



City of El Paso – City Plan Commission Staff Report

Case No AN08-008
Application Type Annexation and Service Plan
CPC Hearing Date December 15, 2011
Staff Planner Geena Maskey, 541-4192, maskeyga@elpasotexas.gov

Location Northwest of Zaragoza Road and south of Edgemere Boulevard
Legal Description All of Tract 1, Section 38, Block 79, Township 2, Texas and Pacific Railroad Surveys, El Paso County, Texas, and a portion of the rights-of-way of Edgemere Boulevard and Zaragosa Road (F.M. 659).

Acreage 2.054 acres
Rep District Adjacent to Representative District 5
Existing Use Vacant
Existing Zoning East ETJ
Proposed Zoning C-3 (Commercial)

Property Owner River Oaks Properties, Ltd.
Applicant River Oaks Properties, Ltd.
Representative Yolanda Giner, Gordon Mott & Davis P.C.

Distance to Park: 560 feet (Tierra del Este #44 Park)
Distance to School: 2,990 feet (Rafael Hernando III Elementary School)

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential), Single-Family Residences
South: C-4 (Commercial), Vacant
East: C-2 (Commercial), Vacant
West: R-5 (Residential), Single-Family Residences
C-3 (Commercial), Vacant

THE PLAN FOR EL PASO DESIGNATION: Residential

NEIGHBORHOOD ASSOCIATIONS: East Side Civic Association
Las Tierras Neighborhood Association

General Information:

The applicant is requesting an annexation of vacant land within the City of El Paso's Extra Territorial Jurisdiction (ETJ) in conjunction with the approved Annexation Agreement dated June 7, 2011. The subject property is 2.054 acres in size and is currently vacant. A zoning ordinance accompanies the annexation ordinance, so that both ordinances will be considered by City Council at the same time. Under the terms of the approved agreement, if the subject property is annexed, the subject property will be zoned C-3 (commercial).

Planning and Economic Development - Planning Division:

Planning has no objection to the annexation request. The Service Plan shall be approved with the ordinance approving the annexation in accordance with the Texas Local Government Code 43.056. Planning recommends approval of this request.

Engineering & Construction Management - Building Permits and Inspections:

No negative comments received.

Department of Transportation - Traffic Engineering:

No negative comments received.

Fire Department:

No negative comments received.

Police:

No negative comments received.

Parks:

No negative comments received.

El Paso Water Utilities:

No negative comments received.

TxDOT:

No negative comments received.

County of El Paso:

No negative comments received.

Library Department:

No negative comments received.

Environmental Services:

No negative comments received. ESD has no objection to the service plan.

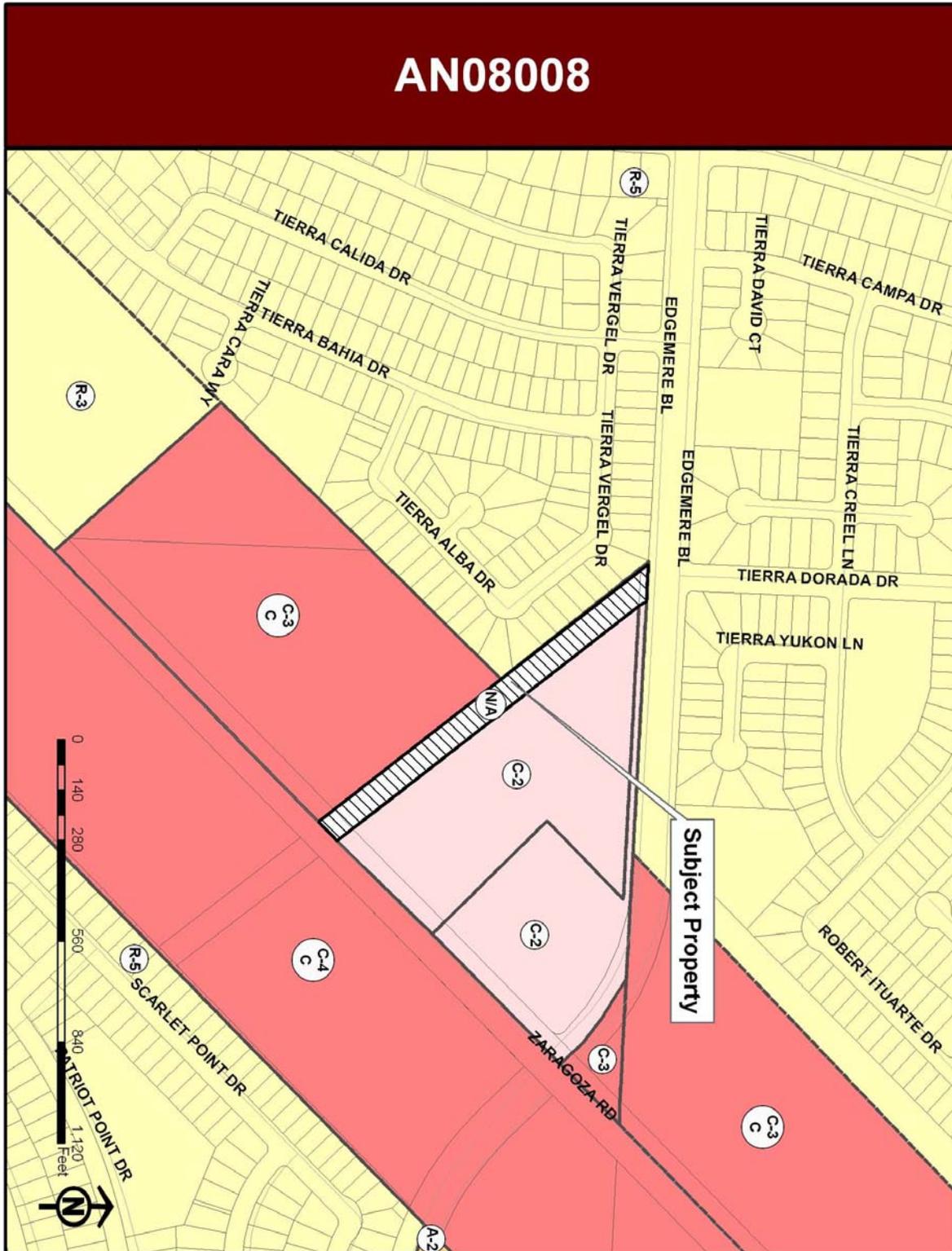
Attachments

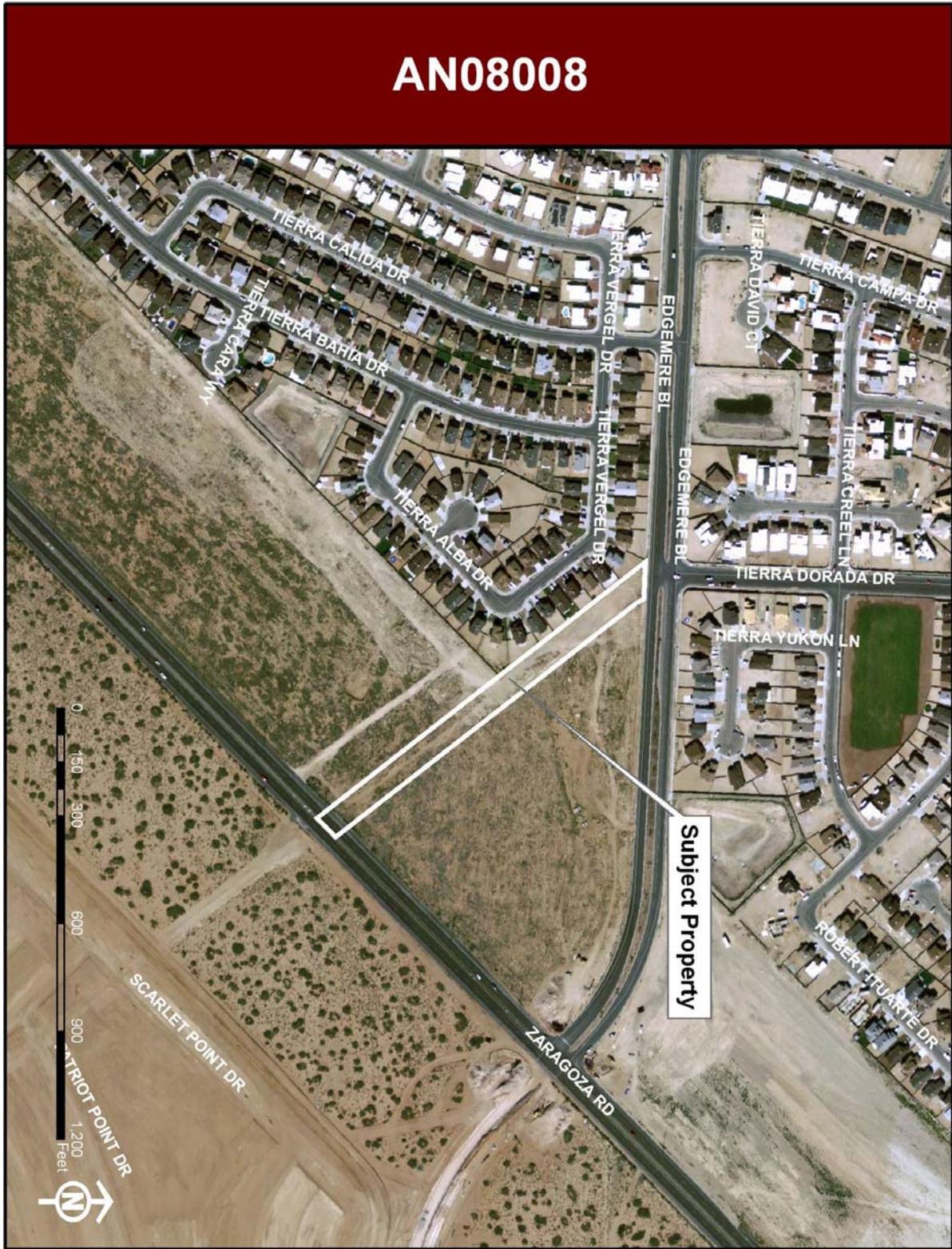
Attachment 1: Location Map

Attachment 2: Aerial

Attachment 3: Draft Ordinance

Attachment 1: Location Map





Attachment 3: Draft Ordinance

ORDINANCE _____

AN ORDINANCE ANNEXING THE FOLLOWING REAL PROPERTY DESCRIBED AS ALL OF TRACT 1, SECTION 38, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEYS, EL PASO COUNTY, TEXAS AND A PORTION OF RIGHTS-OF-WAY OF EDGEMERE BOULEVARD AND ZARAGOSA ROAD (F.M. 659).

WHEREAS, the County of El Paso owners of approximately 2.054 acres, lying in the City of El Paso's East Extraterritorial Jurisdiction; the property more fully described in the attached metes and bounds description, identified as Exhibit "A", and survey of the property, identified as Exhibit "B" and made a part hereof by reference, and River Oaks Properties, Ltd. request that this area be annexed into the El Paso City Limits; and,

WHEREAS, the attached Service Plan, identified as Exhibit "C", identifies the municipal services to be extended to this annexed area and adopted as part of this ordinance; and,

WHEREAS, the City of El Paso and the Owners have entered into an Annexation Agreement on June 7, 2011, attached as Exhibit "D", which governs the development of the property after the annexation; and,

WHEREAS, public hearings were held on October 18, 2011 and October 20, 2011 at which persons interested in the annexation were given the opportunity to be heard; and that no person voiced opposition to the annexation or Service Plan described as Exhibit "C";

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the boundaries of the CITY OF EL PASO are hereby extended so as to All of Tract 1, Section 38, Block 79, Township 2, Texas and Pacific Railroad Surveys, El Paso County, Texas and a portion of rights-of-way of Edgemere Boulevard and Zaragosa Road (F.M. 659), more particularly described in Exhibit "A" and Exhibit "B".

Further, that the City of El Paso adopts the Service Plan described as Exhibit "C"; and that the annexation is subject to all terms and conditions of the Annexation Agreement, entered into on June 7, 2011.

PASSED AND APPROVED this _____ day of _____, 2011.

THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lupe Cuellar,
Assistant City Attorney

Mathew S. McElroy
Deputy Director – Planning
Planning and Economic Development

ORDINANCE _____

AN08008 (SUB08-00096)

EXHIBIT "A"

Property Description: All of Tract 1, Section 38, Block 79, Township 2, Texas and Pacific Railroad Surveys, El Paso County, Texas, and a portion of the rights-of-way of Edgemere Boulevard and Zaragosa Road (F.M. 659).

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is all of Tract 1, Section 38, Block 79, Township 2, Texas and Pacific Railroad Surveys, El Paso County, Texas, and being a portion of the rights-of-way of Edgemere Boulevard and Zaragosa Road (FM. 659). and is more particularly described by metes and bounds as follows:

Beginning at a city monument found at the center line intersection of Edgemere Boulevard and Tierra Dorado Drive, said point bears South 89° 58' 25" West, along the center line of Edgemere Boulevard, a distance of 846.96 feet from a City Monument found at a P.C. in said center line;

THENCE, North 89° 58' 27" East, along the center line of Edgemere Boulevard, a distance of 69.58 feet to a point;

THENCE, South 00° 01' 35" East, a distance of 55.00 feet to a point lying on the southerly right-of-way line of Edgemere Boulevard marked by a 1/2" rebar with cap "5152";

THENCE, South 40° 39' 55" East, a distance of 1031.75 feet to a point on the northerly right-of-way line of Zaragosa Road, said point is marked by a 1/2" rebar with cap "5152";

THENCE, South 47° 28' 26" East, a distance of 50.00 feet to a point on the center line of Zaragosa Road (F.M. 659);

THENCE, South 42° 31' 34" West, along the center line of Zaragosa Road, a distance of 75.59 feet to a point;

THENCE, North 47° 28' 26" West, a distance of 50.00 feet to a point on the northerly right-of-way line of Zaragosa Road (F.M. 659), said point is marked by a 1/2" rebar with cap "5152";

THENCE, North 40° 40' 09" West, a distance of 1105.19 feet to a point on the southerly right-of-way line of Edgemere Boulevard, said point is marked by a 1/2" rebar with cap "5152";

THENCE, North 00° 01' 35" West, a distance of 55.00 feet to a point on the center line of Edgemere Boulevard;

THENCE, North 89° 58' 25" East, along the center line of Edgemere Boulevard, a distance of 29.43 feet to THE TRUE POINT OF BEGINNING of this description;

Said parcel of land contains 2.054 acres (89,459 sq. ft.) of land, more or less;

And contained within said parcel are 0.212 acres (9,228 sq. ft.) of land for said portions of the rights-of-way of Edgemere Boulevard and Zaragosa Road (F.M. 659), leaving a net of 1.842 acres (80,231 sq. ft.) of land, more or less, for said Parcel 7;

A PLAT OF SURVEY OF EVEN DATE ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.

SLI ENGINEERING, INC.
Consulting Engineers—Land Surveyors

Guillermo Licon
Registered Professional Land Surveyor
Texas License No. 2998



July 9, 2008
Job Number 06-05-2286
M&B\1489
Page 1 of 2

**CITY OF EL PASO
ANNEXATION SERVICE PLAN**

INTRODUCTION

This Service Plan (Plan) is made by the City of El Paso, Texas (City) pursuant to Chapter 43 of the Texas Local Government Code. This Plan is made specifically for an 2.054 - acre property located in the City's EAST Extraterritorial Jurisdiction (ETJ). The area is more specifically described by metes and bounds in Exhibit, "A" which is attached to the annexation Ordinance of which this Plan is a part.

EFFECTIVE TERM

This Plan shall be in effect for a ten-year period commencing on the effective date of the annexation, unless otherwise stated in this Plan. Renewal of the Plan shall be at the option of the City. Such option may be exercised by the adoption of an ordinance by the City Council, which refers to this Plan and specifically renews this Plan for a stated period of time.

INTENT

It is the intent of the City of El Paso that services under this Plan shall provide full municipal services in accordance with State law and the Development Agreement entered into by the property owners and the City on June 7, 2011. In case of conflict between the terms of this Plan and the terms of the Development Agreement, the terms of the Development Agreement shall control.

The City reserves the right guaranteed to it by Section 43.056(h) Texas Local Government Code to amend this Plan if the City Council determines that changed conditions or subsequent occurrence or any other legally sufficient circumstances exist under the Local Government Code, or other Texas laws to make this Plan unworkable or obsolete or unlawful.

SERVICE COMPONENTS

This Plan includes three service components: (1) Immediate Services Program, (2) Additional Services, and (3) a Capital Improvement Program.

As used in this Plan, providing services includes having services provided by any method or means by which the City extends municipal services to any other area of the City. This may include causing or allowing private utilities; governmental entities and other public service organizations to provide such services by contract, in whole or in part. It may also include separate agreements with associations or similar entities.

1. Immediate Services Program

The following services will be provided in the annexation area immediately upon the effective date of the annexation, unless otherwise noted.

- a. Police Protection. The El Paso Police Department will provide protection and law enforcement services in the annexation area on the effective date of annexation. These services include:
 - average patrols and responses;
 - handling of complaints and incident reports;
 - special units, such as, traffic enforcement, criminal investigations, narcotics, gang suppressions, and special weapons and tactics team.

- b. Fire Protection. The El Paso Fire Department will provide emergency and fire prevention services in the annexation area, on the effective date of annexation. These services include:
 - fire suppression and rescue;
 - emergency medical services;
 - hazardous materials mitigation and regulation;
 - emergency prevention and public education efforts;
 - construction plan review;
 - inspections.

- c. Solid Waste Collection. The Environmental Services Department will provide solid waste collection services in the annexation area on the effective date of annexation. Services currently provided in the City for single-family residences include:
 - Dead animal collection - dead animals are removed from roadways upon request;
 - Residential garbage collection;
 - Residential recycling collection.

Commercial garbage collection service for businesses, multi-family residences, and mobile home parks is available on a subscription basis from the City or private service providers.

- d. Maintenance of Water and Wastewater Facilities. The City's Public Service Board/El Paso Water Utilities (PSB/EPWU) will maintain water and wastewater facilities in the annexed area that are not within the service area of another water or wastewater utility and as governed by their Rules and Regulations.

- e. Maintenance of Roads and Streets, Including Street Lighting. The City's Streets Department will maintain public streets over which the City has jurisdiction. These services include:

- emergency pavement repair;
- ice and snow monitoring of major thoroughfares;
- repair maintenance of public streets on as-needed basis and in accordance with established policies of the City.

f. Maintenance of Parks, Playgrounds, and Swimming Pools. The City Parks and Recreation Department will provide maintenance to public recreation facilities as they become available.

2. Additional Services

Certain services, in addition to the above services, will be provided within the annexation area. They are as follows:

- a. Drainage Services. The City's Streets Department will provide drainage maintenance in the annexation area in accordance with established policies of the City. Services include:
 - maintenance of existing public ponding areas and retention dams;
 - storm sewer maintenance;
 - emergency spills and pollution complaints response;
 - watershed development review and inspection is available through the City's Development Services Department;
 - flood plain office (information relating to flood plains) is available through the City's Engineering Department.
- b. Library Department. All library services now provided to areas inside the City will be provided to the annexed area on the effective date of annexation in accordance with the City's existing policies and regulations.
- c. Development Services Department. All inspection services now provided within the City, including building, electrical, plumbing, gas, engineering, housing, and environmental will be extended to the annexed area on the effective date of annexation.
- d. Planning and Zoning. The planning and zoning jurisdiction of the City will be extended to the annexed area on the effective date of annexation.
- e. Other Services. All other City Departments with jurisdiction in the area will provide services according to established City policies and procedures.

3. Capital Improvements Program

The City will initiate the construction of capital improvements necessary for providing municipal services for the annexation area as necessary. Any such construction or acquisition shall begin within two years of the effective date of the annexation and shall be substantially completed within 4 1/2 years after that date. Construction of any capital improvement within the annexation area will be done accordance with the established policies of the City.

- a. Police Protection. No capital improvements are necessary at this time to provide Police services, but may be necessary in the future.
- b. Fire Protection. No capital improvements are necessary at this time to provide Fire services but may be necessary in the future. Fire Department coverage areas for the city are based on ISO standards that require a Fire Station to be a Mile and a Half (driving distance) from every facility and two and a half miles from a fire station with aerial capabilities.
- c. Solid Waste Collection. No capital improvements are necessary at this time to provide collection services but may be necessary in the future.
- d. Water and Wastewater Facilities. Water and wastewater service will be provided in accordance with the Annexation Agreement and the El Paso Water Utilities – Public Service Board Rules and Regulations. Annexation fees will be due at the time of application.
- e. Roads and Streets. No capital improvements are necessary at this time. All streets and rights of way shall be dedicated and improved by the property owner in accordance with the Development Agreement. In general, the City will acquire control and jurisdiction of all public roads and public streets within the annexation area upon annexation. Future extensions of roads or streets and future installation of related facilities, such as traffic control devices, will be governed by the City's standard policies and procedures.
- f. Parks, Playgrounds and Swimming Pools. No capital improvements are necessary at this time to provide services but may be necessary in the future.
- g. Drainage Facilities. No capital improvements are necessary at this time to provide services but may be necessary in the future.
- h. Street Lighting. It is anticipated that the developer of new subdivisions in the area will install public street lighting in accordance with the City's standard policies and procedures. In other cases, the City will install public street lighting in the

annexation area upon request in accordance with established street lighting policies of the City.

- i. Other Publicly Owned Facilities, Building or Services: In general, other City functions and services, and the additional services described above can be provided for the annexation area by using existing capital improvements. Additional capital improvements are not necessary to provide City services.
- j. Capital Improvement Planning. The annexation area will be included with other territory in connection with planning for new or expanded facilities, functions, and services in accordance with established policies of the City and where applicable, the Development Agreement.

AMENDMENT: GOVERNING LAW

This Plan may not be amended or repealed except as provided by the Texas Local Government Code or other controlling law. Neither changes in the methods or means of implementing any part of the service programs nor changes in the responsibilities of the various departments of the City shall constitute amendments to this Plan, and the City reserves the right to make such changes. This Plan is subject to and shall be interpreted in accordance with the Constitution and laws of the United States of America and the State of Texas, the Texas Local Government Code, and the orders, rules regulations of governmental bodies and officers having jurisdiction.

FORCE MAJEURE

In case of an emergency, such as force majeure as that term is defined in this Plan, in which the City is forced to temporarily divert its personnel and resources away from the annexation area for humanitarian purposes or protection of the general public, the City obligates itself to take all reasonable measures to restore services to the annexation area of the level described in this Plan as soon as possible. Force Majeure shall include, but not be limited to, acts of God, acts of the public enemy, war, blockages, insurrection, riots, epidemics, landslides, lightning, earthquakes, fires, storms, floods, washouts, droughts, tornadoes, hurricanes, arrest and restraint of government, explosions, collisions, and other inability of the City, whether similar to those enumerated or otherwise, which is not within the control of the City. Unavailability or shortage of funds shall not constitute Force Majeure.

RESOLUTION

WHEREAS, the City of El Paso and River Oaks Properties, Ltd., wish to annex approximately 2.054 acres of real property described in Exhibit "A" and Exhibit "B" which is attached and incorporated for all purposes, and of which the County of El Paso is the owner of approximately 0.212 acres of such real property; and,

WHEREAS, the Property is not within the corporate limits of any municipality but is contiguous to the corporate limits of the City and the Property Owner desires that the Property be annexed to the City in order to provide adequate and efficient improvements and facilities; and,

WHEREAS, the City has determined that if the Property is annexed, such annexation should be subject to terms and conditions which will require the Property Owner to assist in bearing the costs for municipal infrastructure and costs for providing municipal services to the annexed area; and,

WHEREAS, Property Owner, after full consideration, accepts the terms and conditions cited in the Annexation Agreement attached as Exhibit "C", due to the advantages and benefits resulting from the annexation of the Property; and,

WHEREAS, the City, after due and careful consideration, has concluded that should the City decide to annex the Property, the annexation should be under the terms and conditions hereinafter set forth and that such terms and conditions are in the best interest of the City to protect and provide for the public health, safety, morals and general welfare.

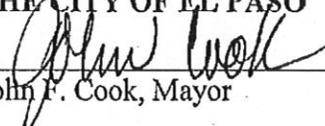
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

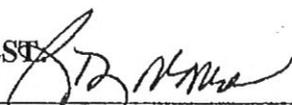
That the City Manager be authorized to sign an Annexation Agreement between the City and River Oaks, Ltd., for 2.054 acres of real property, located northwest of Zaragoza Road and south of Edgemere Boulevard, which will specify the terms and conditions in which the property will be annexed should the City annex the property; and,

That the Deputy Director of Planning prepare an annexation service plan in accordance with Section 43.056 of the Texas Local Government Code.

ADOPTED this 7th day of June, 2011.

THE CITY OF EL PASO


John F. Cook, Mayor

ATTEST 
Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

Lupe Cuellar,
Assistant City Attorney

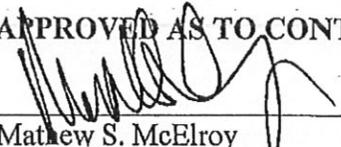
APPROVED AS TO CONTENT:

Matthew S. McElroy
Deputy Director - Planning
Planning and Economic Development

Exhibit A

Property Description: All of Tract 1, Section 38, Block 79, Township 2, Texas and Pacific Railroad Surveys, El Paso County, Texas, and a portion of the rights-of-way of Edgemere Boulevard and Zaragosa Road (F.M. 659).

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is all of Tract 1, Section 38, Block 79, Township 2, Texas and Pacific Railroad Surveys, El Paso County, Texas, and being a portion of the rights-of-way of Edgemere Boulevard and Zaragosa Road (F.M. 659). and is more particularly described by metes and bounds as follows:

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THENCE, North 89° 58' 27" East, along the center line of Edgemere Boulevard, a distance of 69.58 feet to a point;

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THENCE, North 00° 01' 35" West, a distance of 55.00 feet to a point on the center line of Edgemere Boulevard;

THENCE, North 89° 58' 25" East, along the center line of Edgemere Boulevard, a distance of 29.43 feet to THE TRUE POINT OF BEGINNING of this description;

Said parcel of land contains 2.054 acres (89,459 sq. ft.) of land, more or less;

And contained within said parcel are 0.212 acres (9,228 sq. ft.) of land for said portions of the rights-of-way of Edgemere Boulevard and Zaragosa Road (F.M. 659), leaving a net of 1.842 acres (80,231 sq. ft.) of land, more or less, for said Parcel 7;

A PLAT OF SURVEY OF EVEN DATE ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.

SLI ENGINEERING, INC.
Consulting Engineers—Land Surveyors

Guillermo Licon
Registered Professional Land Surveyor
Texas License No. 2998



July 9, 2008
Job Number 06-05-2286
M&B1489
Page 1 of 2

Exhibit C
Annexation Agreement

2011 MAY 24 PM 5:58

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

ANNEXATION AGREEMENT
AN08008

THIS AGREEMENT made and entered into this 7th day of June 2011, hereinafter referred to as the "Effective Date," by and between the City of El Paso, Texas, a Municipal Corporation, of the County of El Paso in the State of Texas, hereinafter referred to as "City," and River Oaks Properties, Ltd., hereinafter referred to as "Owner," and,

WHEREAS, Owner is the owner-of-record of 1.842 acres of a 2.054 acre tract of real property described in Exhibit "A" that is attached to the Ordinance approving the annexation of this property and this annexation agreement, which real property is hereinafter referred to as "Property," and which real estate is not within the corporate limits of any municipality but is contiguous to the corporate limits of the City; and,

WHEREAS, approximately a 0.212 acre portion of the Property ("Roads") is not owned by the Owner but is included in the annexation application and this agreement at the requirement of the City and,

WHEREAS, it is understood that the City shall be solely responsible for all necessary consents or approvals by the owners of the Roads for inclusion in this Agreement; and,

WHEREAS, Owner desires that the Property be annexed to the City under the policies in effect prior to the adoption of the 2009 Annexation Policy in order to provide adequate and efficient improvements and facilities; and,

WHEREAS, Owner desires that the Property be annexed to the City in order to provide adequate and efficient improvements and facilities; and,

WHEREAS, Owner, after full consideration, accepts the terms and conditions cited in this Agreement due to the advantages and benefits resulting from the annexation of the Property; and

WHEREAS, the City, after due and careful consideration, has concluded that should the City decide to annex the Property the annexation should be under the terms and conditions hereinafter set forth and that such terms and conditions are in the best interest of the City to protect and provide for the public health, safety, morals and general welfare.

NOW THEREFORE, in consideration of the mutual covenants and agreements herein contained and in the recitals set forth hereinabove, the parties hereto agree as follows:

One: Should the City annex the Property such annexation will be in accordance with the terms and conditions of this Agreement. This Agreement shall be an exhibit to the ordinance which annexes the Property and shall be incorporated for all purposes. It is understood by the Owner that there are significant costs to the City associated with the annexation of the Property into the City and of paramount consideration for the City in entering into this Agreement is that the Owner participate in the municipal infrastructure costs and costs for providing municipal services as required in this Agreement.

Two: Owner hereby agrees that the development of the Property shall be in accordance with the applicable rules and regulations of the City, including Public Service Board Regulations in effect on the Effective Date of this Agreement, and subject to the application and payment of all necessary application and permit fees except as otherwise provided below and Section Three and Section Four of this Agreement. It is understood by the Owner that the requirements specified below and specified in Section Three and Section Four of this Agreement are in addition to the requirements specified in the City of El Paso City Code, City ordinances, City rules and regulations, and Public Service Board Regulations, and Owner agrees to comply with the additional requirements. Owner agrees to develop the Property in accordance with the following additional conditions:

1. A twenty (20) foot-wide landscaped buffer with trees that meet the requirements set forth in Title 18 Section 18.46 at fifteen (15) feet-on-center with irrigation systems, as per Title 18 Section 18.47, shall be placed where commercial zoning districts abut residential zoning districts. Any portion of the landscape buffer from the back building wall to the front property line shall be counted toward the landscaping requirement. Any portion of the landscape buffer located from the back building wall toward the rear property line will be in addition to the landscape requirements.
2. No off premise signs shall exist on the Property at the time of annexation.
3. Owner shall not request or be eligible for reimbursement for any cost associated or in connection with claims for overwidth paving from the City. Owner shall not request or be eligible for reimbursement for any cost associated or in connection with claims for over width paving from the City for paving of one-half of the abutting roadway classification existing on the date of this Agreement. Any request for over width paving by the City that exceeds one-half of the roadway classification shall be eligible for reimbursement of costs.

Three: In addition to any other fees required by the Public Service Board Regulations, Owner agrees to pay a water and wastewater annexation fee to the El Paso Water Utilities-Public Service Board for each three-quarter inch (3/4") equivalent water meter that is connected to the public water system as follows:

<u>Meter Size</u>	<u>(in Dollars) Water</u>	<u>(in Dollars) Wastewater</u>
5/8" x 3/4"	835	148
1"	2,059	365
1 1/2"	4,173	739
2"	6,677	1,183
3"	13,353	2,365
4"	20,864	3,696
6"	41,729	7,392
8"	77,615	13,748
10"	110,998	19,661

Based on gallons per minute water flow; EPWU-PSB Rules & Regulations No.1, Sec.7(J)
The water and wastewater annexation fee shall be increased by three (3) percent on December 1, 2010, and each year thereafter, compounded annually. Payment of the water and wastewater annexation fee shall be due at the time of application for water and wastewater connection to the system. Existing water and wastewater connections are not subject to these fees. The annexation fee set forth herein shall not be increased in relation to the Property nor shall the Owner be responsible for payment of

impact fees or other new fees, regardless how named, which may serve purposes identical to or similar to the Annexation Fee.

Five: Owner shall provide the City with one (1) mylar and three (3) paper prints of a current aerial map of the Property depicting the condition of the Property at the time of annexation to the City. Such aerial, and any other evidence necessary to demonstrate the existence of any non-conforming lot, use or structure on the Property at the time of annexation, shall be provided by the Owner within thirty (30) days from passage of the ordinance annexing the Property to the City. The aerial and other evidence shall be submitted to the Zoning Administrator in the Development Services Department of the City for validation of such non-conforming lot, use, or structure within the Property. City agrees that in conjunction with the annexation hearing process, the City will process an initial zoning of the Property as C-3. The ordinance which annexes the Property into the City will contain a provision which states that the Property, upon annexation, shall be zoned C-3.

Notice: Any formal notice or other communication ("Notice") required to be given by one party to the other under this Agreement shall be given in writing, addressed to the Party to be notified at the address set forth below, by (i) delivering the same in person, (ii) depositing the same in the United States Mail, certified or registered, return receipt requested, postage prepaid, (iii) depositing the same with Federal Express or with another nationally recognized courier service guaranteeing "next day delivery," or (iv) sending the same by telefax with confirming copy sent by certified or registered mail. For the purpose of notice, the addresses of the Parties, until changed as provided below, shall be as follows:

(1) CITY: City of El Paso
Attn: City Manager
2 Civic Center Plaza
El Paso, Texas 79901

Copy to: City Clerk
Same Address as above

(2) OWNER: River Oaks Properties, Ltd
Attn: Adam Z. Frank, President
106 Mesa Park Drive
El Paso, TX 79912

The Parties shall have the right from time to time to change their respective addresses, and each shall have the right to specify as its address any other address within the United States of America by giving at least five (5) days written notice to the other Party. If any date or any period provided in this agreement ends on a Saturday, Sunday, or legal holiday, the applicable period for calculating the notice shall be extended to the first business day following such Saturday, Sunday, or legal holiday.

Successors and Assigns: This Agreement is a restriction, condition and covenant running with the Property and a charge and servitude thereon, and shall be binding upon and inure to the benefit of the parties hereto, and their heirs, successors and assigns of all or any part of the Property. Any future conveyance of the Property shall contain the restrictions, conditions and covenants and shall embody this Agreement by express reference; provided, however, this Agreement shall not be binding on, and shall not create any encumbrance to title as to, any end-buyer of a fully developed and improved lot within the Property, except for land-use regulations that may apply to a specific lot.

Remedies: This Agreement shall be enforceable in any court of competent jurisdiction by any of the parties or by an appropriate action at law or in equity to secure the performance of the restrictions, conditions and covenants herein contained. In the event a Party (the "Defaulting Party") commits a breach of this Agreement, the other Party (the "Non-Defaulting Party"), shall, prior to bringing suit or pursuing any other remedy, provide written notice of such breach to the Defaulting Party. Following receipt of such notice, the Defaulting Party shall have thirty (30) days within which to cure the breach. If the breach cannot be cured within such thirty- (30-) day period, the Defaulting Party shall commence to cure such breach within said period and thereafter diligently continue such cure to completion. In the event the Defaulting Party fails to cure the breach within said period, then the Non-Defaulting Party may pursue any remedy provided at law or in equity.

Force Majeure: In the event that any Party is rendered unable, wholly or in part, by force majeure to carry out any of its obligations under this Agreement, it is agreed that on such Party's giving of notice and the full particulars of such force majeure in writing to the other Party as soon as possible after the occurrence of the cause relied upon, then the obligations of the Party giving such notice, to the extent it is affected by force majeure and to the extent that due diligence is being used to resume performance at the earliest practicable time, shall be suspended during the continuance of any inability but for no longer period. The term "force majeure" as used herein, shall include, but not be limited to, acts of God, strikes, governmental delays, lockouts or other industrial disturbances, acts of the public enemy, war, terrorism, blockades, insurrections, riots, epidemics, landslides, lightening, earthquakes, fires, storms, floods, washouts, droughts, tornadoes, hurricanes, arrests and restraints of governments and people, explosions, breakage or damage to machines or pipelines and any other inability of either Party, whether similar to those enumerated or otherwise, and not within the reasonable control of the Party claiming such inability.

Severability: If any provision of this Agreement is held invalid by a court of competent jurisdiction, such provision shall be deemed to be excised herefrom, and the invalidity thereof shall not affect any of the other provisions contained herein, provided that any invalid provisions are not deemed by the City or the Owner to be material to the overall purpose and operation of this Agreement. If the City or Owner determines that the invalid provision is material, then, if the City has made such determination, the City shall have the option to disannex the Property. If the Owner has made such determination, the Owner shall have the option to terminate this Agreement. Such judgment or decree shall relieve the City and the Owner from performance under such invalid provision of this Agreement.

Release or Partial Release of Requirement. Upon completion of the requirements ("Requirements") set forth herein by Owner, the Requirements shall be automatically released upon issuance of a letter by the City of El Paso's Development Services staff acknowledging the acceptance of the subdivision improvements called for by this Agreement or acknowledging that no subdivision improvements were required and acknowledgment that the provisions of this Agreement have been complied with ("Approval Letter"). Once the Approval Letter is issued, no further action is required to release these provisions as to the Property covered by the City's letter.

Entire Agreement: This Agreement contains the entire agreement of the Parties, and there are no other agreements or promises, oral or written, between the Parties regarding the subject matter of this Agreement. This Agreement may be amended only by written agreement signed by the Parties.

Governing Law, Jurisdiction & Venue: This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, as it applies to contracts performed within the State of Texas and without regard to any choice of law rules or principles to the contrary. The Parties acknowledge that this Agreement is performable in El Paso County, Texas and hereby submit to the jurisdiction of the courts of that County, and hereby agree that any such Court shall be a proper forum for the determination of any dispute arising hereunder.

No Third-Party Beneficiary: This Agreement is not intended, nor will it be construed, to create any third-party beneficiary rights in any person or entity who is not a Party, unless expressly otherwise provided.

Waiver: Any failure by a Party hereto to insist upon strict performance by the other Party of any material provision of this Agreement shall not be deemed a waiver thereof or of any provision hereof, and such Party shall have the right at any time thereafter to insist upon strict performance of any and all of the provisions of this Agreement.

Reservation of Rights: to the extent not inconsistent with this Agreement, each Party reserves all rights, privileges, and immunities under applicable laws.

Further Documents: Each Party agrees that at any time after execution of this Agreement, it will upon request of the other Party, execute and deliver such further documents and do such further acts and things as the other Party may reasonably request in order to effect the terms of this Agreement.

Incorporation of Exhibits and Other Documents by Reference: All exhibits and other documents attached to or referred to in this Agreement are incorporated herein by reference for the purposes set forth in this Agreement.

Effect of State and Federal Laws: Notwithstanding any other provisions of this Agreement, each Party in carrying out the terms of this Agreement shall comply with all applicable State and Federal laws.

Headings: The headings as to contents of particular articles or sections herein are inserted only for convenience, and they are in no way to be construed as a limitation on the scope of the particular articles or sections to which they refer.

Ambiguities: In the even of any ambiguity in any of the terms of this Agreement, it shall not be construed for or against any Party on the basis that such Party did or did not author the same.

Counterparts: It is understood and agreed that this Agreement may be executed in any number of counterparts, each which shall be deemed an original for all purposes.

Authority for Execution: The City acknowledges that Owner does not own the Roads and as such, Owner's agreement to the terms of this Agreement shall relate only to the Property owned by Owner. Each Party hereby certifies, represents, and warrants that the execution of this Agreement has been duly authorized as it relates to the Owner's property only.

2011 MAY 24 PM 5:58

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and have caused this instrument to be executed by their duly authorized officials and the corporate seal affixed hereto, all on the day and year first above written.

The effective date of this Agreement is the date the El Paso City Council adopts an ordinance annexing the Property.

THE CITY OF EL PASO:

Joyce G. Wilson
Joyce Wilson, City Manager

APPROVED AS TO FORM:

Lupe Cuellar
Assistant City Attorney

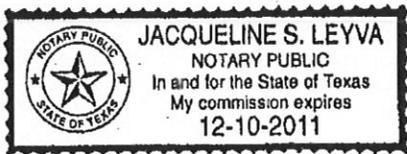
APPROVED AS TO CONTENT:

Mathew McElroy
Deputy Director
Development Services Department -
Planning Division

ACKNOWLEDGEMENT

STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument was acknowledged before me on the 8th day of June 2011, by Joyce Wilson, as City Manager of the City of El Paso, Texas.



Jacqueline S. Leyva
Notary Public, State of Texas
Jacqueline S. Leyva
Notary's Printed or Typed Name
12/10/2011
My Commission Expires:

ACCEPTANCE

The above Agreement, with all conditions thereof, is hereby accepted this 21 day of March, 2011.

RIVER OAKS PROPERTIES, LTD., a Texas limited partnership

By: River Oaks Asset Management, Inc., a Texas corporation, general partner

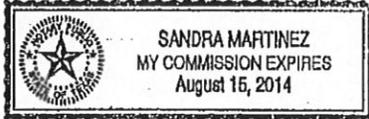
By: Adam Z. Frank
Adam Z. Frank
Its: President

ACKNOWLEDGEMENT ON FOLLOWING PAGE

ACKNOWLEDGEMENT

STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument was acknowledged before me on the 21 day of March 2011, by Adam Z. Frank, as President of River Oaks Properties, Ltd.



Sandra Martinez
Notary Public, State of Texas
Sandra Martinez
Notary's Printed or Typed Name
8-15-2014
My Commission Expires:

