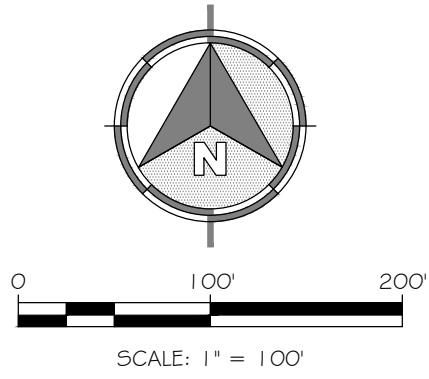
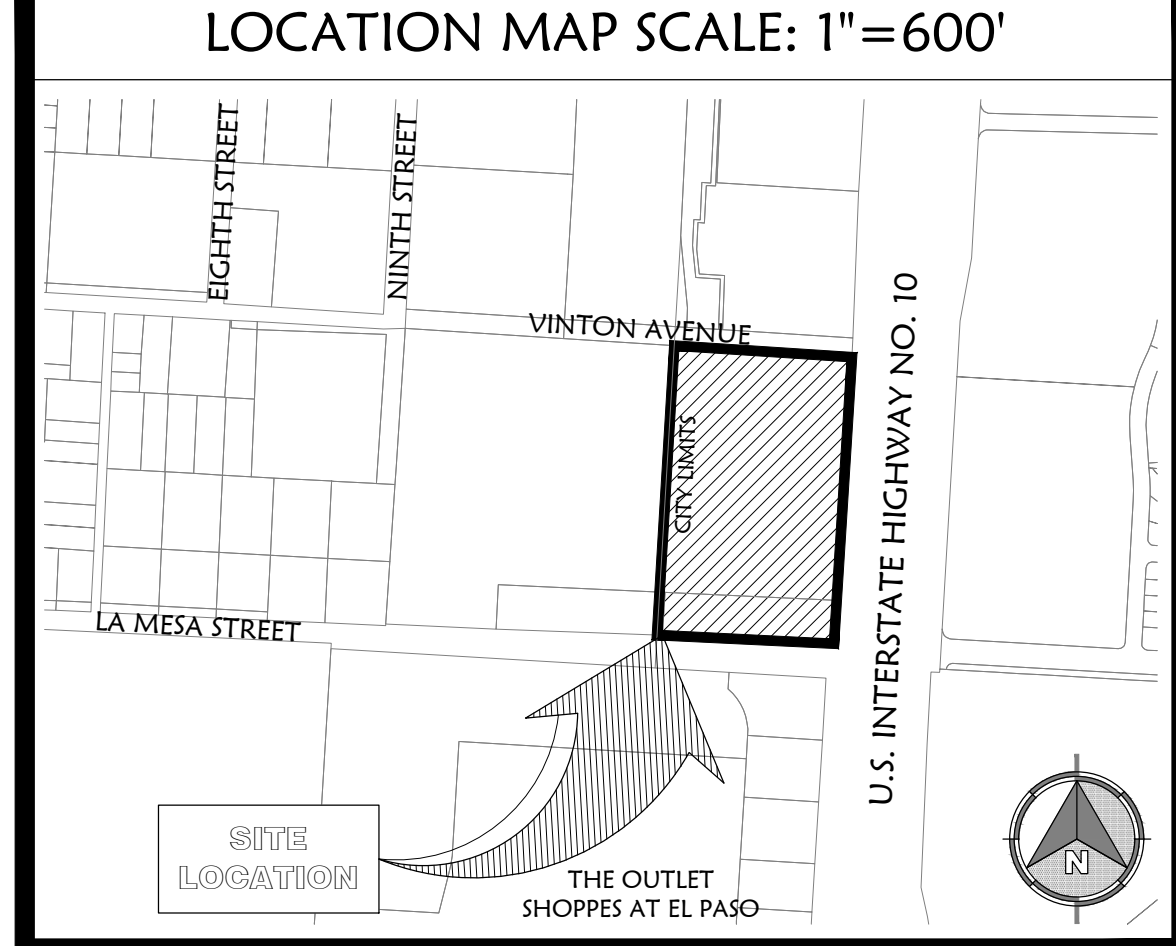


As of 11/13/2025, 2:45pm, 688223
STANDARD 2025-11-13 THE STELLAR FAMILY OF COMPANIES/003B-CORP AND EL PASO COUNTY PLATTING/07287-003B-C3D07287-003B PLATTING FINAL/CITY-2024-489

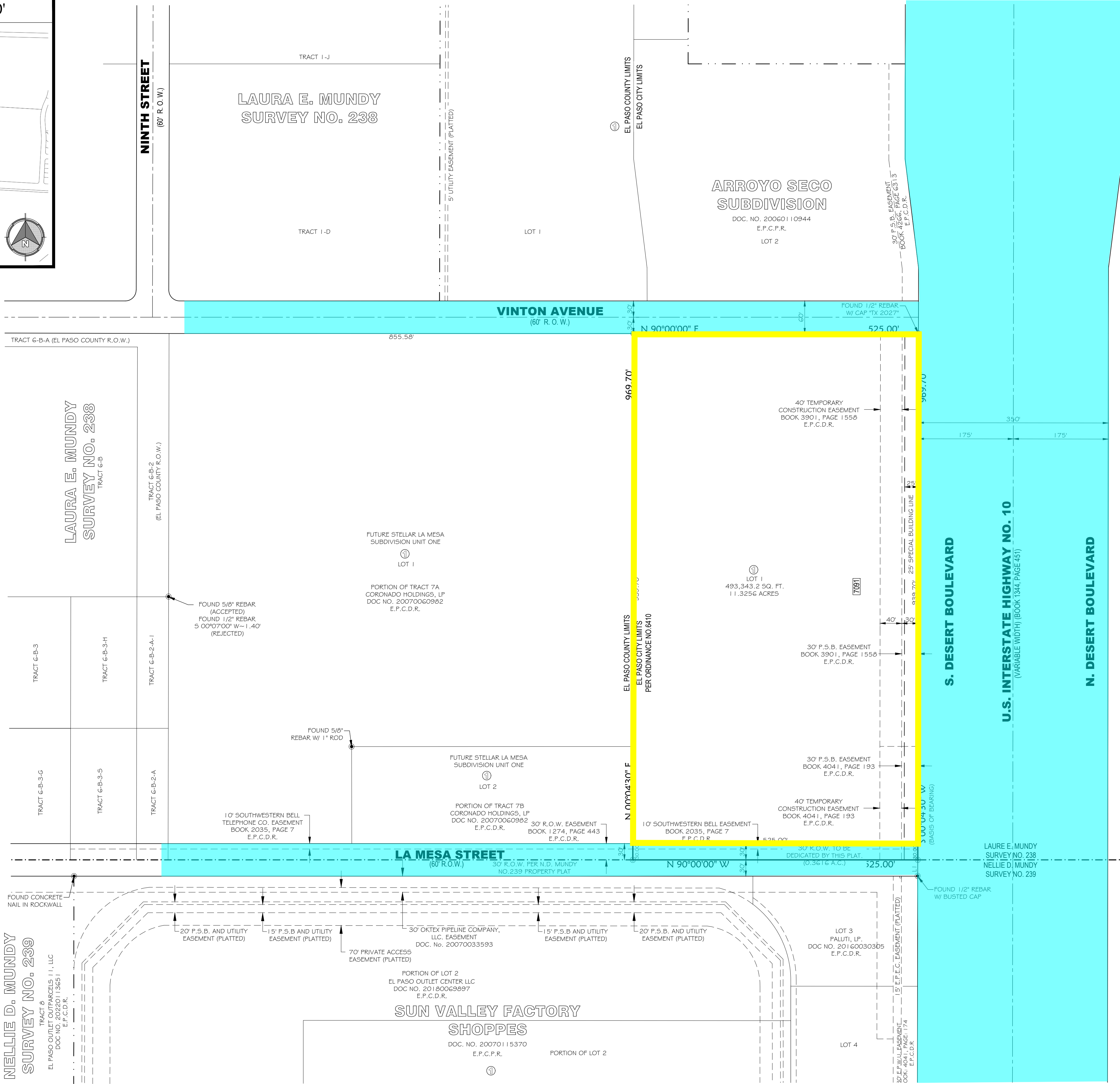


LINE TABLE		
LINE #	BEARING	DISTANCE
LI	N00°04'30"E	30.00

LEGEND

PROJECT BOUNDARY	_____
SUBDIVISION LINE	_____
TRACT/LOT/RIGHT-OF-WAY LINE	_____
CENTERLINE OF RIGHT-OF-WAY	_____
EASEMENT LINE	_____
SECTION/SURVEY LINE	_____
SET 1/2" REBAR WITH SURVEY CAP NO. "TX 6223" UNLESS OTHERWISE NOTED	⊙
BLOCK NUMBER	①
ADDRESS NUMBER	7091

WESTSIDE SERVICE AREA IMPACT FEES			
METER SIZE	METER CAPACITY RATIO	WATER	WASTEWATER
LESS THAN 1 INCH	1.00	659.00	19.16
1 INCH	1.67	1,101.00	0.34
1 1/2 INCH	3.33	2,195.00	0.91
2 INCH	5.33	3,514.00	1.67
3 INCH	10.00	6,593.00	2.05
4 INCH	16.67	10,990.00	1.19
6 INCH	33.33	21,973.00	1.57
8 INCH	53.33	35,158.00	1.85
10 INCH	76.67	50,545.00	1.60
12 INCH	143.33	94,490.00	2.70



STELLAR LA MESA SUBDIVISION UNIT TWO

BEING A PORTION OF TRACTS 7A & 7B, LAURA E. MUNDY SURVEY NO.238
CITY OF EL PASO, EL PASO COUNTY, TEXAS &
CONTAINING 11.6872 ACRES ±

STATE OF TEXAS
COUNTY OF EL PASO

DEDICATION

CORONADO HOLDINGS, LP OWNERS OF THIS LAND, HEREBY PRESENTS THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC, IF NOT PREVIOUSLY DEDICATED, LA MESA STREET RIGHT-OF-WAY AND EASEMENTS AS HEREON LAID AND DESIGNATED, INCLUDING EASEMENTS FOR OVERHANG OF SERVICE WIRES FOR THE 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.

OWNER
CORONADO HOLDINGS, LP

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF EL PASO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 20____.

BY _____

NOTARY PUBLIC, STATE OF TEXAS 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

____ DAY OF _____, 20____ A.D.

EXECUTIVE SECRETARY CHAIRPERSON
APPROVED FOR FILING THIS ____ DAY OF _____, 20____ 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 _____, 20____, A.D., IN 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 PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

AARON ALVARADO, TX, R.P.L.S. NO. 6223

PREPARED BY AND UNDER THE SUPERVISION OF SERGIO J. ADAME, LICENSED PROFESSIONAL ENGINEER, TEXAS LICENSE NUMBER 88423.

SERGIO J. ADAME
TEXAS LICENSED PROFESSIONAL ENGINEER NO. 88423

PLAT NOTES & RESTRICTIONS

- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED BY THE EL PASO WATER UTILITIES (PUBLIC SERVICE BOARD) IN ACCORDANCE WITH THEIR REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE.
- THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEEDS AND RECORDS SECTION IN INSTRUMENT NO. _____ DATE _____
- THIS SUBDIVISION LIES WITHIN THE CANUTILLO INDEPENDENT SCHOOL DISTRICT.
- SUBJECT PROPERTY IS LOCATED IN ZONE "A" (AREAS OF 100-YEAR FLOOD) AND ZONE "C" (AREAS OF MINIMAL FLOODING) AS DETAILED ON CITY OF EL PASO, EL PASO COUNTY, TEXAS FLOOD INSURANCE RATE MAP PANEL NO. 480214 001 I.C., DATED FEBRUARY 5, 1986.
- PROPERTY OWNERS ARE AWARE THE PROPERTIES ARE IN A FEMA SPECIAL FLOOD HAZARD AREA (SFHA) THAT REQUIRES A FLOOD PLAIN DEVELOPMENT PERMIT FROM THE COUNTY FLOODPLAIN ADMINISTRATOR FOR ANY DEVELOPMENT ON THE PROPERTY. THIS REQUIREMENT SHALL ALSO BE INCLUDED ON ANY FUTURE DEEDS THAT RUN WITH THE LAND.
- 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.
- THE RETENTION OF ALL STORM-WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISIONS LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF (MUNI-CODE 19.1901(A) DSC, AND DDM SECTION 11.17
- 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 SET 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. SEE THIS SHEET FOR IMPACT FEES TABLE.

DATE OF PREPARATION: JULY 2024

BROCK & BUSTILLOS INC.
CONSULTING CIVIL ENGINEERS
LAND SURVEYORS
TBE REG. NO. F-737
JOB NO. 07287-003B

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