

LOT TABLE - BLOCK 1			LOT TABLE - BLOCK 3			LOT TABLE - BLOCK 5		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
1	0.0611	2,661	11	0.1378	6,002	11	0.1209	5,265
2	0.1162	5,060	12	0.1136	4,950	12	0.1209	5,265
3	0.1162	5,060	13	0.1136	4,950	13	0.1466	6,387
4	0.1162	5,060	14	0.1136	4,950	14	0.1466	6,387
5	0.1162	5,060	15	0.1136	4,950	15	0.1209	5,265
6	0.1162	5,060	16	0.1136	4,950	16	0.1209	5,265
7	0.1162	5,060	17	0.1136	4,950	17	0.1209	5,265
8	0.1162	5,060	18	0.1136	4,950	18	0.1209	5,265
9	0.1162	5,060	19	0.1136	4,950	19	0.1209	5,265
10	0.1162	5,060	20	0.1378	6,002	20	0.1209	5,265
11	0.1162	5,060	LOT TABLE - BLOCK 4			21	0.1209	5,265
12	0.1162	5,060	LOT NO.	ACRES	SQ. FT.	22	0.1209	5,265
13	0.1162	5,060	1	0.1378	6,002	23	0.1209	5,265
14	0.1162	5,060	2	0.1136	4,950	24	0.1209	5,265
15	0.1162	5,060	3	0.1136	4,950	25	0.1209	5,265
16	0.1162	5,060	4	0.1136	4,950	26	0.1466	6,387
17	0.1378	6,002	5	0.1136	4,950	LOT TABLE - BLOCK 6		
LOT TABLE - BLOCK 2			6	0.1136	4,950	LOT NO.	ACRES	SQ. FT.
LOT NO.	ACRES	SQ. FT.	7	0.1136	4,950	1	0.1451	6,320
1	0.1504	6,552	8	0.1136	4,950	2	0.1205	5,248
2	0.1556	6,779	9	0.1136	4,950	3	0.1464	6,375
3	0.1237	5,390	10	0.1378	6,002	4	0.3396	14,794
4	0.1529	6,662	11	0.1378	6,002	5	0.1980	8,626
5	0.1421	6,192	12	0.1136	4,950	6	0.4374	19,051
6	0.1288	5,610	13	0.1136	4,950	7	0.1136	4,950
7	0.1288	5,610	14	0.1136	4,950	8	0.1136	4,950
8	0.1288	5,610	15	0.1136	4,950	9	0.1136	4,950
9	1.4705	64,054	16	0.1136	4,950	10	0.1136	4,950
10	0.1136	4,950	17	0.1136	4,950	11	0.1136	4,950
11	0.1136	4,950	18	0.1136	4,950	12	0.1136	4,950
12	0.1454	6,333	19	0.1136	4,950	13	0.1136	4,950
13	0.1432	6,238	20	0.1378	6,002	14	0.1136	4,950
LOT TABLE - BLOCK 3			LOT TABLE - BLOCK 5			15	0.1136	4,950
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	16	0.1136	4,950
1	0.1378	6,002	1	0.1466	6,387	17	0.1136	4,950
2	0.1136	4,950	2	0.1209	5,265	18	0.1378	6,002
3	0.1136	4,950	3	0.1209	5,265	LOT TABLE - HOA LOTS		
4	0.1136	4,950	4	0.1209	5,265	LOT NO.	ACRES	SQ. FT.
5	0.1136	4,950	5	0.1209	5,265	BLOCK 1 HOA LOT 1	0.0611	2,661
6	0.1136	4,950	6	0.1209	5,265	BLOCK 6 HOA LOT 6	0.4374	19,051
7	0.1136	4,950	7	0.1209	5,265	BLOCK 9 HOA LOT 9	1.4705	64,054
8	0.1136	4,950	8	0.1209	5,265			
9	0.1136	4,950	9	0.1209	5,265			
10	0.1378	6,002	10	0.1209	5,265			

LOT COUNT	
TOTAL RESIDENTIAL LOTS =	111
HOA LOTS =	3

**FILING**  
Filed and recorded in the office of the County Clerk of El Paso County, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2025, in the File No. \_\_\_\_\_ of the Plat Records.

County Clerk \_\_\_\_\_ Deputy \_\_\_\_\_

CURVE TABLE					
NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	85°30'06"	N40°49'04"W	20.36'	22.38'
C2	809.16'	4°22'31"	S85°48'20"E	61.77'	61.79'
C3	15.00'	89°59'26"	S46°58'42"W	21.21'	23.56'
C4	15.00'	90°00'00"	S43°01'01"E	21.21'	23.56'
C5	60.50'	130°21'22"	N43°01'01"W	109.82'	137.65'
C6	15.00'	90°00'00"	S43°01'01"E	21.21'	23.56'
C7	20.67'	50°24'38"	N60°23'54"E	17.61'	18.19'
C8	15.00'	90°00'00"	N43°01'01"W	21.21'	23.56'
C9	15.00'	90°00'00"	S46°58'59"W	21.21'	23.56'
C10	60.50'	130°21'22"	N46°58'59"E	109.82'	137.65'
C11	15.00'	90°00'00"	S46°58'59"W	21.21'	23.56'
C12	15.00'	90°00'00"	S43°01'01"E	21.21'	23.56'
C13	15.00'	90°00'00"	N46°58'59"E	21.21'	23.56'
C14	15.00'	90°00'00"	N43°01'01"W	21.21'	23.56'
C15	15.00'	90°00'00"	S46°58'59"W	21.21'	23.56'
C16	15.00'	90°00'00"	S43°01'01"E	21.21'	23.56'
C17	15.00'	90°00'00"	S46°58'59"W	21.21'	23.56'
C18	15.00'	90°00'00"	N43°01'01"W	21.21'	23.56'
C19	15.00'	90°00'00"	N46°58'59"E	21.21'	23.56'
C20	15.00'	90°00'00"	S43°01'01"E	21.21'	23.56'
C21	15.00'	90°00'00"	S46°58'59"W	21.21'	23.56'
C22	15.00'	90°00'00"	N43°01'01"W	21.21'	23.56'
C23	15.00'	90°00'00"	N46°58'59"E	21.21'	23.56'
C24	15.00'	90°00'00"	S43°01'01"E	21.21'	23.56'
C25	15.00'	90°00'00"	S46°58'59"W	21.21'	23.56'
C26	15.00'	90°00'00"	N43°01'01"W	21.21'	23.56'
C27	15.00'	90°00'00"	N46°58'59"E	21.21'	23.56'

- NOTES:**
- The bearing system and coordinates shown for this survey are based on the Texas Coordinate System of 1983 (2011 adjustment), Central Zone 4203 based on observations made on August 16, 2019 with an applied combined scale factor of 1.000231.
  - All exterior boundary corners are a 5/8" iron rod with cap stamped "KHA" cap set unless otherwise noted. All lot corners are to be set after construction is completed.
  - This plat is within El Paso Independent School District
  - Open space and park lots, dedicated as public or private, to be maintained by El Paso Municipal Management District No. 1.
  - Water and sewer services will be provided to the Campo Del Sol Unit 3A from new mains extended by the El Paso Water/Public Service Board along McCombs Street and along Loma Real Boulevard in accordance with their rules and regulations with section 16.343 of the Texas Water Code.
  - 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. 018849 and is also part of El Paso Municipal Management District No.1 and is subject to the Entitlement Agreement for Franklin Mountain Estates dated March 30th, 2020.
  - All park, open space, paving and storm drainage will be maintained by the El Paso Municipal Management District No. 1 as stated on Exhibit F of the Entitlement Agreement before mentioned.
  - If the subdivider has deferred the obligation to install public improvements to serve a subdivision until after recordation of the final plat under this Title, then the warranty deed as required in this section shall be submitted prior to final inspection of public improvements under this Title. No acceptance of public improvements under this Title shall be provided until the subdivider provides a warranty deed in accordance to this Section. Delivery of a warranty deed does not constitute acceptance of any improvements by the City. The planning official will record the warranty deed following acceptance of the public improvements as provided in this Title.
  - 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).
  - 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 subdivisions. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
  - Tax Certificate(s) for this subdivision are files in the office of the County Clerk, deed and records section.
  - Single-family or duplex double frontage lots shall be prohibited, except where they may be essential to provide separation of single-family or duplex residential development from arterial streets, or to overcome a specific disadvantage or hardship imposed by topography or other factors. Such double frontage lots allowed within the city limits shall provide hardscape improvements to the parkway as set forth in the SDM, to be maintained by the City of El Paso MMD #1.
  - That the applicant landscape the rear of all double-frontage lots, as required by Section 19.2304(H)(3)(c) of the El Paso City Code.
  - Streets to be owned by the City of El Paso but will be maintained by the District.
  - HOA lots are private and will be maintained by the District.

Instrument No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_ Date \_\_\_\_\_  
Park Deed(s) for this subdivision are files in the office of the County Clerk, deed and records section.

Instrument No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_ Date \_\_\_\_\_

**FLOOD STATEMENT:**  
According to Community Panel No. 4802140014D, dated August 5, 1997 and Community Panel No. 4802140015D of the National Flood Insurance Program Map, Flood Insurance Rate Map of El Paso County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

**OWNER'S DEDICATION**  
STATE OF TEXAS  
COUNTY OF EL PASO

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, utility easements, as hereon laid down and designated, including easement(s) for overhead of service wires, for pole type utilities and buried service wires, conduits and pipes for underground utilities, right-of-ways, parks, ponds and temporary turn-around easements and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

\_\_\_\_\_  
Ryan Burkhardt, President  
**ACKNOWLEDGMENT**

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, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Chairperson \_\_\_\_\_ Executive Secretary

Approved for filing this 5th day of June, 2025.

\_\_\_\_\_  
Planning & Inspections Director

**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 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.

**IMPACT FEE ASSESSMENT SCHEDULE**

\_\_\_\_\_  
Northeast Service Area

Meter Size	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 ½ 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	\$ 12,415.00
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

**SURVEYOR'S CERTIFICATION**  
I, Michael Cleo Billingsley, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of El Paso.

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

\_\_\_\_\_  
Michael Cleo Billingsley  
Registered Professional  
Land Surveyor No. 6558

STATE OF TEXAS  
COUNTY OF TARRANT  
BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Michael Cleo Billingsley, 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, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

# CAMPO DEL SOL UNIT 3A

BEING 20.761 ACRES OUT OF SECTION 20, BLOCK 81, TOWNSHIP 1 TEXAS & PACIFIC RAILWAY COMPANY SURVEY, ABSTRACT No. 5419 CITY OF EL PASO, EL PASO COUNTY, TEXAS

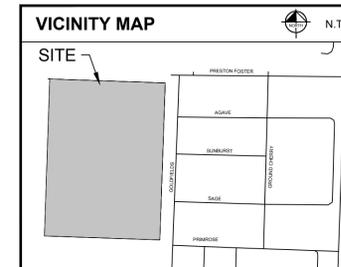
## Kimley»Horn

801 Cherry Street, Unit 11, # 1300 FIRM # 10194040 Tel. No. (817) 335-6511  
Fort Worth, Texas 76102 www.kimley-horn.com

**SURVEYOR**  
KIMLEY-HORN AND ASSOC. INC.  
801 CHERRY STREET, UNIT 11, SUITE 1300  
FORT WORTH, TEXAS 76102  
MICHAEL CLEO BILLINGSLEY, RPLS  
TEL. NO. 817-335-6511  
michael.billingsley@kimley-horn.com

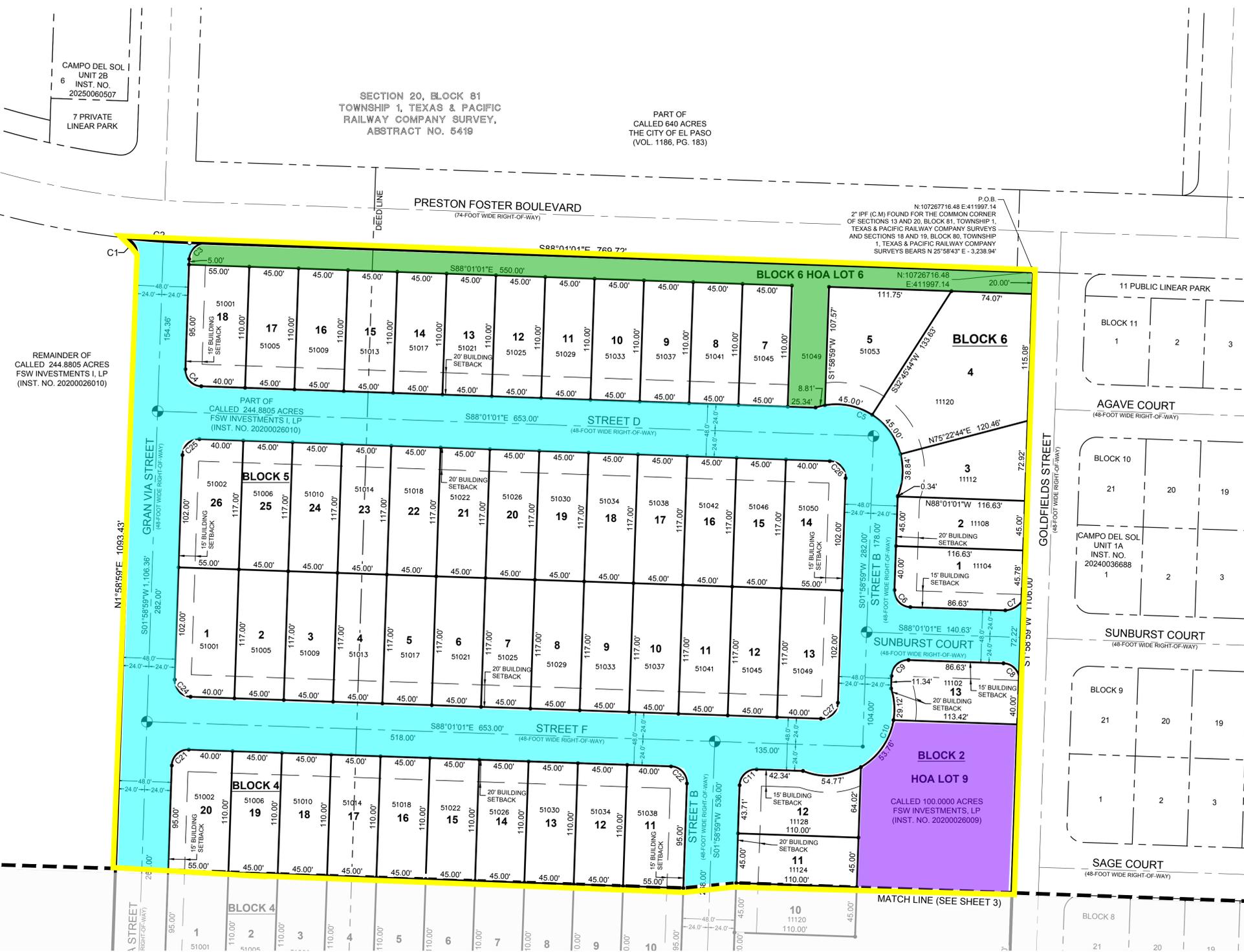
**OWNER:**  
FRANKLIN MOUNTAIN COMMUNITIES, LLC  
123 W. MILLS, SUITE 600  
EL PASO, TEXAS 79901  
PHONE: 915-544-6950  
CONTACT: SCOTT WEAVER

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	BSG	MCB	11/07/2025	064421505	1 OF 3



**LEGEND**

	BOUNDARY LINE
	SETBACK LINE
	PROPERTY CORNER SYMBOL
	CITY OF EL PASO PROPOSED MONUMENT



P.O.B.  
N:107267716.48 E:411997.14  
2" I.P.F. (C.M) FOUND FOR THE COMMON CORNER  
OF SECTIONS 13 AND 20, BLOCK 81, TOWNSHIP 1,  
TEXAS & PACIFIC RAILWAY COMPANY SURVEYS  
AND SECTIONS 18 AND 19, BLOCK 80, TOWNSHIP  
1, TEXAS & PACIFIC RAILWAY COMPANY  
SURVEYS BEARS N 25°58'43" E - 3,238.94'

REMAINDER OF  
CALLED 244.8805 ACRES  
FSW INVESTMENTS I, LP  
(INST. NO. 20200026010)

PART OF  
CALLED 244.8805 ACRES  
FSW INVESTMENTS I, LP  
(INST. NO. 20200026010)

HOA LOT 9  
CALLED 100.0000 ACRES  
FSW INVESTMENTS, LP  
(INST. NO. 20200026009)

# CAMPO DEL SOL UNIT 3A

BEING 20.761 ACRES OUT OF  
SECTION 20, BLOCK 81, TOWNSHIP 1  
TEXAS & PACIFIC RAILWAY COMPANY SURVEY,  
ABSTRACT No. 5419  
CITY OF EL PASO,  
EL PASO COUNTY, TEXAS

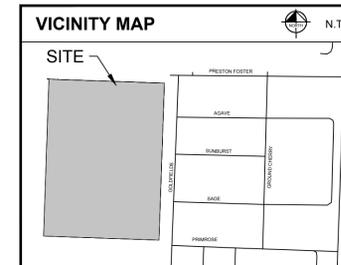
## Kimley»Horn

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102  
FIRM # 10194040  
Tel. No. (817) 335-6511  
www.kimley-horn.com

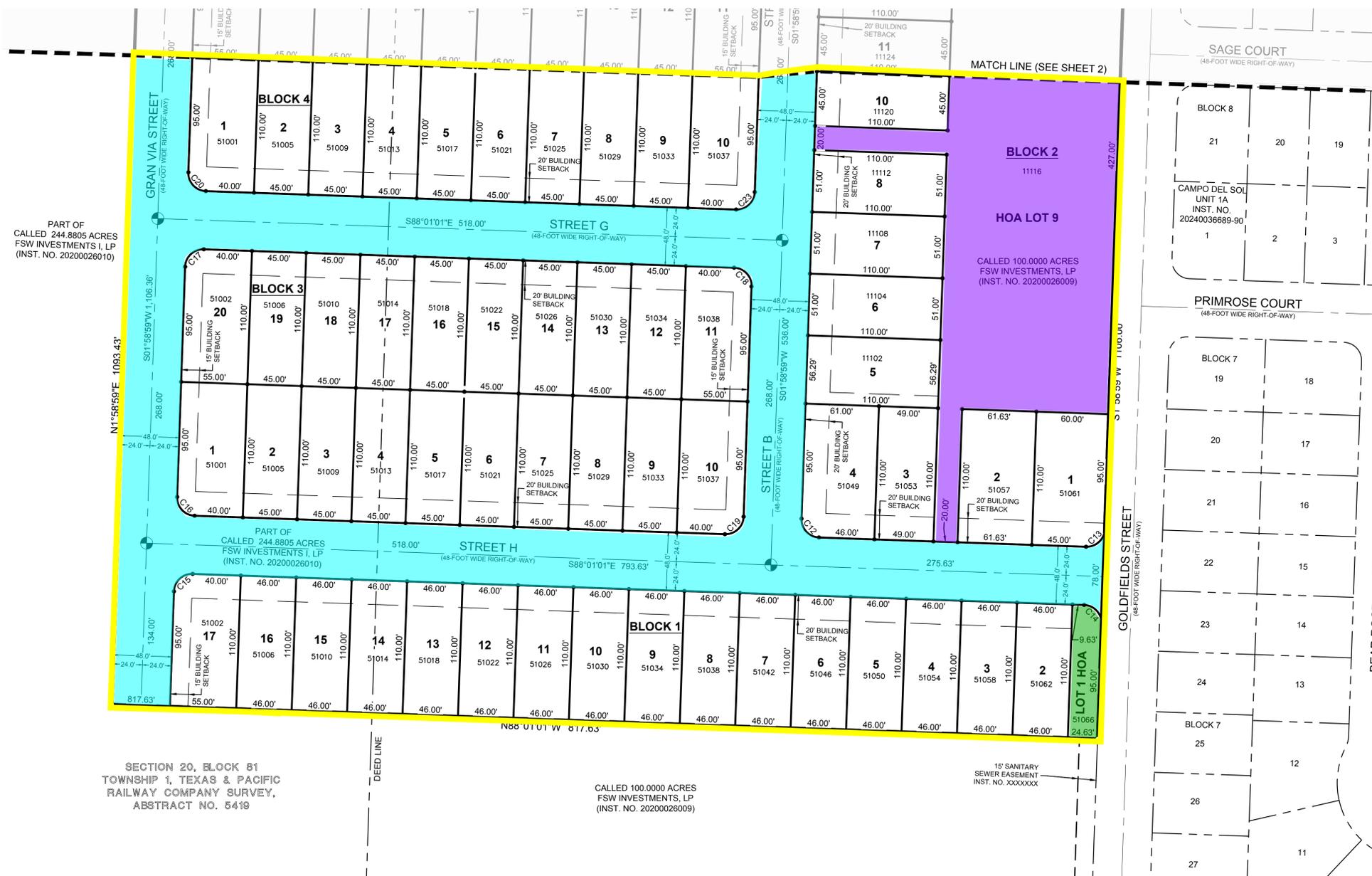
**SURVEYOR**  
KIMLEY-HORN AND ASSOC. INC.  
801 CHERRY STREET, UNIT 11, SUITE 1300  
FORT WORTH, TEXAS 76102  
MICHAEL CLEO BILLINGSLEY, RPLS  
TEL. NO. 817-335-6511  
michael.billingsley@kimley-horn.com

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	BSG	MCB	11/07/2025	064421505	2 OF 3



LEGEND	
	BOUNDARY LINE
	SETBACK LINE
	PROPERTY CORNER SYMBOL
	CITY OF EL PASO PROPOSED MONUMENT



# CAMPO DEL SOL UNIT 3A

BEING 20.761 ACRES OUT OF  
SECTION 20, BLOCK 81, TOWNSHIP 1  
TEXAS & PACIFIC RAILWAY COMPANY SURVEY,  
ABSTRACT No. 5419  
CITY OF EL PASO,  
EL PASO COUNTY, TEXAS

## Kimley»Horn

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102  
FIRM # 10194040  
Tel. No. (817) 335-6511  
www.kimley-horn.com

**SURVEYOR**  
KIMLEY-HORN AND ASSOC. INC.  
801 CHERRY STREET, UNIT 11, SUITE 1300  
FORT WORTH, TEXAS 76102  
MICHAEL CLEO BILLINGSLEY, RPLS  
TEL. NO. 817-335-6511  
michael.billingsley@kimley-horn.com

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	BSG	MCB	11/07/2025	064421505	3 OF 3