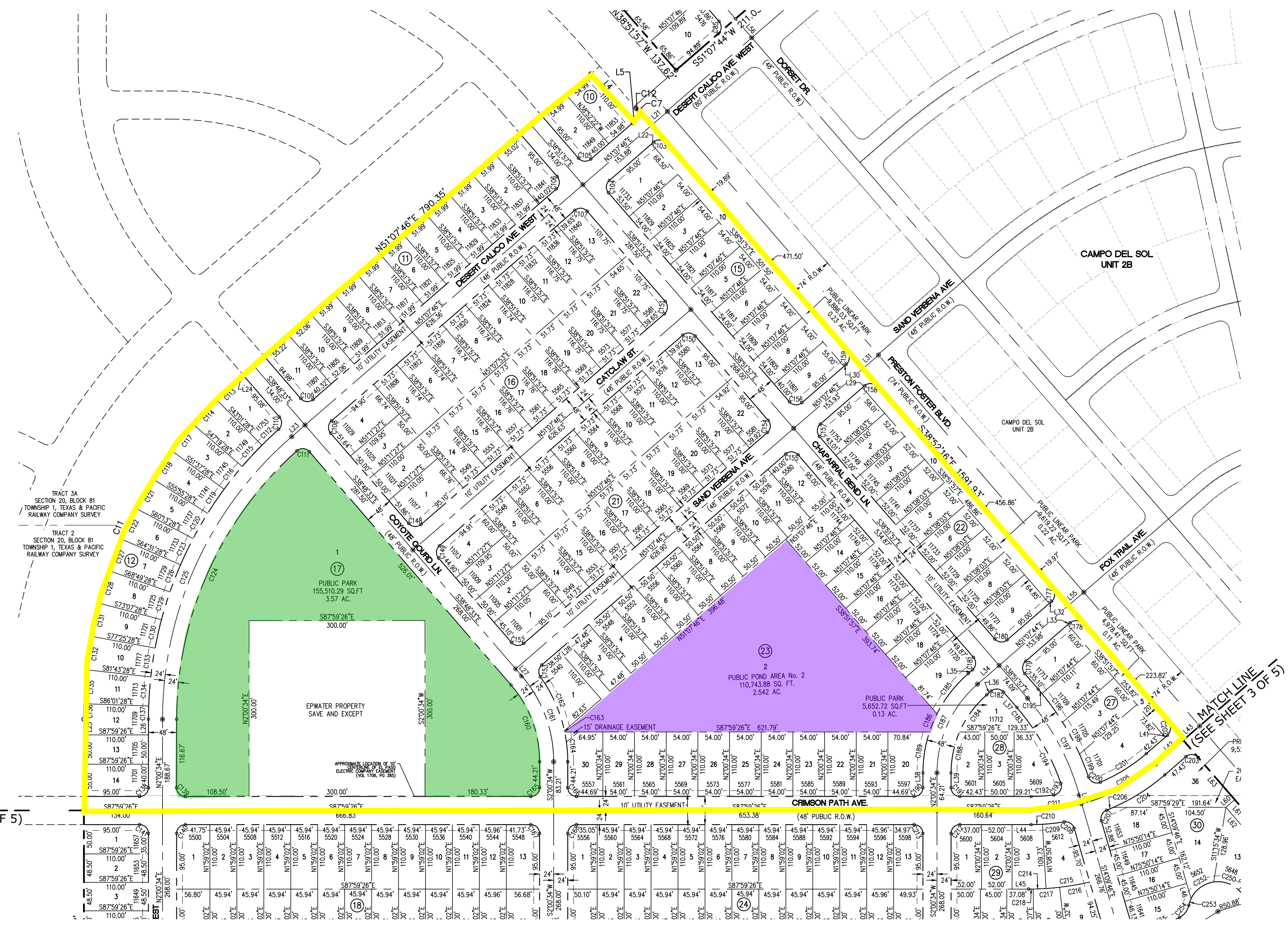
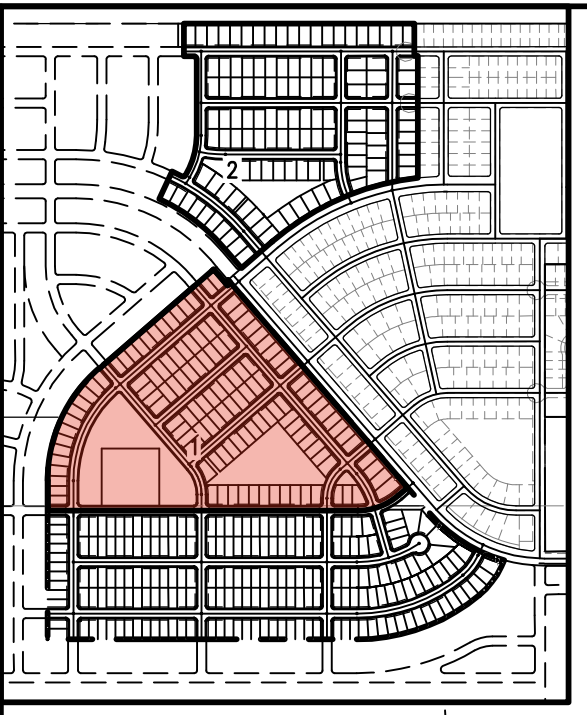
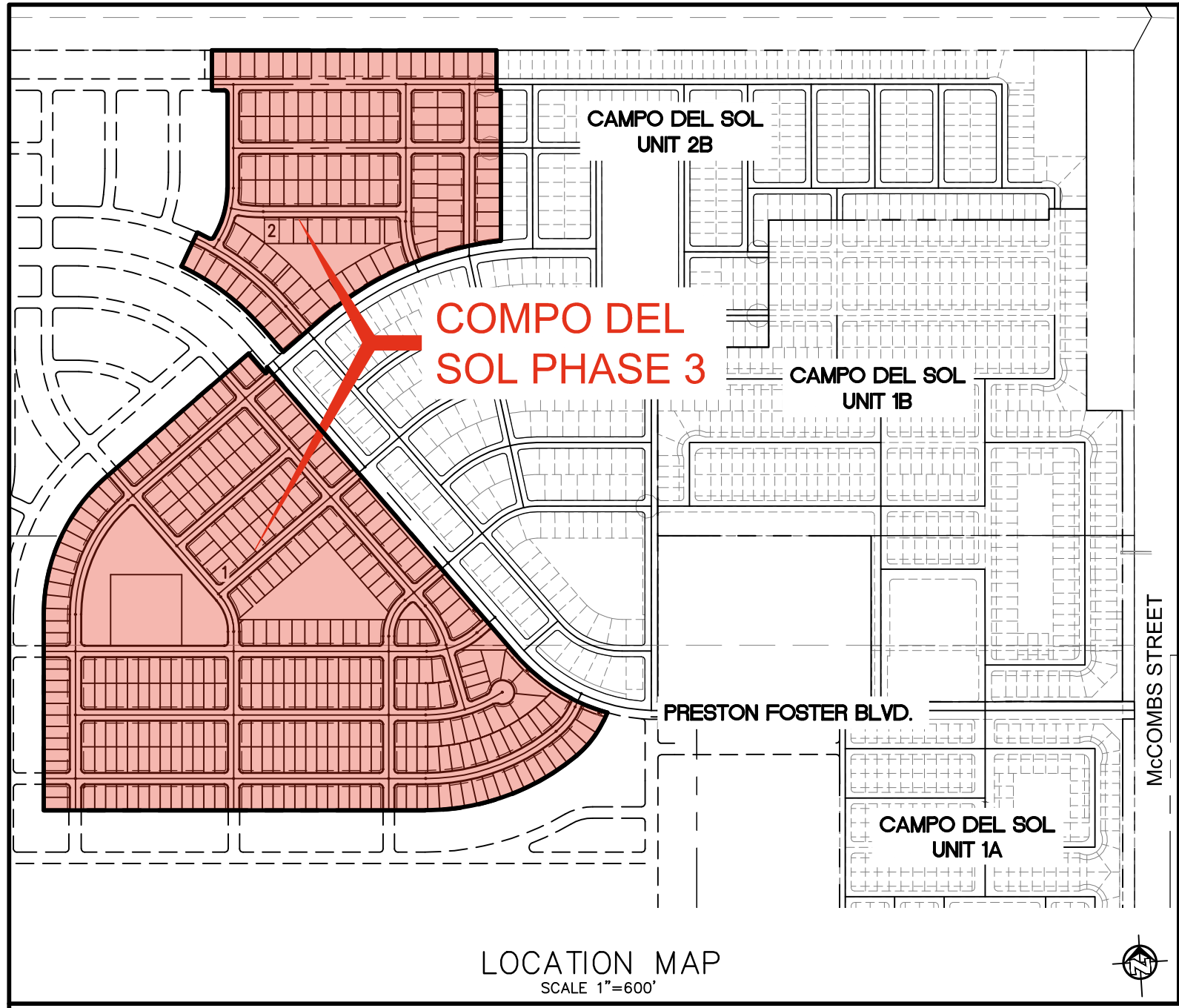
ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RYAN BURKHARDT, KNOW TO ME TO BE A PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THAT THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES:



MATCH LINE
(SEE SHEET 3 OF 5)

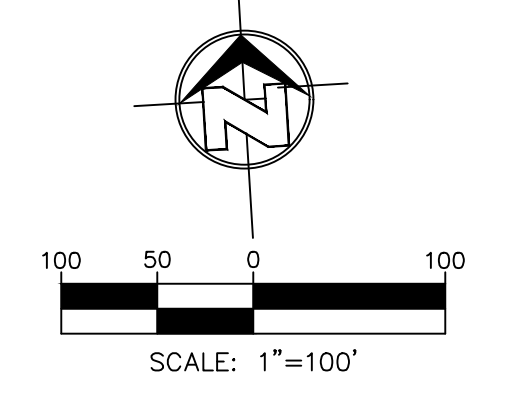
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CAMPO DEL SOL PHASE 3

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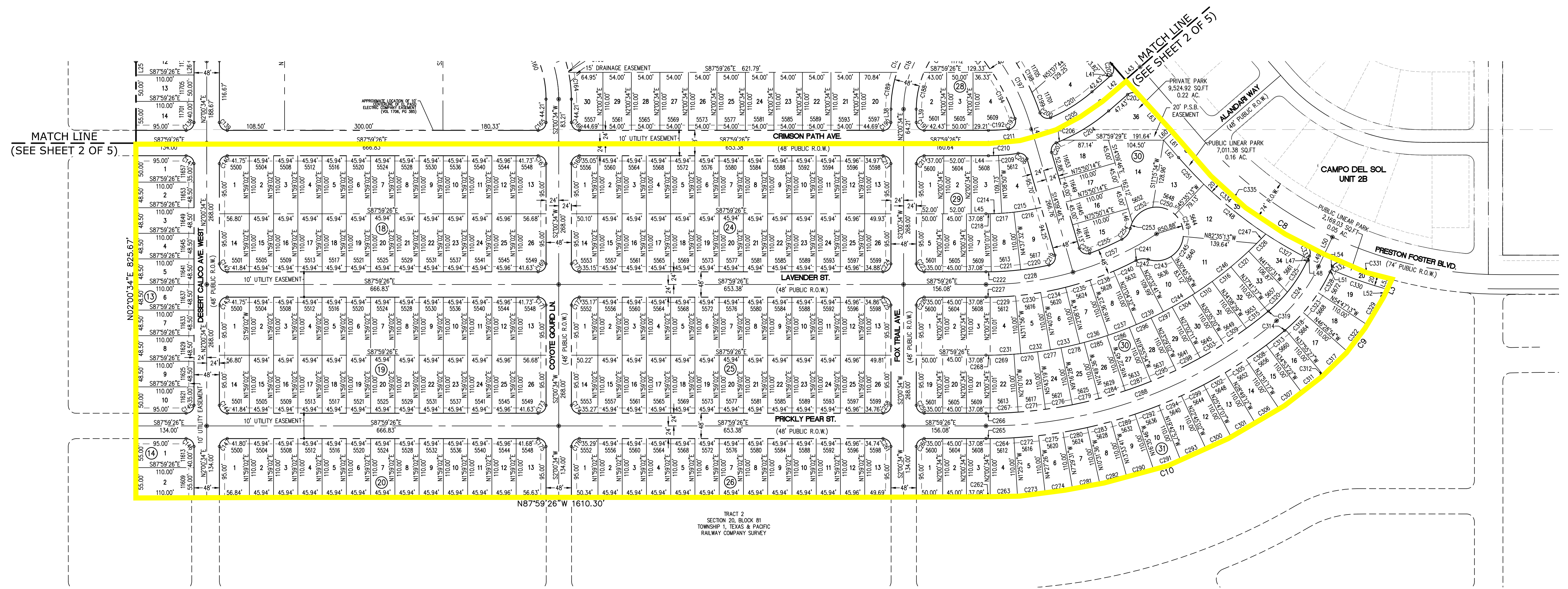
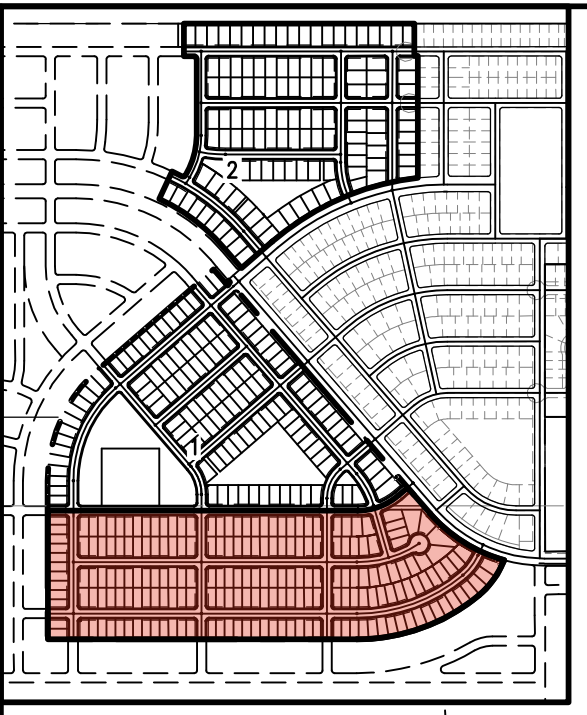
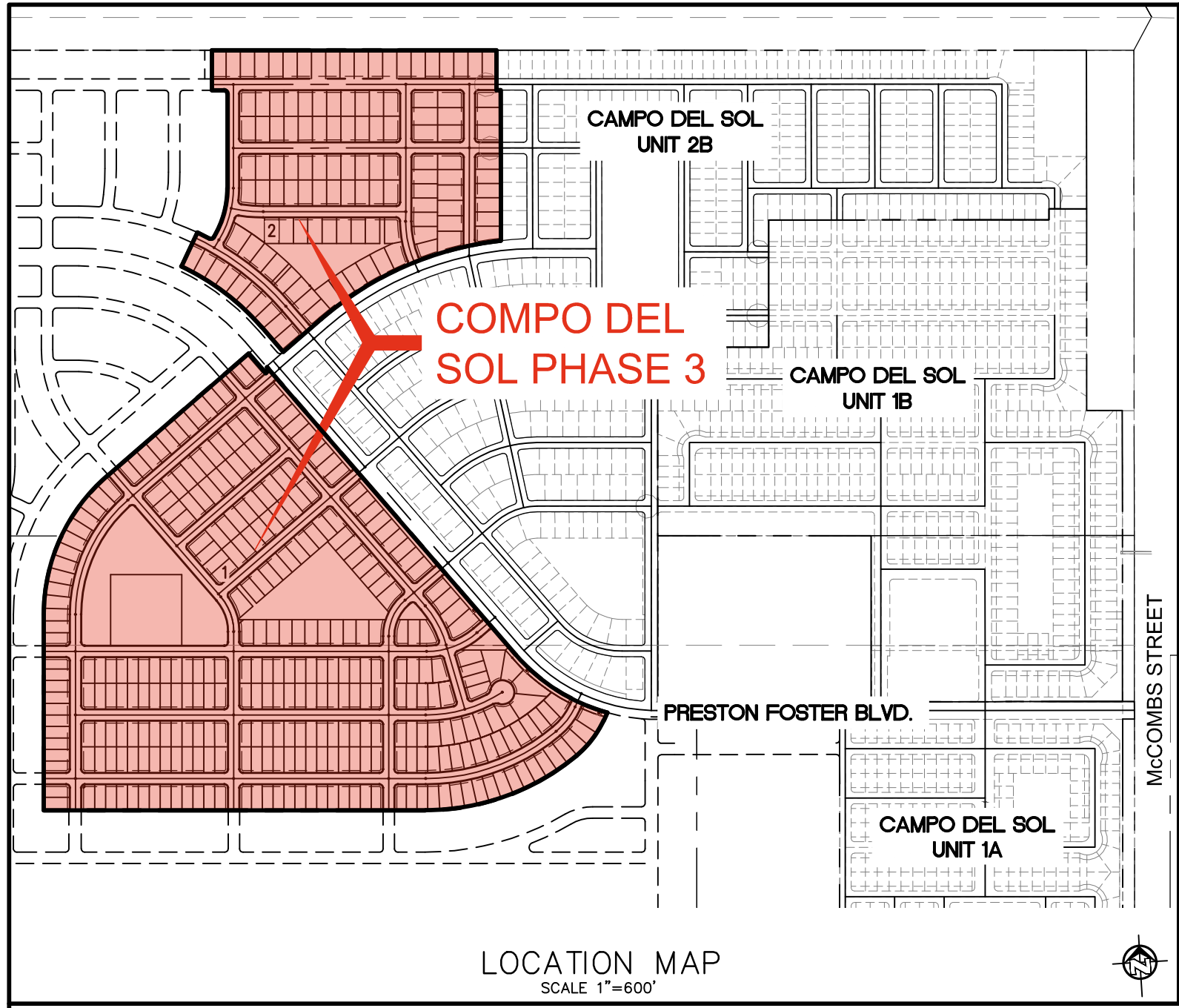
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NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES:



TRACT 2
SECTION 20, BLOCK 81
TOWNSHIP 1, TEXAS & PACIFIC
RAILWAY COMPANY SURVEY