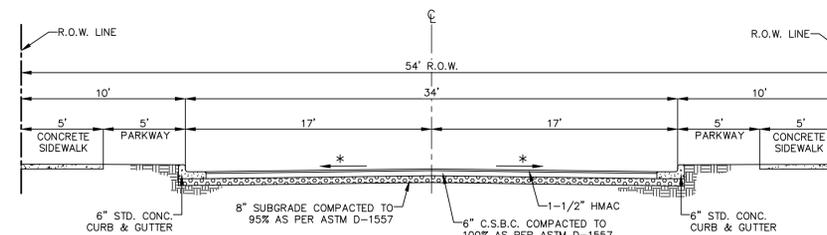
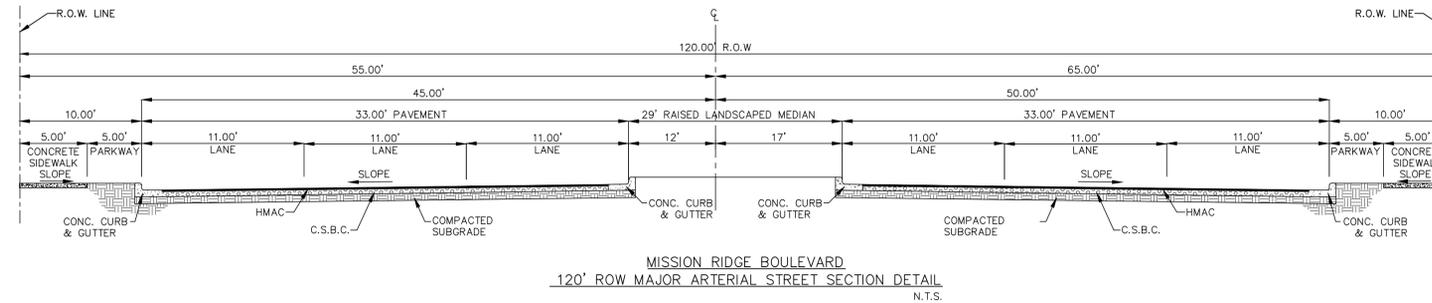


# MAJESTIC SANDS UNIT ONE SUBDIVISION

A PORTION OF SECTION 17, BLOCK 79, TOWNSHIP 3  
TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS,  
EL PASO COUNTY, TEXAS  
CONTAINING 8.46± ACRES  
(SHEET 2 OF 2)

**NOTES:**

- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO MAJESTIC SANDS UNIT ONE 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. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON MISSION RIDGE BOULEVARD AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION.
- TAX CERTIFICATE(S) FOR MAJESTIC SANDS UNIT ONE SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT No. \_\_\_\_\_, DATE \_\_\_\_\_
- ROADS WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL PAVED BY THE DEVELOPER AND LEGALLY APPROVED AND ACCEPTED BY EL PASO COUNTY.
- RESTRICTIVE COVENANTS FOR MAJESTIC SANDS UNIT ONE SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT No. \_\_\_\_\_, DATE \_\_\_\_\_
- SUBDIVISION IMPROVEMENTS AGREEMENT & GUARANTEE FOR THIS SUBDIVISION IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT No. \_\_\_\_\_, DATE \_\_\_\_\_
- INTERIOR LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES. (BY OTHERS) SET 1/2" REBAR WITH CAP STAMPED "B&A INC" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE SHOWN.
- "U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS."
- THIS SUBDIVISION LIES WITH IN ZONE "X" AS DESIGNATED IN PANEL NO. 480212 0250 B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
- △ DENOTES EXISTING MONUMENT. (FOR EXACT LOCATION CONTACT CITY OF EL PASO)
- ⊙ DENOTES PROPOSED MONUMENT AS PER MAJESTIC SANDS UNIT ONE SUBDIVISION. (NOT IN PLACE AS OF DATE OF PREPARATION)
- BUILDINGS SHALL BE SET BACK AS FOLLOWS: FROM ROADS AND RIGHTS-OF-WAY SETBACK SHALL BE A MINIMUM OF 20 FEET, FROM SIDE PROPERTY LINES, SETBACK SHALL BE A MINIMUM OF 5 FEET, SIDE PROPERTY LINES ABUTTING A PUBLIC ROAD, SETBACK SHALL BE A MINIMUM OF 10 FEET, AND FROM REAR PROPERTY LINES, SETBACK SHALL BE 20 FEET. THESE SETBACKS DISTANCES SHALL NOT CONFLICT WITH SEPARATION OR SETBACK DISTANCES REQUIRED BY RULES GOVERNING PUBLIC UTILITIES ON-SITE SEWAGE FACILITIES OR DRINKING WATER SUPPLIES.
- THE FINISHED FLOOR ELEVATIONS OF ANY RESIDENCE SHALL BE AT LEAST 6 INCHES ABOVE THE AVERAGE HEIGHT OF THE CURB IN FRONT OF THE LOT, OR AT LEAST 12 INCHES ABOVE THE NATURAL GROUND LEVEL SURROUNDING THE FOUNDATION, WHICHEVER IS HIGHER.
- NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
- NO DIRECT VEHICULAR ACCESS FROM SIDE STREET OF CORNER LOTS SHALL BE PERMITTED.
- THE BUILDER WILL CONSTRUCT A 5 (FIVE) FEET WIDE CONCRETE SIDEWALK ALONG THE ADJACENT PUBLIC STREET AS PART OF THE CONSTRUCTION OF IMPROVEMENTS ON EACH LOT. THE SIDEWALKS SHALL BE LOCATED ALONG ANY FRONT, REAR OR SIDE PROPERTY LINES ABUTTING A PUBLIC ROAD.
- THE BUILDER WILL CONSTRUCT CONCRETE DRIVEWAYS BETWEEN THE ROAD CURB AND THE PROPERTY LINE AS PART OF THE CONSTRUCTION OF IMPROVEMENTS.
- THE DEVELOPER SHALL PROVIDE ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY LOTS.
- THE OWNER AND SUBDIVIDER OF MAJESTIC SANDS UNIT ONE SUBDIVISION, HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES UNLESS OTHERWISE APPROVED, IN WRITING, BY EL PASO COUNTY.
- LOTS WITHIN MAJESTIC SANDS UNIT ONE SUBDIVISION ARE RESTRICTED TO RESIDENTIAL PURPOSES UNLESS OTHERWISE INDICATED.
- LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING SIDEWALKS, DRIVEWAYS AND PARKWAYS ABUTTING THEIR PROPERTY INCLUDING THOSE WITH DOUBLE FRONTAGE.
- ALL UTILITY EASEMENTS ARE 10' WIDE UNLESS OTHERWISE SPECIFIED ON DRAWINGS. U.E.—UTILITY EASEMENT
- THE USE OF ADA RAMP AS DRIVEWAY ACCESS SHALL NOT BE ALLOWED.



**NOTES:**

- (\*) STREET TRANSVERSE SLOPE AS SHOWN IN PLANS
- SIDEWALK WIDTH IS REQUIRED TO COMPLY WITH ADA/TAS REGULATIONS.

**TYPICAL 54' ROW STREET SECTION DETAIL**

N.T.S.

**MAJESTIC SANDS UNIT ONE SUBDIVISION**

Majestic Sands Unit One Subdivision is subject to impact fees and they shall be calculated based on the table below.

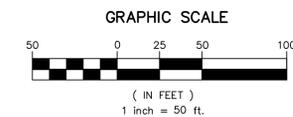
Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plot note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be at the time of the meter connection if development is outside the city limits.

**FASTSIDE SERVICE AREA**

Meter Size	Meter Capacity Ratio	*Water (\$)	Wastewater (\$)
Less Than 1"	1.00	697.00	920.00
1"	1.67	1,163.00	1,537.00
1 1/2"	3.33	2,321.00	3,065.00
2"	5.33	3,714.00	4,905.00
3"	10.00	6,968.00	9,203.00
4"	16.67	11,615.00	15,341.00
6"	33.33	23,233.00	30,672.00
8"	53.33	37,158.00	49,077.00
10"	76.67	40,064.00	52,916.00
12"	143.33	74,899.00	98,924.00

\* Fees do not apply to water meter or connections made for standby fire protection service.

**PRELIMINARY PLAT**



**OWNER/DEVELOPER**

**BOWLING ENTERPRISES, LLC**  
6000 NORTHERN PASS, SUITE-C  
EL PASO, TX 79961  
VOICE: (915) 757-1802  
FAX: (915) 757-1827  
CONTACT: MR. GREG BOWLING

**SURVEYOR**

**Barragan & Associates Inc.**  
LAND PLANNING & LAND SURVEYING  
10950 Pellicano Dr. Bldg. F - El Paso TX 79935  
Phone (915) 591-5709 Fax (915) 591-5706  
CONTACT: BENITO BARRAGAN, R.P.L.S.

**ENGINEER**

**cea group**  
813 N. Kansas St.  
Suite 300  
El Paso, TX 79902  
915.544.5232  
www.ceagroup.net  
TEXAS REGISTERED ENGINEERING FIRM F-4564  
CONTACT: JORGE L. AZCARATE, P.E.