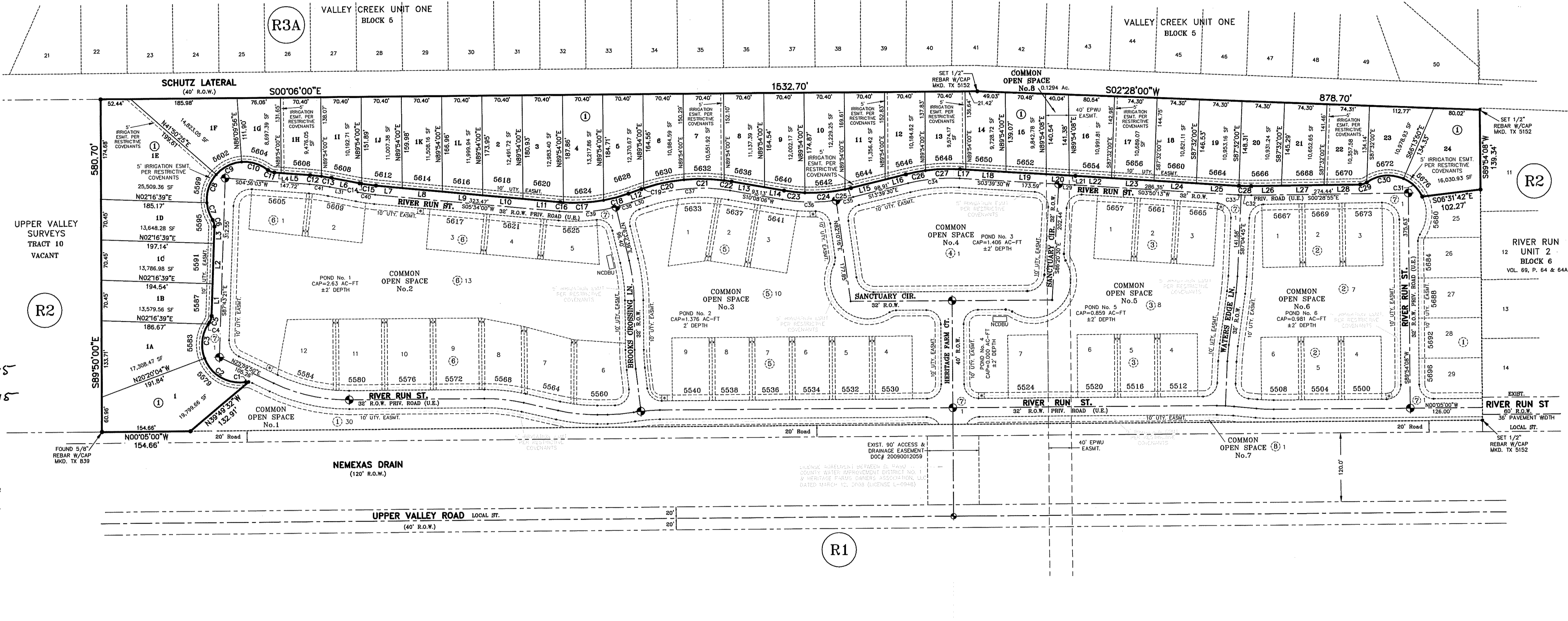


HERITAGE FARMS SUBDIVISION

REPLAT "B"

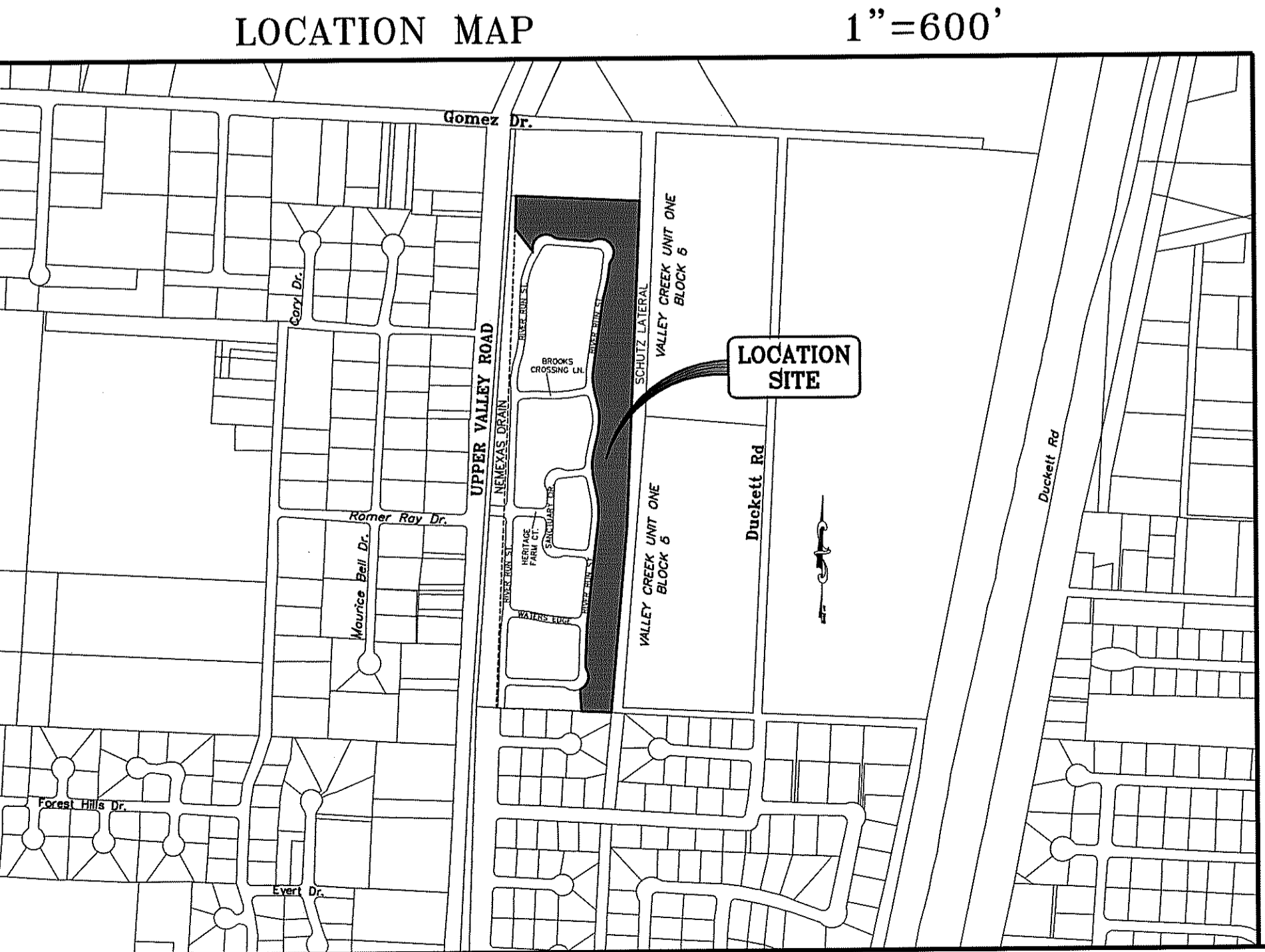
BEING A REPLAT OF LOTS 1 THRU 24, BLOCK 1,
HERITAGE FARMS SUBDIVISION REPLAT "A",
CITY OF EL PASO, EL PASO COUNTY, TX
CONTAINING ±10.286 ACRES

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	5.20'	2.62'	5.19'	N05°40'7"W	145°42'4"
C2	66.00'	89.87'	53.47'	83.09'	S30°39'19"W	78°01'15"
C3	66.00'	62.33'	33.71'	60.04'	N83°16'39"W	54°06'49"
C4	66.00'	3.28'	1.64'	3.28'	N54°47'43"W	2°51'03"
C5	20.00'	11.99'	6.18'	11.81'	S70°32'46"E	34°21'09"
C6	20.00'	11.99'	6.18'	11.81'	N76°06'05"E	34°21'09"
C7	66.00'	31.99'	16.32'	31.68'	S71°48'38"W	27°46'16"
C8	66.00'	53.10'	28.11'	51.73'	N71°13'55"W	46°08'30"
C9	66.00'	51.06'	26.88'	49.80'	N26°59'49"W	44°19'32"
C10	66.00'	49.29'	25.86'	48.15'	N17°33'34"E	42°47'16"
C11	20.00'	11.99'	6.18'	11.81'	S21°46'38"W	34°21'09"
C12	316.00'	19.82'	9.96'	19.92'	N2°42'25"E	3°36'43"
C13	316.00'	17.75'	8.88'	17.72'	N9°49'19"E	31°37'07"
C14	284.00'	4.15'	2.07'	4.15'	S11°00'46"W	0°50'13"
C15	284.00'	24.92'	12.47'	24.91'	S80°45'00"W	9°01'40"
C16	284.00'	5.47'	2.74'	5.47'	S5°00'53"W	1°06'14"
C17	284.00'	70.63'	35.51'	70.47'	S23°39'51"E	14°15'14"
C18	284.00'	45.24'	22.62'	45.19'	S14°12'11"E	9°07'39"
C19	316.00'	4.64'	2.32'	4.64'	N18°29'54"W	0°50'28"
C20	316.00'	71.99'	36.15'	71.83'	N11°37'07"W	13°02'08"
C21	316.00'	70.57'	35.43'	70.42'	N12°22'19"E	12°47'43"
C22	316.00'	13.05'	6.52'	13.05'	N85°72'08"E	2°21'56"
C23	284.00'	36.53'	18.29'	36.50'	S62°70'17"W	7°22'10"
C24	284.00'	70.78'	35.57'	70.60'	S42°22'27"E	14°16'40"
C25	284.00'	10.63'	5.32'	10.63'	S12°35'01"E	2°08'40"
C26	316.00'	34.80'	17.45'	34.84'	N10°29'52"W	10°59'41"
C27	316.00'	60.64'	30.42'	60.55'	N19°02'22"W	10°59'41"
C28	284.00'	21.41'	10.71'	21.40'	S14°03'39"W	4°19'08"
C29	20.00'	11.99'	6.18'	11.81'	S17°39'29"E	34°21'09"
C30	66.00'	67.51'	37.04'	64.60'	N5°51'57"W	58°36'14"
C31	66.00'	46.36'	24.18'	45.41'	N43°53'28"E	40°74'34"
C32	300.00'	17.82'	8.91'	17.81'	S11°10'10"W	3°24'10"
C33	300.00'	4.80'	2.40'	4.80'	S32°24'44"W	0°54'58"
C34	300.00'	90.67'	45.68'	90.32'	S10°49'39"W	17°19'50"
C35	300.00'	30.52'	15.27'	30.51'	S10°43'37"E	5°49'40"
C36	300.00'	94.06'	47.42'	93.67'	S10°19'11"W	17°57'50"
C37	300.00'	152.12'	77.74'	150.50'	N42°33'00"W	29°03'13"
C38	300.00'	28.60'	14.31'	28.59'	S16°11'14"E	5°27'40"
C39	300.00'	99.60'	50.26'	99.14'	S3°36'40"E	19°01'21"
C40	300.00'	30.71'	15.37'	30.69'	S82°56'56"W	5°51'52"
C41	300.00'	35.78'	17.89'	35.74'	N8°00'58"E	6°49'49"



LINE	LENGTH	BEARING
L1	56.36	N87°43'21"W
L2	70.40	N87°43'21"W
L3	29.44	N87°43'21"W
L4	11.96	N4°36'03"E
L5	50.78	N4°36'03"E
L6	49.85	N11°25'52"E
L7	45.97	N5°34'00"E
L8	70.75	N5°34'00"E
L9	70.75	N5°34'00"E
L10	70.75	N5°34'00"E
L11	65.27	N5°34'00"E
L12	23.45	N18°55'07"W
L13	58.45	N10°08'06"E
L14	34.69	N10°08'06"E
L15	61.74	N13°39'30"W
L16	37.16	N13°39'30"W
L17	9.90	N3°39'30"E
L18	70.55	N3°39'30"E
L19	70.55	N3°39'30"E
L20	40.09	N3°39'30"E
L21	10.82	N3°39'30"E
L22	63.41	N3°50'13"E
L23	74.32	N3°50'13"E
L24	74.32	N3°50'13"E
L25	74.32	N3°50'13"E
L26	52.97	N0°28'55"W
L27	74.40	N0°28'55"W
L28	63.30	N0°28'55"W
L29	28.29	S3°39'30"W
L30	23.45	S11°25'07"E
L31	49.85	S11°25'07"E

NOTES:
WATER AND SEWER SERVICES HAVE BEEN EXTENDED TO THIS SUBDIVISION (HERITAGE FARMS REPLAT "B") FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES.
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 16.543, TEXAS WATER CODE, IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. _____ DATE _____
TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. 20150053077-100 DATE 7/30/2015
RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. 20150053101 DATE 7/30/2015
LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
THIS SUBDIVISION LIES WITHIN FLOOD ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 460212 0129 B DATED SEPTEMBER 4, 1991.
ALL STREETS WITHIN THIS SUBDIVISION ARE SECURED IN PERPETUITY, FOR VEHICULAR ACCESS, EMERGENCY ACCESS, DRAINAGE AND UTILITIES.
ALL ROADS TO BE MARKED AS FIRE LINES ON BOTH SIDES, SIGNS AND MARKINGS WILL COMPLY WITH THE FIRE CODE AMENDMENT REQUIREMENTS.
10' UTILITY EASEMENT = 10' UTILITY EASEMENTS PER RESTRICTIVE COVENANTS.
* = 10'x10' FIRE HYDRANT EASEMENTS.
** = 10' PRIVATE DRAINAGE EASEMENTS.
REASON OF REPLAT: TO RECONFIGURE THE SIZES OF LOTS 1-24, BLOCK 1, WITHIN THE SUBDIVISION THAT WAS PREVIOUSLY APPROVED FOR HERITAGE FARMS REPLAT "A" IN CLERKS FILE NO. 20090071225.
EXISTING CITY MONUMENTS.



- ON SITE PONDING NOTES:**
1. Lots 1 thru 24, Block 1, in the subdivision are subject to on-site ponding. Lot owners are responsible for maintaining adequate provisions to accommodate all stormwater runoff generated from their respective lot plus one-half the runoff generated from all abutting street Right-Of-Ways directly fronting the lot. The pond depth and lot grading requirements are per approved Grading and Drainage plan for the Subdivision.
 2. Walls constructed abutting street Right-Of-Ways shall be constructed with a series of drain pipes allowing the street runoff to be conveyed to the subject property.
 3. On-site ponding areas shall have maximum one (vertical) to three (horizontal) side slopes and a maximum of twelve (12) inches deep based on a one hundred year storm.
 4. Permanent elevation markers shall be installed to define the levels to be maintained to ensure the effectiveness of on-site ponding. Permanent elevation markers shall not be moved, covered or altered without written permission from the City Engineer.
 5. The City and/or its Representative is granted permanent right of access to inspect the ponding areas and permanent elevation markers.
 6. Filling or changing the pond, or allowing the pond to be filled or changed to an elevation greater than established by the permanent elevation markers, is prohibited.
 7. On-site ponding areas and permanent elevation markers shall be constructed and inspected prior to building occupancy. Permanent Certificate of Completion, required to obtain utility services, will be issued only after the City of El Paso has performed the inspection.
 8. No person shall be permitted to impair the functionality of an on-site pond. No more than fifty percent (50%) of the area of any residential lot conveyed by deed shall be covered by improvements, either temporary or permanent, which shall, stormwater, including but not limited to, buildings, driveways, patios, decks or landscaping underlaid with plastic sheeting or other impervious materials.
 9. In the event that the functionality of an on-site pond becomes impaired whether by act of man or nature, the owner of the lot on which the impinged pond is located shall perform all corrective actions required to restore that functionality.
 10. Any owner notified in writing by the City Engineer of corrective actions required to restore the functionality of an on-site pond or drainage problem on the lot shall comply within forty-five calendar days of receipt of such notice; provided, however, that nothing herein shall prevent the City from mandating an earlier time for commencement of completion, during times of emergency, where there is imminent danger of loss of life, limb or property.
 11. Owner of property utilizing on-site ponding waives any claim or cause of action against the City, EPW-PSB, officials or employees, for any death, injury or property damage resulting from alteration of the ponding capacity for that lot, including lack of maintenance.
 12. These on-site ponding requirements shall be enforced by injunctive relief without the requirement for bond or other security.
 13. The conveyance of property permitting on-site ponding shall declare in conspicuous language in the deed that the property is subject to on-site ponding requirements, maintenance of elevation markers, standing water on lot, and ingress and egress for inspection as stated on the plat.
 14. All proposed lots within this subdivision shall be on-site ponding as per municipal code section 19.16.060.

SCHOOL DISTRICT
CANUTILLO INDEPENDENT SCHOOL DISTRICT
7311 BOSQUE ROAD

TOTAL RESIDENTIAL LOTS
36

DATE OF PREPARATION: FEBRUARY 18, 2015

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CAD
6080 SUBURBY DR. STE 100
EL PASO, TEXAS 79906
PHONE: (915) 582-0283
FAX: (915) 582-0288

DEDICATION
SOCIETA INTELLIGENTE, L.P., property owner of this land hereby present this plot and dedicate to the use of the public, the drives, utility easements and irrigation easements, as hereon laid down and designated, including easements for overhead of service wires for pole type utilities, and buried service wires, conduits and pipes for underground irrigation and utilities, beneath the street and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.
SOCIETA INTELLIGENTE, L.P., hereby reserves for itself and its successors and assigns, all surface water rights and all groundwater available to, or that may be produced from any of the foregoing dedicated areas.

Witness our signature this 21 day of July 2015.
By: [Signature] SOCIETA INTELLIGENTE, L.P., A TEXAS LIMITED PARTNERSHIP BY ITS GENERAL PARTNER SOCIETA INTELLIGENTE MANAGEMENT, L.L.C. SOCIETA INTELLIGENTE UTILITY COMPANY

ATTEST: NOT REQUIRED

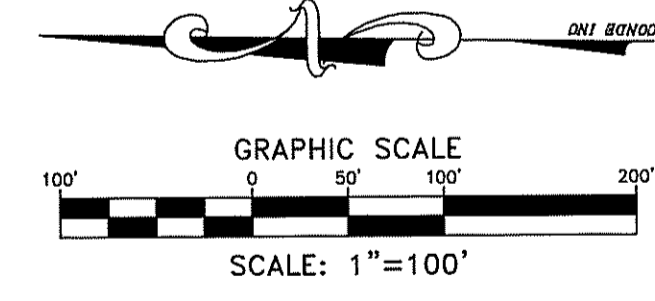
STATE OF TEXAS
COUNTY OF EL PASO
Before me, the undersigned authority, on this day personally appeared 123 Plus Management, LLC of SOCIETA INTELLIGENTE, L.P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same on the act and deed of said company for the purpose and considerations herein expressed.

Given under my hand and seal of office this 21st day of July 2015.
Notary Public in and for El Paso County.

ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF EL PASO
Before me, the undersigned authority, on this day personally appeared 123 Plus Management, LLC of SOCIETA INTELLIGENTE, L.P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same on the act and deed of said company for the purpose and considerations herein expressed.

Given under my hand and seal of office this 21st day of July 2015.
Notary Public in and for El Paso County.

DANIELA PARRA
MY COMMISSION EXPIRES 02/28/2019



CITY PLAN COMMISSION
This subdivision is hereby approved as to the plotting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this 23rd day of July 2015.
By: [Signature] Executive Secretary
By: [Signature] Chairman

Approved for filing this 29th day of July 2015.
By: [Signature] Planning and Inspections Director

FILING
Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 30th day of July 2015, A.D. in File No. 20150053077
FOR RECORDING PURPOSES ONLY
By: [Signature] County Clerk

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.
By: [Signature] Ron R. Conde, Registered Professional Land Surveyor Texas License No. 5152

