

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

CURVE TABLE					
NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	85°30'06"	N40°46'04"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 1A 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.
 - 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.

BENCHMARK LIST:

City of El Paso G.I.S. Benchmark No. 58 - an aluminum cap found on the south side of a drainage canal along U.S. 54 South Bound, north of the intersection of U.S. 54 North Bound and Explorer Court.
Elev.: 3997.649

City of El Paso G.I.S. Benchmark No. 59 - an aluminum cap found at the centerline radius point of Loma Crystal Place cul-de-sac.
Elev.: 4157.056

City of El Paso G.I.S. Benchmark No. 60 - an aluminum cap found south 1.07 miles of the intersection of Marin Luther King Jr. Boulevard (FM 3255) and stan Roberts Sr. Avenue, on the west side of Martin Luther King Jr. Boulevard (FM 3255), north of a drainage culvert.
Elev.: 4110.749

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:

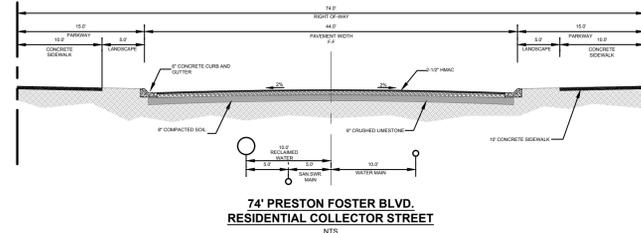
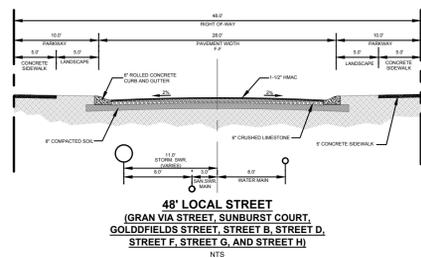
Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council 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 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	\$ 12,415.00
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

LOT COUNT	
TOTAL RESIDENTIAL LOTS =	111
HOA LOTS =	3



PRELIMINARY PLAT
CAMPO DEL SOL
UNIT 3A

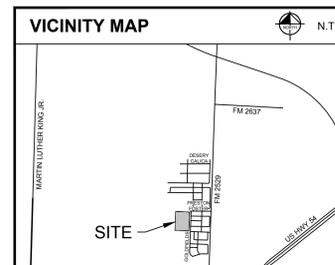
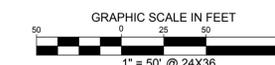
BEING 20.761 ACRES OUT OF SECTION 20, BLOCK 81, TOWNSHIP 1 TEXAS & PACIFIC RAILWAY COMPANY SURVEY, ABSTRACT No. 5419 CITY OF EL PASO, EL PASO COUNTY, TEXAS

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

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

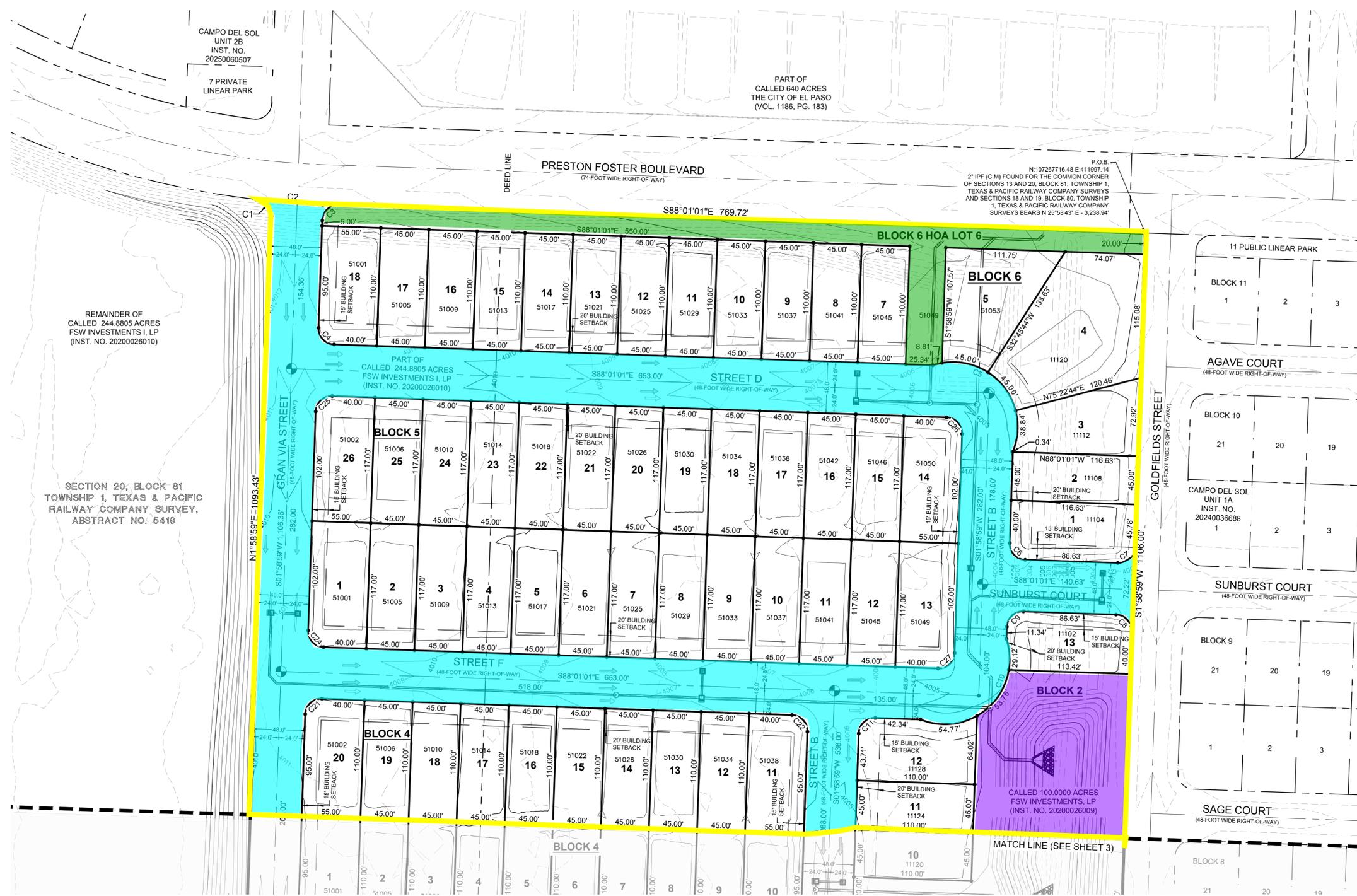
SURVEYOR
 KIMLEY-HORN AND ASSOC. INC.
 801 CHERRY STREET, UNIT 11, SUITE 1300
 FORT WORTH, TEXAS 76102
 MICHAEL CLEO BILLINGSLEY, RPLS
 TEL. NO. 817-335-6511
 michael.billingsley@kimley-horn.com

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



LEGEND

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



PRELIMINARY PLAT
**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

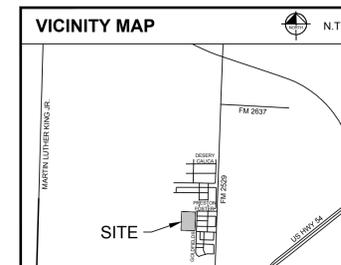
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 Fort Worth, Texas 76102
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 Tel. No. (817) 335-6511
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SURVEYOR
 KIMLEY-HORN AND ASSOC. INC.
 801 CHERRY STREET, UNIT 11, SUITE 1300
 FORT WORTH, TEXAS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

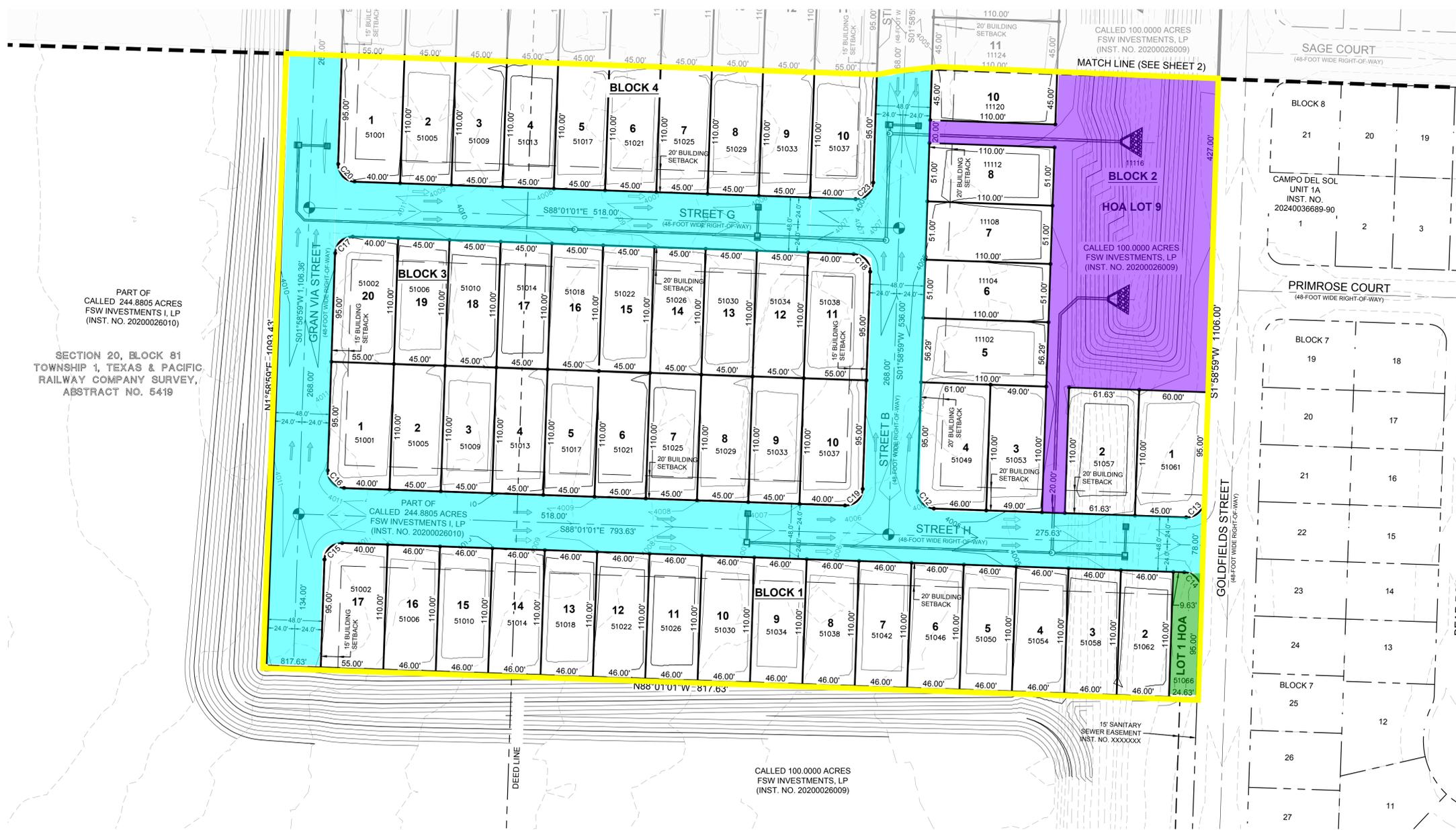
OWNER:
 FRANKLIN MOUNTAIN
 COMMUNITIES, LLC
 123 W. MILLS, SUITE 600
 EL PASO, TEXAS 79901
 PHONE: 915-544-6950
 CONTACT: SCOTT WEAVER

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
	PROPOSED DRAINAGE FLOW
	EXISTING DRAINAGE FLOW
	PROPERTY CORNER SYMBOL
	CITY OF EL PASO PROPOSED MONUMENT



PRELIMINARY PLAT
**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

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