

STATE OF TEXAS)
)
COUNTY OF EL PASO)

DEVELOPMENT AGREEMENT

This Agreement is made this ____ day of _____, 2013, by and between RANCHOS REAL XIV, LLC hereinafter referred to as the “Developer,” and the CITY OF EL PASO, hereinafter referred to as the “City.”

WITNESSETH:

WHEREAS, the Developer is the owner of land within Tierra Del Este Unit Sixty One Replat A and Tierra Del Este Unit Sixty Two; and,

WHEREAS, the Developer wishes to convey land within the Tierra Del Este Unit Sixty One Replat A and Tierra Del Este Unit Sixty Two, as further described by metes and bounds in the attached Exhibit “A” to the City as right-of-way for use as a hike and bike trail; and,

WHEREAS, the City desires to accept conveyance, provided that the Developer constructs improvements to the hike and bike trail as described in the attached Schedule of Improvements, attached as Exhibit “B” and shown on the attached site plan as Exhibit “C” within three years from the date of this agreement is approved by City Council;

WHEREAS, once the right-of-way is dedicated to the City, the Developer is required to develop the Right-of-way as a hike and bike trail within three years; and,

WHEREAS, in order to properly function as a hike and bike trail, connectivity to the development located to the south of the right-of-way is necessary; and,

WHEREAS, Developer is the owner of the property located to the south of the Right-of-way and understands that connectivity is a critical consideration for the City accepting the 1.52 acres; and,

WHEREAS, Developer agrees to dedicate land for the connectivity of the hike and bike trail so that such hike and bike trail may be functional;

NOW, THEREFORE, the parties hereby agree as follows:

1. **DESCRIPTION:** Developer agrees to dedicate property containing 1.52 acres, more or less, being Lot 1A, Block 249, Tierra Del Este Unit Sixty One Replat A; Lot 37, Block 302, Lots 23 and 24 and a 20 foot pond access, Block 259, Lot 53, Block 264, and Lot 73, Block 265 of Tierra Del Este Unit Sixty Two, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds attached hereto and made part hereof as Exhibit “A.”

Developer further agrees that in the future development of the land located to the south of the right-of-way, such development shall include a hike and bike trail. Developer agrees to dedicate additional right-of-way area to connect the hike and bike trail from the right-of-way to

Montwood street and understands that any future plat of the area shall contain such requirement and such plat shall not be approved until such right-of-way is dedicated and determined by the Department of Transportation Director to be in an acceptable location to allow for the connectivity of the hike and bike trail. Should the development of the land not require a plat, Developer agrees that it will nonetheless; dedicate the land to the city as right-of-way. Developer will not receive park land credit for the dedication of the land.

2. **IMPROVEMENTS:** The hike and bike trail right-of-way shall be improved by the Developer in accordance with applicable provisions of the Subdivision Ordinance and all other provisions of the City Code as well as the additional provisions of this Agreement.

2.1 Construction and design plans shall be processed in accordance with the subdivision process established under 19.08 of the City of El Paso City Code.

2.2 Additional required improvements are set out in the Site Plan attached hereto as Exhibit "C" and in the Schedule of Improvements attached hereto as Exhibit "B" (collectively, the "Improvements") which are incorporated herein for all purposes and which must be completed within three years of City Council approval of this Agreement. One six-month extension may be granted to the Developer upon approval by the City Manager or Designee.

2.3 Upon completion of the Improvements, which shall be considered to be accomplished when the last such Improvement is installed or planted in accordance with the Subdivision Ordinance, other applicable code provisions, and this Agreement, the Developer shall provide a conveyance deed to the City for the City acceptance of the property. Though this Agreement, the City Council authorizes the City Manager to accept the deed, without further action from City Council, provided that all the provisions of this Agreement have been complied with by the Developer.

2.4 The Developer agrees to warrant to the City that all work in connection with the Improvements shall be performed in a good and workmanlike manner, strictly in accordance with the approved plans, and as otherwise provided in this Agreement. This warranty shall remain in full force and effect for a period of one (1) year from and after the date of the City's acceptance of the conveyance of the land. It is understood and agreed that, notwithstanding the acceptance of the land by the City, the Developer remains fully responsible for the repair and maintenance of the Improvements as such relates to the Developer's warranty of the Improvements for a period of one (1) year from the date of the City's acceptance of the conveyance of the land.

3. **CITY'S PARTICIPATION:** The City shall not have any costs, nor shall the Developer be entitled to any reimbursement of costs or park credit, associated with this Agreement.

4. **TITLE, TAXES and CONVEYANCE:** The Developer agrees to pay the cost of dedicating and improving the right-of-way, and further agrees to pay all ad valorem taxes, standby fees and assessments by any taxing authority prorated through the date of acceptance of the deed conveying fee simple title by the City Council. The Developer shall deliver to the City

Development Department the deed conveying fee simple title of the hike and bike trail right-of-way in accordance with this Agreement. The Developer shall provide to the City full disclosure of the any utility easements located with the right of way and any restrictions concerning improvements, maintenance, repair and use placed by the utility company owning the utility easement. Prior to acceptance by the City, Developer shall provide written documentation from the utility company that the utility company has approved the placement of the improvements.

5. **SUCCESSORS AND ASSIGNS:** All the terms, provisions, covenants and conditions of this Agreement shall inure to the benefit of and be binding upon the parties, their successors and assigns.

6. **ENTIRE AGREEMENT:** This document contains all of the agreements between the parties and may not be modified, except by a written agreement signed by both parties.

7. **SEVERABILITY:** Every provision of this Agreement is intended to be severable. If any term or provision contained herein is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of the Agreement.

8. **LAW GOVERNING CONTRACT:** For purposes of determining the place of the Agreement and the law governing the same, it is agreed that the Agreement is entered into the City and County of El Paso, State of Texas, and shall be governed by the laws of the State of Texas. Venue shall be in the courts of El Paso County, Texas.

9. **BINDING AGREEMENT:** The individual signing this Agreement, on behalf of the Developer, acknowledges that he or she is authorized to do so, and said individual further warrants that he or she is authorized to commit and bind the Developer to the terms and conditions of this Agreement.

10. **REPRESENTATION OF COUNSEL:** Each party has had the opportunity to be represented by counsel of its choice in negotiating this Agreement. This Agreement shall therefore be deemed to have been negotiated and prepared at the joint request, direction and construction of the parties, at arms' length, with the advice and participation of counsel, and will be interpreted in accordance with its terms without favor to any party.

11. **NOTICE:** All notices and communications under this Agreement shall be hand-delivered or mailed, postage pre-paid with proof of delivery, to the representative parties at their respective addresses below, unless and until either party is otherwise notified in writing.

City of El Paso
Attn: City Development Dir.
Cc: EPDOT Director
2 Civic Center Plaza
El Paso, Texas 79901
Tel: (915) 541-4331

Ranchos Real XIV, LLC
6080 Surety Dr., Ste. 300
El Paso, Texas 79905
(915)592-0290

12. **WAIVER:** No waiver of any breach or default shall be deemed or construed to constitute a waiver of any other violation or other breach of any of the terms, provisions, and covenants contained in this Agreement, and forbearance to enforce one or more of the remedies provided upon an event of default shall not be deemed or construed to constitute a waiver of such default or of any other remedy provided for in this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

THE CITY OF EL PASO:

Joyce A. Wilson
City Manager

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lauren K. Ferris
Assistant City Attorney

Mathew McElroy, Director
City Development Department

APPROVED AS TO CONTENT:

Ted Marquez, Interim Director
EP Department of Transportation

ACKNOWLEDGMENT

STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument was acknowledged before me on the ____ day of _____, 2013, by JOYCE A. WILSON as City Manager of THE CITY OF EL PASO, a municipal corporation, on behalf of said corporation.

My Commission Expires:

Notary Public, State of Texas
Notary's Printed or Typed Name:

ACCEPTANCE ON FOLLOWING PAGE

ACCEPTANCE

The above Agreement, with all conditions thereof, is hereby accepted this _____ day of _____, 2013 by _____ Douglas A. Schwartz as Vice President of Ranchos Real Developers, Inc., General Partner of RANCHOS REAL XIV, LLC, a Texas limited partnership, on behalf of said limited partnership.

RANCHOS REAL XIV, LLC.

By: Ranchos Real Developers, Inc., General

Partner

By: _____
Douglas A. Schwartz, Vice President

ACKNOWLEDGEMENT

STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument was acknowledged before me on the ____ day of _____, 2013, by _____ Douglas A. Schwartz as Vice President of Ranchos Real Developers, Inc., General Partner of RANCHOS REAL XIV, LLC, a Texas limited partnership, on behalf of said limited partnership.

My Commission Expires:

Notary Public, State of Texas
Notary's Printed or Typed Name:

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Lot 1A, Block 249, Tierra Del Este Unit Sixty One Replat "A" Two, recorded in clerk's file no. 20110004436, Real Property Records of El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing brass disk city monument at the centerline intersection of Charles Foster Ave. and Rattler Point Drive from which an existing brass disk city monument at the centerline intersection of Charles Foster Ave. and Damsel Point Place bears, North $89^{\circ}58'33''$ East a distance of 1361.12 feet; Thence along the centerline of Charles Foster Avenue, South $89^{\circ}58'33''$ West a distance of 136.01 feet to a point, Thence leaving said centerline, North $00^{\circ}34'37''$ West a distance of 38.00 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 on the intersection of the northerly right of way line of Charles Foster Ave. with the easterly line of Lot 1A, Block 249, Tierra Del Este Unit Sixty One Replat "A" for The "TRUE POINT OF BEGINNING"

Thence along the northerly right of way line of Charles Foster Ave., South $89^{\circ}58'33''$ West a distance of 20.25 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 for a point of curve;

Thence 39.03 feet along the arc of a curve to the right which has a radius of 25.00 feet a central angle of $89^{\circ}26'50''$ a chord which bears North $45^{\circ}18'02''$ West a distance of 35.18 feet to a found $\frac{1}{2}$ " rebar with cap marked TX 5152 on the easterly right of way line of Rich Beem Blvd.;

Thence along said right of way line, North $00^{\circ}34'37''$ West a distance of 92.30 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 for the point of curve;

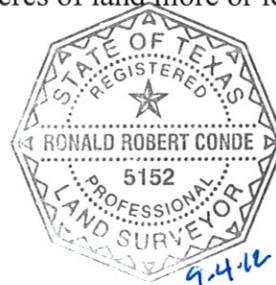
Thence 39.51 feet along the arc of a curve to the right which has a radius of 25.00 feet a central angle of $90^{\circ}33'10''$ a chord which bears North $44^{\circ}41'58''$ East a distance of 35.53 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 on the southerly right of way line of Charles Foster Ave.;

Thence along said right of way line, North $89^{\circ}58'33''$ East a distance of 19.76 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 on the easterly line of Lot 1A, Block 249, Tierra Del Este Unit Sixty One Replat "A";

Thence along said line, South $00^{\circ}34'37''$ East a distance of 142.30 feet to the "TRUE POINT OF BEGINNING" and containing 6,136 Square Feet or 0.1409 acres of land more or less.

Note: A drawing of even date accompanies this description.


Ron R. Conde, R.P.L.S No. 5152
Job No. 510-69



Prepared for: Southwest Land Development Services Inc.
July 16, 2012
(El Paso Electric Company Hike and Bike System)
(Parcel 2)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Lots 23 and 24 and a 20 foot Pond Access, Block 259, Tierra Del Este Unit Sixty Two, recorded in clerk's file no. 20110014500, Real Property Records of El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing brass disk city monument at the centerline intersection of Charles Foster Ave. and Rattler Point Drive, from which an existing brass disk city monument at the centerline intersection of Charles Foster Ave. and Damsel Point Place bears, North 89°58'33" East a distance of 1361.12 feet; Thence along the centerline of Charles Foster Avenue, South 89°58'33" West a distance of 136.01 feet to a point. Thence leaving said centerline, South 00°34'37" East a distance of 462.02 feet to a set ½" rebar with cap marked TX 5152 on the intersection of the southerly right of way line of Ranier Point Ave. with the easterly line of Lot 24, Block 259, Tierra Del Este Unit Sixty Two, for the "TRUE POINT OF BEGINNING"

Thence along the easterly line of Lots 23, 24 and a 20 foot Pond Access, Block 259, South 00°34'37" East a distance of 492.02 feet to a found ½" rebar with cap marked TX 5152 on the northerly right of line of Silver Point Avenue;

Thence along said right of way line, South 89°58'33" West a distance of 20.25 feet to a set ½" rebar with cap marked TX 5152 for a point of curve;

Thence 39.03 feet along the arc of a curve to the right which has a radius of 25.00 feet a central angle of 89°26'50" a chord which bears North 45°18'02" West a distance of 35.18 feet to a set ½" rebar with cap marked TX 5152 on the easterly right of way line of Rich Beem Blvd.;

Thence along said right of way line North 00°34'37" West a distance of 442.02 feet to a set ½" rebar with cap marked TX 5152 for the point of curve;

Thence 39.51 feet along the arc of a curve to the right which has a radius of 25.00 feet a central angle of 90°33'10" a chord which bears North 44°41'58" East a distance of 35.53 feet to a set ½" rebar with cap marked TX 5152 on the southerly right of way line of Ranier Point Ave.;

Thence along said right of way line North 89°58'33" East a distance of 19.76 feet to the "TRUE POINT OF BEGINNING" and containing 21,874.9150 Square Feet or 0.5022 acres of land more or less.

Note: A drawing of even date accompanies this description.



Ron R. Conde, R.P.L.S. No 5152
Job No. 510-69



CONDE INC
ENGINEERING / LAND SURVEYING / PLANNING
6080 SURETY DRIVE / SUITE 100 / EL PASO, TEXAS 79905
(915) 592-0283 FAX (915) 592-0286

Prepared for: Southwest Land Development Services Inc.
July 16, 2012
(El Paso Electric Company Hike & Bike System)
(Parcel 3)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Lot 53, Block 264, Tierra Del Este Unit Sixty Two recorded in clerk's file no. 20110014500, Real property records of El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing brass disk city monument at the centerline intersection of Charles Foster Ave. and Rattler Point Drive, from which an existing brass disk city monument at the centerline intersection of Charles Foster Ave. and Damsel Point Place bears, North 89°58'33" East a distance of 1361.12 feet; Thence along the centerline of Charles Foster Avenue, South 89°58'33" West a distance of 136.01 feet to a point. Thence leaving said centerline, South 00°34'37" East a distance of 1006.26 feet to a found ½" rebar with cap marked TX 5152 on the intersection of the southerly right of way line of Silver Point Ave. with the easterly line of Lot 53, Block 264, Tierra Del Este Unit Sixty Two for The "TRUE POINT OF BEGINNING"

Thence along the easterly line of Lot 53, Block 264, South 00°34'37" East a distance of 210.01 feet to a found ½" rebar with cap marked TX 5152 on the northerly right of way of line of North Point Ave.;

Thence along said right of way line South 89°58'33" West a distance of 20.25 feet to a set ½" rebar with cap marked TX 5152 for a point of curve;

Thence 39.03 feet along the arc of a curve to the right which has a radius of 25.00 feet a central angle of 89°26'50" a chord which bears North 45°18'02" West a distance of 35.18 feet to a set ½" rebar with cap marked TX 5152 on the easterly right of way line of Rich Beem Blvd.;

Thence along said right of way line North 00°34'37" West a distance of 160.01 feet to a set ½" rebar with cap marked TX 5152 for a point of curve;

Thence 39.51 feet along the arc of a curve to the right which has a radius of 25.00 feet a central angle of 90°33'10" a chord which bears North 44°41'58" East a distance of 35.53 feet to a set ½" rebar with cap marked TX 5152 on the southerly right of way line of Silver Point Ave.;

Thence along said right of way line North 89°58'33" East a distance of 19.76 feet to the "TRUE POINT OF BEGINNING" and containing 9,183.0662 Square Feet or 0.2108 acres of land more or less.

Note: A drawing of even date accompanies this description.



Ron R. Conde, R.P.L.S No. 5152.
Job No. 510-69



CONDE INC
ENGINEERING / LAND SURVEYING / PLANNING
6080 SURETY DRIVE / SUITE 100 / EL PASO, TEXAS 79905
(915) 592-0283 FAX (915) 592-0286

Prepared for: Southwest Land Development Services Inc.
July 16, 2012
(El Paso Electric Company Hike & Bike System)
(Parcel 4)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Lot 73, Block 265, Tierra Del Este Unit Sixty Two, recorded in clerk's file no. 20110014500, Real Property Records of El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing brass disk city monument at the centerline intersection of Charles Foster Ave. and Rattler Point Drive, from which an existing brass disk city monument at the centerline intersection of Charles Foster Ave. and Damsel Point Place bears, North $89^{\circ}58'33''$ East a distance of 1361.12 feet; Thence along the centerline of Charles Foster Avenue, South $89^{\circ}58'33''$ West a distance of 136.01 feet to a point. Thence leaving said centerline, South $00^{\circ}34'37''$ East a distance of 1268.06 feet to a set nail on rock wall on the intersection of the southerly right of way line of North Point Ave. with the easterly line of lot 73, block 265, Tierra Del Este Unit Sixty Two for The "TRUE POINT OF BEGINNING"

Thence along the easterly line of Lot 73, Block 265, South $00^{\circ}34'37''$ East a distance of 282.87 feet to a set chiseled x on rock wall for the southerly line of Lot 73 Block 265, Tierra Del Este Unit Sixty Two;

Thence along said line South $89^{\circ}59'32''$ West a distance of 45.01 feet to a found $\frac{1}{2}$ " rebar with cap marked TX 5152 on the easterly right of way line of Rich Beem Blvd.;

Thence along said right of way line, North $00^{\circ}34'37''$ West a distance of 257.62 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 for a point of curve;

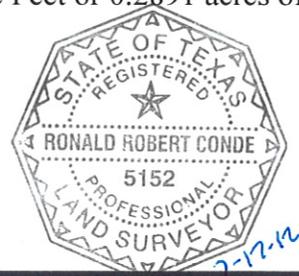
Thence 39.51 feet along the arc of a curve to the right which has a radius of 25.00 feet a central angle of $90^{\circ}33'10''$ a chord which bears North $44^{\circ}41'58''$ East a distance of 35.53 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 on the southerly right of way line of North Point Ave.;

Thence along said right of way line North $89^{\circ}58'33''$ East a distance of 19.76 feet to the "TRUE POINT OF BEGINNING" and containing 12,593.0824 Square Feet or 0.2891 acres of land more or less.

Note: A drawing of even date accompanies this description.



Ron R. Conde, R.P.L.S. No. 5152
Job No. 510-69



CONDE INC
ENGINEERING / LAND SURVEYING / PLANNING
6080 SURETY DRIVE / SUITE 100 / EL PASO, TEXAS 79905
(915) 592-0283 FAX (915) 592-0286

Prepared for: Southwest Land Development Services Inc.
July 16, 2012
(El Paso Electric Company Hike & Bike System)
(Parcel 1)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Lot 37, Block 302, Tierra Del Este Unit Sixty Two, recorded in clerk's file no. 20110014500, Real Property Records of El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing brass disk city monument at the centerline intersection of Charles Foster Ave. and Rattler Point Drive from which an existing brass disk city monument at the centerline intersection of Charles Foster Ave. and Damsel Point Place bears, North $89^{\circ}58'33''$ East a distance of 1361.12 feet; Thence along the centerline of Charles Foster Avenue, South $89^{\circ}58'33''$ West a distance of 136.01 feet to a point, Thence leaving said centerline, South $00^{\circ}34'37''$ East a distance of 38.00 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 on the intersection of the southerly right of way line of Charles Foster Ave. with the easterly line of Lot 37, Block 302, Tierra Del Este Unit Sixty Two for The "TRUE POINT OF BEGINNING"

Thence along said line, South $00^{\circ}34'37''$ East a distance of 372.02 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 on the northerly right of way line of Ranier Point Ave.;

Thence along said right of way line, South $89^{\circ}58'33''$ West a distance of 20.25 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 for the point of curve;

Thence 39.03 feet along the arc of a curve to the right which has a radius of 25.00 feet a central angle of $89^{\circ}26'50''$ a chord which bears North $45^{\circ}18'02''$ West a distance of 35.18 feet to a found $\frac{1}{2}$ " rebar with cap marked TX 5152 on the easterly right of way line of Rich Beem Blvd.;

Thence along said right of way line, North $00^{\circ}34'37''$ West a distance of 322.01 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 for the point of curve;

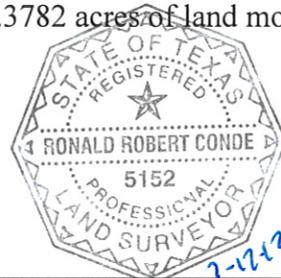
Thence 39.51 feet along the arc of a curve to the right which has a radius of 25.00 feet a central angle of $90^{\circ}33'10''$ a chord which bears North $44^{\circ}41'58''$ East a distance of 35.53 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 on the southerly right of way line of Charles Foster Ave.;

Thence along said right of way line North $89^{\circ}58'33''$ East a distance of 19.76 feet to the "TRUE POINT OF BEGINNING" and containing 16,474.1283 Square Feet or 0.3782 acres of land more or less.

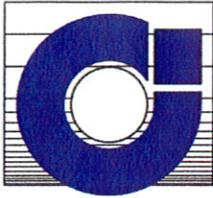
Note: A drawing of even date accompanies this description.



Ron R. Conde, R.P.L.S No. 5152
Job No. 510-69



CONDE INC
ENGINEERING / LAND SURVEYING / PLANNING
6080 SURETY DRIVE / SUITE 100 / EL PASO, TEXAS 79905
(915) 592-0283 FAX (915) 592-0286



**Tierra Del Este EPEC Jogging Trail
Landscape and Irrigation Preliminary Cost Estimate
5-Nov-12**

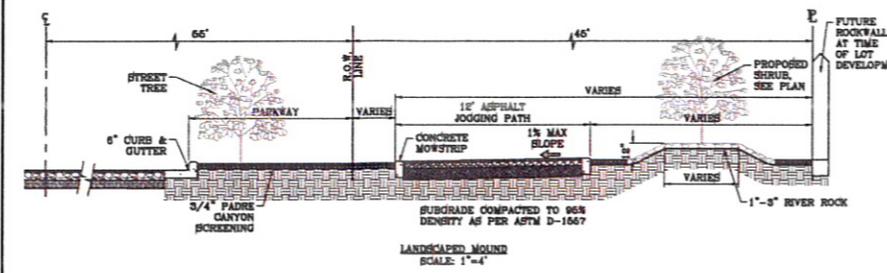
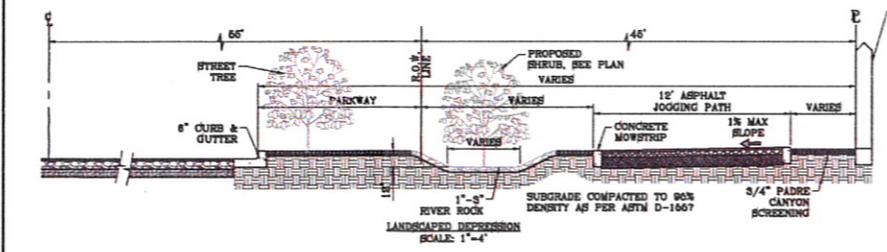
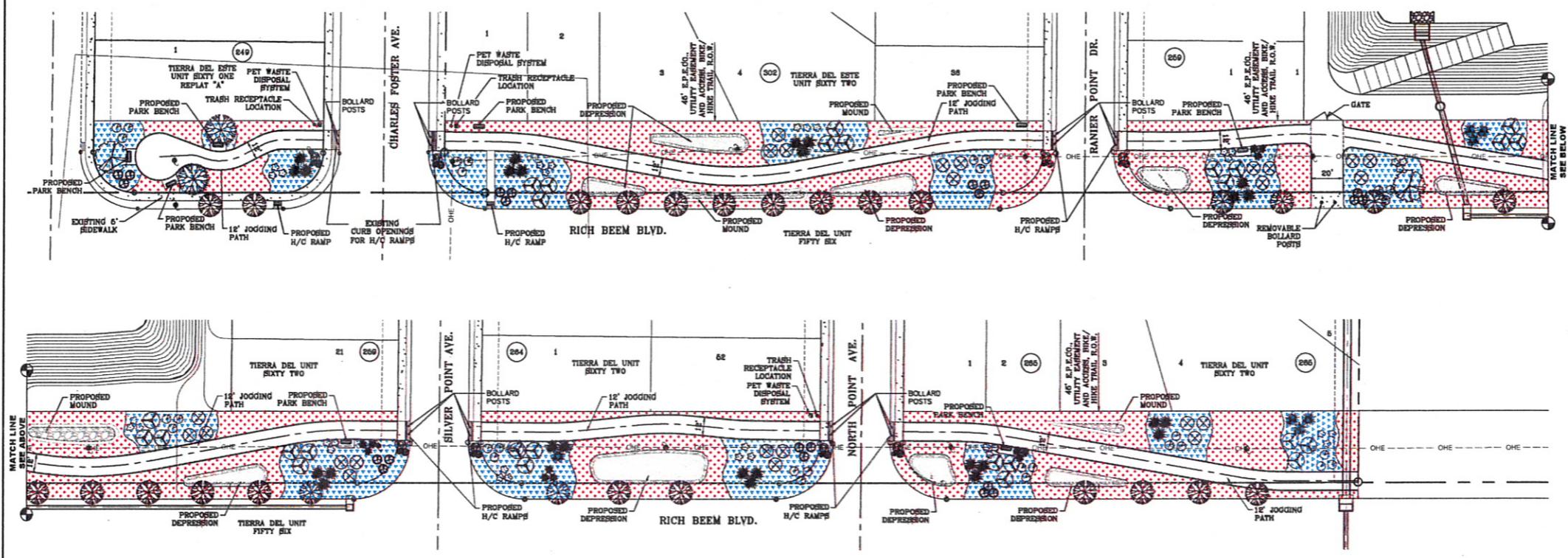
EXHIBIT "B"

CONDE INC.

Item No.	Unit of Measure	Description	Unit Price	Quantity	Cost
1	S.F.	3/4 Padre Canyon Screening	\$0.90	23,850	\$21,465.00
2	S.F.	Padre Canyon Chat	\$0.90	30,900	\$27,810.00
3	S.F.	River Rock	\$1.20	6800	\$8,160.00
5	Each	Shrubs	\$50.00	183	\$9,150.00
6	Each	Trees	\$275.00	30	\$8,250.00
7	Each	Benches	\$1,000.00	8	\$8,000.00
8	L.F.	Header Curb	\$12.00	3040	\$36,480.00
9	S.Y.	Asphalt Jogging Trail	\$14.00	18,000	\$252,000.00
10	Each	Trash Receptacles	\$250.00	3	\$750.00
11	Each	Irrigation for trees and shrubs	\$11.00	5900	\$64,900.00
		Sub Total			\$436,965.00
		10% Contingency			\$43,696.50
		Total			\$480,661.50

PROJECT COMPLETION DATE: 3 years (1/1/2016)

EXHIBIT "C"



COMMON NAME	BOTANICAL NAME	SIZE	DESCRIPTION	QUANTITY
LIVE OAK	QUERUS VIRGINIANA	3" CAL	EVERGREEN	2
DESERT WILLOW	CHELOPSIS LINEARIS	2" CAL	DECIDUOUS	2
NEW GOLD LANTANA	LANTANA CAMARA "NEW GOLD"	1 GAL	PERENNIAL	33
RED YUCCA	HESPERALOE PARVIFLORA	6 GAL	EVERGREEN	33
RED CLUSTERBERRY	COTONASTER LACTEUS "PARNEYI"	6 GAL	EVERGREEN	28
CASIA	CASIA NEMOPHILA	2" CAL	EVERGREEN	30
CHAPARRAL SAGE	HALVIA DEVELANDII	6 GAL	EVERGREEN	21
SPANISH BROOM	SPARTIUM JUNCEUM	6 GAL	EVERGREEN	12
TEXAS MOUNTAIN LAUREL	SOPHORA SECUNDEFLORA	6 GAL	EVERGREEN	27

LEGEND	
	3/4" PADRE CANYON SCREENING, 3" DEPTH WITH DeWitt Pro-5 WEED BARRIER FABRIC TO BE PUNED DOWN AT 3" ON CENTER EACH WAY & AT 12" ON CENTER ALONG PERIMETER, OVERLAP MIN. 12" AT SEAMS
	1"-3" RIVER ROCK, 3" DEPTH WITH DeWitt Pro-5 WEED BARRIER FABRIC TO BE PUNED DOWN AT 3" ON CENTER EACH WAY & AT 12" ON CENTER ALONG PERIMETER, OVERLAP MIN. 12" AT SEAMS
	6" CONCRETE MOWSTRIP/HDR
	PROPOSED BENCH
	FRANKLIN RED BOULDER

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GIS
8000 EL PASO, TEXAS 75005
PHONE: (915) 682-0283
FAX: (915) 682-0286

PROJECT NAME:
TIERRA DEL ESTE
UNIT SIXTY TWO

DATE: JANUARY 2012
DESIGNED BY: O.A.
CHECKED BY: Y.C.
JOB NO.: 112-60

SCALE: 1"=30'

REVISIONS:
BY: C.C.
DATE: 11/02/12
CITY REDLINES

MARK:
CITY OF EL PASO
ELEVATION 4026.84
CITY DATUM

DESCRIPTION:
BEING ALL OF LOT 1A, BLOCK 84B, TIERRA DEL ESTE UNIT 61 REPLAT "A", AND LOTS 83 & 84 BLOCK 260, LOT 65 BLOCK 264, LOT 75 BLOCK 266 AND LOT 87 BLOCK 302, TEXAS AND PACIFIC RAILROAD COMPANY SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 16489 ACRES

MARK:
CITY OF EL PASO
ELEVATION 4026.84
CITY DATUM

DATE: 11/02/12
BY: C.C.
CITY REDLINES

CONDE INC.
8000 EL PASO, TEXAS 75005
PHONE: (915) 682-0283
FAX: (915) 682-0286

TIERRA DEL ESTE UNIT SIXTY TWO

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