

METES AND BOUNDS DESCRIPTION

Description of the south 1/4 of the northwest and northeast of the northwest 1/4, Section 18, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas, and being more particularly described as follows:

COMMENCING for reference a found 2" pipe (McCombs Original Corner) at the northwest corner of Section 22, the southwest corner of Section 19, and the southeast corner of Section 18, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas, and also being the northeast corner of C.D. Stewart Survey No. 319, El Paso County, Texas, THENCE, S 02° 21' 59" W, along the common line of Sections 18 and 19, a distance of 3,304.41 feet to a found 1/2" rebar for the northeasterly corner of Sky View Estates Unit IV, according to the Plat recorded in Instrument No. 20190078574, Plat Records of El Paso County, Texas, THENCE, S 87° 38' 01" E, along the northerly line of Sky View Estates Unit III and Sky View Estates Unit III, according to the Plat recorded in Instrument No. 20180083093, Plat Records of El Paso County, Texas, a distance of 1,330.43 feet to a set nail on the easterly right-of-way line Mission Ridge Boulevard (Public right-of-way dedicated to El Paso County, as per Instrument No. 20150084476); THENCE, N 02° 30' 12" E, along the easterly right-of-way line of said Mission Ridge Boulevard, a distance of 332.73 feet to a found "X" mark, being on the southwestern corner of West Texas Estates Amending Subdivision, according to the Plat recorded in Instrument No. 20140071462, Plat Records of El Paso County, Texas; THENCE, S 86° 57' 24" E (S 89° 59' 54" - Plat), along the southerly line of West Texas Estates Amending Subdivision, a distance of 2,655.03 feet to a set PK nail for the northeasterly corner of this parcel and the westerly line of a parcel described in Instrument No. 20220010840, Real Property Records of El Paso County, Texas;

THENCE, N 87° 17' 17" W (S 87° 16' 59" E - Record), along the northerly line of said parcel described in Instrument No. 20220081448, a distance of 1,325.28 (1,325.44) feet to a set 1/2" rebar with cap stamped "B&A Inc." on the common corner of said parcel described in Instrument No. 20220081448 and parcel described in Volume 3921, Page 881, Real Property Records of El Paso County, Texas; THENCE, N 87° 08' 46" W, along said northerly line of a parcel described in Volume 3921, Page 881, a distance of 1,330.43 feet to a set nail on the easterly right-of-way line Mission Ridge Boulevard (Public right-of-way dedicated to El Paso County, as per Instrument No. 20150084476); THENCE, N 02° 30' 12" E, along the easterly right-of-way line of said Mission Ridge Boulevard, a distance of 332.73 feet to a found "X" mark, being on the southwestern corner of West Texas Estates Amending Subdivision, according to the Plat recorded in Instrument No. 20140071462, Plat Records of El Paso County, Texas; THENCE, S 86° 57' 24" E (S 89° 59' 54" - Plat), along the southerly line of West Texas Estates Amending Subdivision, a distance of 2,655.03 feet to a set PK nail for the northeasterly corner of this parcel and the westerly line of a parcel described in Instrument No. 20220010840, Real Property Records of El Paso County, Texas;

THENCE, S 02° 21' 59" W, along said easterly line of parcel described in Instrument No. 20220010840, a distance of 320.69 feet to the POINT OF BEGINNING of this description and containing in all 19.96 acres more or less

CAREFREE ESTATES SUBDIVISION

THE SOUTH 1/4 OF THE NORTHWEST AND NORTHEAST OF THE NORTHWEST 1/4 OF SECTION 18, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO COUNTY, TEXAS, CONTAINING AREA OF 19.96 ACRES ±

SHEET 1 OF 1

| | |
|-------------|------|
| RESIDENTIAL | = 99 |
| POND | = 2 |
| TOTAL | 101 |

SCHOOL DISTRICT

SOCORRO INDEPENDENT SCHOOL DISTRICT
12300 EASTLAKE DR, EL PASO, TX. 79928

| STREET NAME | LENGTH |
|-----------------|---------|
| CAREFREE AVENUE | 2852.37 |
| GALACTICA PLACE | 162.85 |

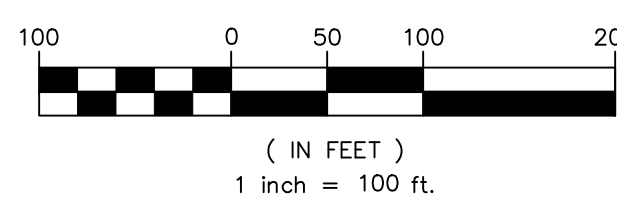
BENCHMARK:

BENCHMARK IS CITY MONUMENT AT THE CENTERLINE INTERSECTION OF ISMAEL ROBLES STREET AND MARY PONCE ROAD.
ELEVATION = 4000.66 (NAVD 88 DATUM).

FINAL PLAT

SCALE: 1" = 100'

GRAPHIC SCALE



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY

CAREFREE ESTATES SUBDIVISION IS LOCATED WITHIN EL PASO COUNTY APPROXIMATELY 2.0 MILES TO THE EAST OF THE CITY LIMITS OF EL PASO, 1.5 MILES NORTHWEST OF THE TOWN OF HORIZON, TEXAS AND WITHIN THE CITY OF EL PASO'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001, 212.001.

CAREFREE ESTATES SUBDIVISION

Carefree Estates 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 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 at the time of the meter connection if development is outside the city limits.

EASTSIDE SERVICE AREA

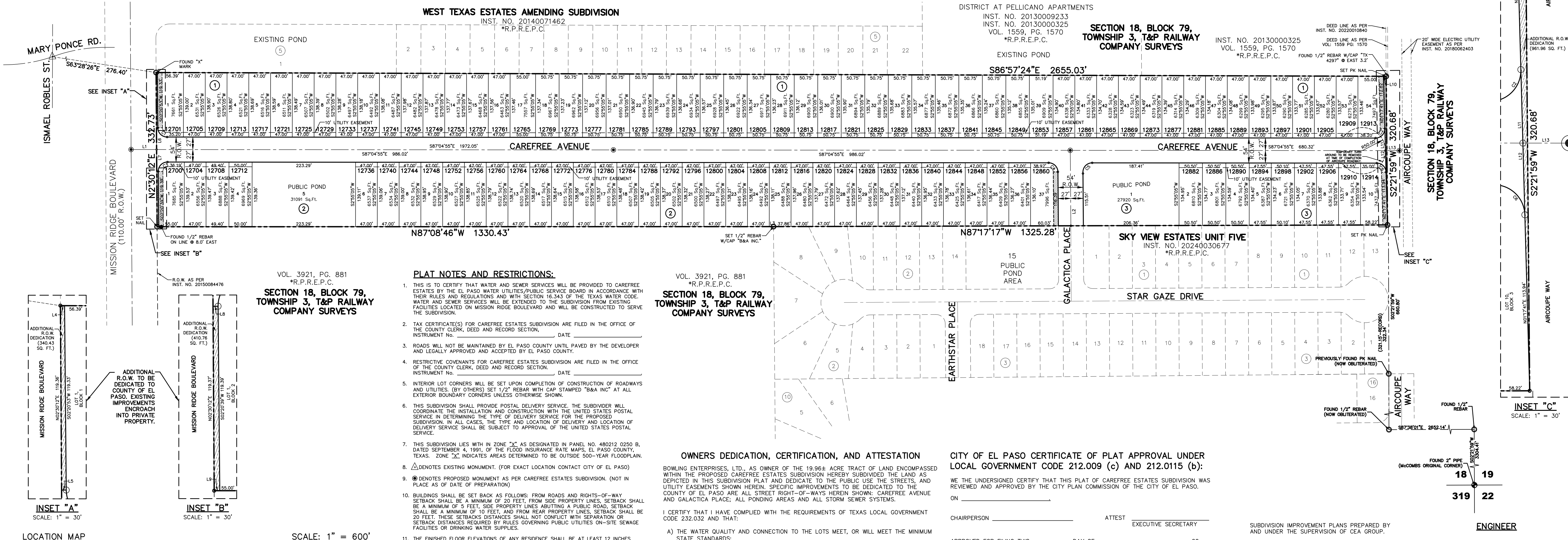
| Meter Size | Meter Capacity Ratio | *Water (\$) | Wastewater (\$) |
|--------------|----------------------|-------------|-----------------|
| Less Than 1" | 1.00 | 892.00 | 1,178.00 |
| 1" | 1.67 | 1,489.00 | 1,967.00 |
| 1 1/2" | 3.33 | 2,971.00 | 3,923.00 |
| 2" | 5.33 | 4,754.00 | 6,278.00 |
| 3" | 10.00 | 8,919.00 | 11,780.00 |
| 4" | 16.67 | 14,867.00 | 19,636.00 |
| 6" | 33.33 | 29,725.00 | 39,260.00 |
| 8" | 53.33 | 47,562.00 | 62,819.00 |
| 10" | 76.67 | 68,390.00 | 90,317.00 |
| 12" | 143.33 | 127,850.00 | 168,843.00 |

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

| CURVE TABLE | | | | | |
|-------------|--------|--------|---------|--------|-------------|
| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING |
| C1 | 20.00' | 31.22' | 19.80' | 28.14' | S42°22'01"E |
| C2 | 20.00' | 31.98' | 20.57' | 28.68' | N47°06'23"E |
| C3 | 20.00' | 31.62' | 20.20' | 28.43' | S47°37'52"W |
| C4 | 20.00' | 30.92' | 19.51' | 27.93' | N42°47'53"W |
| C5 | 20.00' | 31.60' | 20.18' | 28.41' | S47°39'25"W |
| C6 | 20.00' | 30.85' | 19.44' | 27.88' | N42°53'37"W |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S87°04'55"E | 55.00' |
| L2 | S02°23'44"W | 162.85' |
| L3 | N87°08'46"W | 9.14' |
| L4 | S86°57'24"E | 2.69' |
| L5 | N87°29'48"W | 3.01' |
| L6 | S02°30'12"W | 46.78' |
| L7 | S02°30'12"W | 47.23' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L8 | N87°29'48"W | 3.27' |
| L9 | N87°08'46"W | 3.61' |
| L10 | S86°57'24"E | 6.00' |
| L11 | S01°17'41"W | 47.59' |
| L12 | S01°17'41"W | 46.45' |
| L13 | S87°04'55"E | 30.00' |



PLAT NOTES AND RESTRICTIONS:

- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO CAREFREE ESTATES 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 CAREFREE ESTATES 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 CAREFREE ESTATES SUBDIVISION ARE 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.
- THIS SUBDIVISION SHALL PROVIDE POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL COORDINATE THE 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 AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO APPROVAL OF THE UNITED STATES POSTAL SERVICE.
- THIS SUBDIVISION LIES WITHIN ZONE "X" AS DESIGNATED IN PANEL NO. 480212 0250 B, DATED SEPTEMBER 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 CAREFREE ESTATES 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, FROM REAR PROPERTY LINES, SETBACK SHALL BE 20 FEET, THESE SETBACK 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 12 INCHES ABOVE THE AVERAGE HEIGHT OF THE CURB IN FRONT OF THE LOT, OR AT LEAST 18 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 CAREFREE ESTATES SUBDIVISION, HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES UNLESS OTHERWISE APPROVED, IN WRITING, BY EL PASO COUNTY.
- LOTS WITHIN CAREFREE ESTATES 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
- RESTRICTED ACCESS EASEMENT.
- THE USE OF ADA RAMPS AS DRIVEWAY ACCESS SHALL NOT BE ALLOWED.
- LOT 5, BLOCK 2 AND LOT 1, BLOCK 3 ARE DESIGNATED AS PUBLIC PONDING AREAS AND SHALL BE MAINTAINED BY THE COUNTY OF EL PASO.
- DEED REFERENCE: INSTRUMENT NO. 20230067495, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.

OWNERS DECLARATION, CERTIFICATION, AND ATTESTATION

BOWLING ENTERPRISES, LTD., AS OWNER OF THE 19.96± ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CAREFREE ESTATES SUBDIVISION HEREBY SUBDIVIDES THE LAND DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE THE STREETS, AND UTILITY EASEMENTS SHOWN HEREIN. SPECIFIC IMPROVEMENTS TO BE DEDICATED TO THE COUNTY OF EL PASO ARE ALL STREET RIGHT-OF-WAYS HEREIN SHOWN: CAREFREE AVENUE AND GALACTICA PLACE; ALL PONDING AREAS AND ALL STORM SEWER SYSTEMS.

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

- THE WATER QUALITY AND CONNECTION TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS MEET OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- 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.

BOWLING ENTERPRISES, LTD.
GREGORY B. BOWLING, MANAGING PARTNER

DATE

STATE OF TEXAS
COUNTY OF EL PASO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, MR. GREGORY B. BOWLING, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC IN AND FOR EL PASO COUNTY

MY COMMISSION EXPIRES

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CAREFREE ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY PLAN COMMISSION OF THE CITY OF EL PASO.

CHAIRPERSON _____ ATTEST _____ EXECUTIVE SECRETARY
APPROVED FOR FILING THIS _____ DAY OF _____ 20____.

PLANNING AND INSPECTIONS DIRECTOR

EL PASO COUNTY, TEXAS CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 232.028 (A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CAREFREE ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE EL PASO COUNTY, TX COMMISSIONERS COURT ON _____ 20____.

EL PASO COUNTY JUDGE _____ ATTEST _____ EL PASO COUNTY CLERK _____ DATE

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____ COUNTY CLERK OF EL PASO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND RECORDED UNDER INSTRUMENT NUMBER _____ IN THE PLAT RECORDS OF THE EL PASO COUNTY. FILE DATE _____

EL PASO COUNTY CLERK

BY DEPUTY

SUBDIVISION IMPROVEMENT PLANS PREPARED BY AND UNDER THE SUPERVISION OF CEA GROUP.

ENGINEER

cea group
813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.5232
www.ceaengr.com
TEXAS REGISTERED ENGINEERING FIRM F-4564

CONTACT: JORGE L. AZCARATE, P.E.

Barragan & Associates Inc.
LAND PLANNING & LAND SURVEYING
TEXAS SURVEYING FIRM# 10151200
10950 Pellicano Dr. Bldg F - El Paso, TX 79935
Phone (915) 591-5709 Fax (915) 591-5706

CONTACT: BENITO BARRAGAN, R.P.L.S.
DATE OF PREPARATION: JULY 2024

