

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: Development Services / Planning Division
AGENDA DATE: Introduction 05/01/07; Public Hearing 05/22/07
CONTACT PERSON/PHONE: Christina Valles, Senior Planner – 541-4930
DISTRICT(S) AFFECTED: East ETJ - Adjacent to District 5

SUBJECT:

An Ordinance annexing Tract 2-A, 2A-1 and Tract 3-A, Section 4, Block 79, Township 3, Texas & Pacific Railroad Company Surveys, El Paso County, Texas to the City of El Paso, Texas.

Subject Property: East of Zaragoza Rd and North and South of Montwood Dr. Applicant: JNC Properties. SUB06-00136 (East ETJ – Adjacent to District 5)

BACKGROUND / DISCUSSION:

See attached report

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: R. Alan Shubert

APPROVED FOR AGENDA: N/A

CITY CLERK DEPT
ORDINANCE NO. _____
07 APR 24 PM 4:49

AN ORDINANCE ANNEXING TRACT 2-A, 2A-1 AND TRACT 3-A, SECTION 4, BLOCK 79, TOWNSHIP 3, TEXAS & PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS TO THE CITY OF EL PASO, TEXAS.

WHEREAS, JNC Development, L.P. owner of approximately 35.913 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 made a part hereof by reference, request that this area be annexed into the El Paso's City Limits; and,

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

WHEREAS, this annexation is subject, however, to certain conditions identified on the attached agreement described as Exhibit "C"; such agreement entered into on October 31, 2006 by and between the *CITY OF EL PASO, TEXAS*, and JNC Development, L.P.

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 annex the territory described in Exhibit "A" lying adjacent to the city limits as they are at present established. Further, that the City adopts the Service Plan described as Exhibit "B"; and that the annexation is subject to all terms and conditions cited in the Development Agreement, attached as Exhibit "C", by and between the City of El Paso, Texas and JNC Development, L.P.

PASSED AND APPROVED THIS _____ day of _____, 2007.

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:

Kelly Carpenter, Deputy Director
Development Services Department

ORDINANCE NO. _____

SUB06-00136

Being Tract 2-A, 2A1 and Tract 3-A,
Section 4, Block 79, Township 3,
Texas and Pacific Railroad Company Surveys,
City of El Paso, El Paso County, Texas
October 30, 2006

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Tract 2-A, 2A1 and Tract 3-A, Section 4, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at a 2" iron pipe in concrete found for the common corner of Sections 4, 3, 45, and 46, whence a 2" iron pipe in concrete found for the common corner of Sections 3, 2, 46, and 47, bears North 89°59'06" East, 5,312.40 feet, said point also being the northeast corner of this parcel and the "TRUE POINT OF BEGINNING".

Thence with the east line of Section 4, South 00°33'24" East (South 00°33'12" East, Book 1026, Page 0570) a distance of 5,214.80 feet to a found 1" iron rod held for the common corner of Sections 4, 3, 9, and 10, also being the southeast corner of this parcel, whence a 1" iron rod in found for the common corner of Sections 3, 2, 10, and 11, bears North 89°58'43" East, 5,313.63 feet;

Thence leaving the east line of said section, South 89°59'48" West (Due West, Book 4758, Page 0827) a distance of 300.00 feet to a set ½" rebar with cap "5152" at the southwest corner of this parcel, whence a city monument found at a centerline inverse point of Kari Anne Drive within Montwood Heights Unit 6, referenced in Volume 74, Page 71, bears North 15°58'55" West, 600.26 feet;

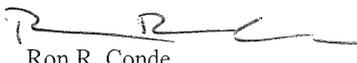
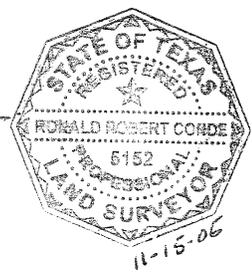
Thence North 00°33'24" West (North 00°33'12" West, Book 1026, Page 0570) a distance of 5214.80 feet to a set ½" rebar with cap "5152" at the northwest corner of this parcel, whence a city monument found at a centerline intersection of Setting Sun Drive and Sun Trail Drive, within said Sunridge Unit 13, bears South 46°54'59" West, 191.35 feet;

Thence, North 89°59'48" East (Due East, Book 1026, Page 0570) a distance of 300.00 feet to "TRUE POINT OF BEGINNING" and containing in all 1,564,367 square feet or 35.913 acres of land more or less.

Bearing basis is true north for a Transverse Mercator Surface Projection as determined by GPS methods based at center of this site.

All referenced subdivisions are recorded in the Plat Records of the El Paso County, Texas unless otherwise specified.

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Ron R. Conde
R.P.L.S. No. 5152


CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

EXHIBIT "A"

**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 a 35.913-acre property located in the City's East Extraterritorial Jurisdiction (ETJ). The area includes Tract 2-A, 2A1, and Tract 3-A, Section 4, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, County of El Paso, Texas. The area is more specifically described by metes and bounds in Exhibit, "A" which is attached to the annexation ordinance for 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 October 31, 2006, and in case of conflict as allowed by law 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:

- normal patrols and responses;
- handling of complaints and incident reports;

EXHIBIT "B"

CITY CLERK DEPT.

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- 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 El Paso Solid Waste Management 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:
- garbage collection - once a week in accordance with established policies of the City;
 - dead animal collection - dead animals are removed from roadways upon request.
- 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 (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 Public Works 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. There are no public recreation facilities in the annexation area but the City will provide maintenance of such 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 Street 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;
- watershed development review and inspection;
- emergency spills and pollution complaints response;
- flood plain office (information relating to flood plains).

- 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. City-County Health Department. All of the City-County Health services codes and regulations will be extended to the annexed area on the effective date of annexation
- e. Planning and Zoning. The planning and zoning jurisdiction of the City will be extended to the annexed area on the effective date of annexation. All land annexed shall be classified in the R-F zoning district pending a public hearing by the City Plan Commission on the appropriate zoning classification and action by the City Council. Such hearing shall be held within sixty days after the effective date of annexation and such action shall be taken by the City Council within thirty days after the last adjournment of the public hearing.
- f. 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.
- 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 El Paso Water Utility's Rules and Regulations. Capital improvements will be initiated pursuant to the facilities plan for the annexed area. Water and Wastewater services to new subdivisions will be provided according to the standard policies and procedures of the El Paso Water Utilities, which may require the developer of a new subdivision to install water and wastewater utility lines. The extension of water and sewer service will be provided in

CITY CLERK DEPT.

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accordance with the adopted Rules and Regulations of the El Paso Water Utilities.

- e. Roads and Streets. No road or street related capital improvements are necessary at this time but may be necessary in the future. 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.

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.

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

R. ALAN SHUBERT, PE, CBO
DIRECTOR, DEVELOPMENT SERVICES

KELLY CARPENTER, AICP
DEPUTY DIRECTOR, PLANNING



CITY COUNCIL
ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
J. ALEXANDRO LOZANO, DISTRICT 3
MELINA CASTRO, DISTRICT 4
PRESI ORTEGA, JR., DISTRICT 5
EDDIE HOLGUIN JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

April 20, 2007

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

FROM: Christina Valles, Senior Planner

SUBJECT: Annexation – SUB06-00136

LOCATION: East of Zaragoza Rd and North and South of Montwood Dr.

The City Plan Commission (CPC), on April 5, 2007, voted to recommend **APPROVAL** of annexing Sun Ridge Unit 15 into the City of El Paso limits.

The CPC found that this annexation is in conformance with The Plan for El Paso. The CPC also determined that this change protects the best interest, health, safety and welfare of the public in general; and that the proposed uses are compatible with adjacent land uses.

Attachments:
CPC Staff Report
Development Agreement

General Information:

The applicant requests annexation in accordance with a development agreement approved by the City Council on October 31, 2006. The property consists of 35.91 acres of land and is currently vacant. The conceptual site plan shows 195 residential lots and a four-acre linear park to be dedicated to the City as part of the development.

This application was previously heard by the CPC on January 4, 2007 and approval recommended. A new public hearing is required in order to satisfy the requirements of Texas Local Government Code Chapter 43.

Separate rezoning and special permit applications are in process for the subject property in order to rezone from R-F (Ranch and Farm) to R-3A (Residential) and R-5 (Residential) with variable side setback and reduced lot width and size.

Recommendations:

The Development Coordinating Committee (DCC) recommended **APPROVAL** of annexing the Sun Ridge 15 development area on December 6, 2006. The annexation will be subject to all conditions of the development agreement. The service plan will be approved with the ordinance approving the annexation pursuant to Chapter 43 of the Texas Local Government Code.

The recommendation is based on the following:

- **The Plan for El Paso City-Wide Land Use Goals** recommends that El Paso “Evaluate annexation requests to determine feasibility and impact on existing City services and fiscal resources.”
- **The Year 2025 Projected General Land Use Map** for the East ETJ designates this property for Residential uses.

In addition, recommendation for approval of annexation was based on the overall long-term benefits to the City versus the short-term impacts. Annexation of the subject property would accomplish the following:

- ensure proper land use relationships with high standards of construction through zoning and building codes;
- protect the City’s growth ability in the East ETJ;
- implement the long range goals of the City’s Comprehensive Plan; and,
- require applicants to share in the City’s hard and soft infrastructure costs to serve the property (not otherwise allowed under the Impact Fee Statute for properties within the City Limits for off-site systems).

Findings:

The Commission must determine the following:

1. Will annexation of the subject property protect the best interest, health, safety/welfare of the public in general?
2. Will a regional retail development be compatible with adjacent land uses?
3. What is the relation of the proposed annexation to the city’s Comprehensive Plan?
4. What effect will the annexation have upon the natural environment social and economic conditions and property values in the vicinity and in the city as a whole?

Development Services Department - Building Permits and Inspections Division Comments:

No comments received.

Development Services Department - Planning Division Comments:

Recommend approval.

Engineering Department - Traffic Division Comments:

No comments received.

Fire Department Comments:

No comments received.

EI Paso Water Utilities Comments

EPWU does not object to this annexation request.

List of Attachments

Attachment 1: Aerial Map

Attachment 2: Site Plan

Attachment 3: Application

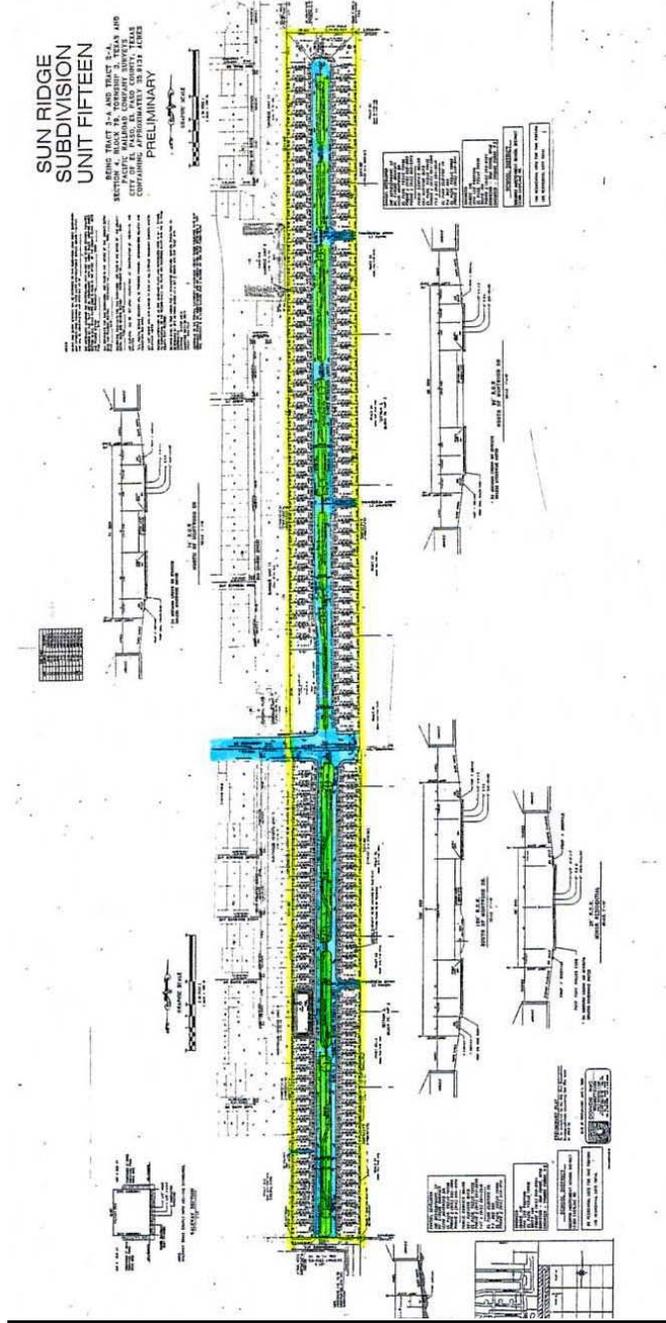
Attachment 4: Service Plan

Attachment 5: Development Agreement.

Attachment 1:
Aerial



**Attachment 2:
Site Plan**



Attachment 3:
Application

DEPARTMENT OF PLANNING, RESEARCH AND DEVELOPMENT
2 CIVIC CENTER PLAZA, 8TH FLOOR, CITY HALL BUILDING
EL PASO, TEXAS 79999

APPLICATION FOR ANNEXATION

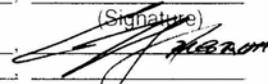
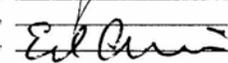
1. Address and/or Location of Property: Montwood Drive

2. Legal Description of Property: Being Tract 3-A and Tract 2-A, Section 4, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas

3. Area of Property: 35.913 ac.
(square footage and/or acreage)
4. Name of Property Owner: JNC Development, LP
Address: 12300 Montwood, El Paso, Texas, 79928
(Street) (City) (State) (Zip)
Telephone: 915-855-1005
IF MULTIPLE OWNERSHIP, IDENTIFY ALL PROPERTY OWNERS IN SPACE PROVIDED ON ITEM 9 ON THE BACK OF THIS FORM.
5. Name of Representative: Conde, Inc. – Conrad Conde
Address: 1790 Lee Trevino, Ste. 400, El Paso, Texas, 79936
(Street) (City) (State) (Zip)
Telephone: 915-592-0283
6. Existing Improvements on Property: Vacant (existing EPWU sewer line)

7. Proposed Improvements on Property: Residential Development

8. Reasons for Request to Annex: To continue development under City of El Paso jurisdiction as per the approved Development Agreement

-
- 9.
- | (Name) | (Address) | (Signature) |
|----------------------|---|---|
| JNC Development, LP | c/o Carlos Bombach
12300 Montwood
El Paso, TX 79928 |  |
| Public Service Board | c/o Ed Archuleta
1154 Hawkins
El Paso, TX 79925 |  |
-

Attachment 4:
Service Plan

CITY OF EL PASO
ANNEXATION SERVICE PLAN

INTRODUCTION

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- 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;
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 - construction plan review;
 - inspections.
- c. Solid Waste Collection. The El Paso Solid Waste Management 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:
- garbage collection - once a week in accordance with established policies of the City;
 - dead animal collection - dead animals are removed from roadways upon request.
- 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 (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 Public Works Department will maintain public streets over which the City has jurisdiction. These services include:
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 - ice and snow monitoring of major thoroughfares
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 - watershed development review and inspection;
 - emergency spills and pollution complaints response;
 - flood plain office (information relating to flood plains).

- 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. City-County Health Department. All of the City-County Health services codes and regulations will be extended to the annexed area on the effective date of annexation
- e. Planning and Zoning. The planning and zoning jurisdiction of the City will be extended to the annexed area on the effective date of annexation. All land annexed shall be classified in the R-F zoning district pending a public hearing by the City Plan Commission on the appropriate zoning classification and action by the City Council. Such hearing shall be held within sixty days after the effective date of annexation and such action shall be taken by the City Council within thirty days after the last adjournment of the public hearing.
- f. 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.
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- e. Roads and Streets. No road or street related capital improvements are necessary at this time but may be necessary in the future. 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.
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- g. Drainage Facilities. No capital improvements are necessary at this time to provide services but may be necessary in the future.
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- 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.

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.

Attachment 5:
Development Agreement

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

DEVELOPMENT AGREEMENT

THIS AGREEMENT made and entered into this 31st day of October, 2006 (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"), acting through the City Council of the City, and the **EL PASO WATER UTILITIES PUBLIC SERVICE BOARD** (hereinafter referred to as the "PSB"), and **JNC DEVELOPMENT, L.P. and PUBLIC SERVICE BOARD OF THE CITY OF EL PASO** (hereinafter collectively referred to as the "Owner");

WHEREAS, JNC Development, L.P. is the owner of record of the real property described in Exhibit "A", which is attached hereto and made a part hereof (which real property is hereinafter referred to as the "Property"), and which Property is not within the corporate limits of any municipality but is contiguous to the corporate limits of the City; and,

WHEREAS, the City through its El Paso Water Utilities Public Service Board is the owner of record of real property on which a sanitary lift station is currently operating, and which property is not within the corporate limits of the City but is contiguous to the corporate limits of the City; 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 the annexation of the Property on the terms and conditions hereinafter set forth is in the best interest of the City to protect and provide for the public health, safety, morals and general welfare; and,

WHEREAS, the PSB, after due and careful consideration, has concluded that the annexation of and supply of water and wastewater to the Property on the terms and conditions hereinafter set forth is in the best interest of the PSB; and the PSB's role is further set forth in this Agreement, and includes the provision, regulation, and connection of the water and wastewater system and rates inside and outside of the City, to protect and provide for the public health, safety, morals and general welfare; and,

WHEREAS, the parties desire to utilize the provisions of Subchapter G, Chapter 212, Local Government Code to agree on such matters as the method and timing of annexation, the regulations that are to be applicable to the Property before and after annexation, the provision of services to the Property, and related matters.

NOW THEREFORE, in consideration of the mutual covenants and agreements herein contained, the Parties agree as follows:

ONE: Unless the context requires otherwise, the following terms and phrases used in this Agreement shall have the meanings set out below:

"Agreement" means this Development Agreement by and between the City, the PSB, and the Owner.

"Annexation Fee" means the annexation fee described in Section Eleven of this Agreement previously adopted by the Board of the PSB.

"City" means the City of El Paso, Texas, a home rule municipality situated in El Paso County, Texas.

"City Council" means the City Council of the City or any successor governing body.

"City Regulations" shall mean all duly enacted ordinances, rules, and regulations of the City, including the Code, the Subdivision Regulations, and the PSB Regulations.

"Code" shall mean the El Paso Municipal Code.

"Development Plan" shall mean the plan for development of the Property attached to this Agreement as Exhibit "B".

"District" shall have the meaning set forth in Section Sixteen.

"Effective Date" means the date set forth in the first paragraph of this Agreement.

"Major Thoroughfare Plan" or "MTP" shall mean the plan attached as Exhibit "C".

"New Regulations" shall mean City Regulations, or amendments to City Regulations, enacted after the Effective Date.

"Nominate" shall refer to the action of the Owner in submitting to the City a nomination.

"Nomination" means a written notice and application requesting annexation of the portion of the Property described in the notice.

"Owner" means collectively JNC Development, L.P. being the owner of the real property described by metes and bounds on Exhibit "A", and the Public Service Board of the City of El Paso being the owner of the real property described by metes and bounds on Exhibit "A-1".

"Party" or "Parties" means a party or the parties to this Agreement, being the City, the PSB, and the Owner.

"Property" shall mean the 35.913-acre tract of land described by metes and bounds in Exhibit "A" and the 1.0120-acre tract of land described by metes and bounds on Exhibit "A-1".

"PSB Facilities" shall mean water and wastewater facilities to be constructed by and at the expense of the PSB, or constructed by the Owner under developer participation contracts executed in accordance with Chapter 212 of the Texas Local Government Code pursuant to which the PSB would reimburse the Owner for the costs in accordance with PSB Regulations in effect as of the Effective Date of this Agreement. The PSB Facilities are shown in Exhibit "D".

"PSB" or "Public Service Board" shall mean the El Paso Water Utilities Public Service Board, the trustee and governing board of the El Paso Water Utilities.

"PSB Regulations" shall mean the duly adopted rules and regulations of the PSB.

"Road Plan" shall mean the plan, included in the Development Plan that describes the roads within the Property to be constructed by the Owner and dedicated to the City.

"Subdivision Coordinator" shall mean the subdivision coordinator referenced in the Subdivision Regulations.

"Subdivision Regulations" shall mean the regulations in Title 19 of the El Paso Municipal Code.

"Vesting Statute" shall mean Chapter 245, Texas Local Government Code.

TWO: The Property shall be developed in an orderly manner from adjacent existing development. In accordance with Texas Local Government Code Section 212.172(g), the Parties agree this Agreement constitutes a permit under Chapter 245 of the Texas Local Government Code. Owner expressly waives any and all vested rights accrued under this Agreement and agrees to the provisions related to vested rights as provided herein. Owner shall not file an application for the City's approval a subdivision plat for any portion of the Property for thirty (30) days after the Effective Date. Within ninety (90) days following the recording of the subdivision plat for the Property, the City shall provide to the Property all of the municipal services provided inside municipal

boundaries. The scheduling of water and wastewater services to the Property shall be in accordance with the provisions of Section Eleven.

THREE: The City agrees to annex the Property in accordance with the terms and conditions of this Agreement, provided that the terms and conditions of this Agreement are met by the Owner. The Owner shall submit and initiate an application for annexation by filing a Nomination with the City no later than thirty (30) days after the Effective Date of this Agreement.

Within one hundred twenty (120) days, the City shall annex the Property through passage of an annexation ordinance in accordance with applicable state law provisions regarding public notice and hearings. To the extent allowed by law, the enactment of an ordinance annexing the Property shall be the only procedure required of the City to annex the Property.

FOUR: Owner hereby agrees that the development of the Property shall be in accordance with the City Regulations, including the PSB Regulations, and subject to the application and payment of all necessary application and permit fees except as otherwise provided in this Agreement. Pursuant to Subchapter G, Chapter 212, Local Government Code, the City and Owner agree that, except as otherwise provided herein, the City Regulations shall be applicable to the Property on the Effective Date. Notwithstanding the Vesting Statute, the City may apply New City Regulations to any portion of the Property that is not the subject of a subdivision plat filed for approval with the City, provided the New City Regulations are otherwise valid and are applied equally to other similarly situated areas of the City. However, the Vesting Statute shall apply to a portion of the Property on and after the date a subdivision plat application is filed for approval with the City relating to such portion of the Property.

FIVE: The City's review and approval of any submissions by Owner will not be unreasonably withheld or delayed. The City will review any plans, plat or other filing by Owner in accordance with the City Regulations, state law and this Agreement. If any submittal is not approved, the City will provide written comments to Owner specifying in detail all of the changes that will be required for the approval of the submitted application.

The City acknowledges that timely City reviews are necessary for the effective implementation of Owners' development program. Therefore, the City agrees that it will comply with all statutes and City Regulations establishing time periods for development reviews.

The Development Plan attached hereto has been prepared in accordance with the requirements of the current Subdivision Regulations. In the event that the Subdivision Regulations or zoning code are hereafter amended, Owner shall revise the Development Plan to conform to the revised Subdivision Regulations and zoning code with respect to those portions of the Property for which an application for a subdivision plat has not been filed.

SIX: Owner hereby agrees that prior to the issuance of any building permits or certificates of occupancy relating to the Property, Owner shall apply for and secure approval of a subdivision plat in accordance with the procedures of the Subdivision Regulations. Owner also agrees that the design of the proposed medians shall be addressed at the time of review and approval of the subdivision for the development.

SEVEN: Upon annexation of a portion of the Property, such portion shall be automatically classified as R-F (Ranch and Farm) for zoning purposes, but such classifications shall not affect (i) any structure on which construction commenced prior to the annexation or (ii) any development allowed under a subdivision plat, which was approved prior to annexation. The Owner may petition the City for rezoning of the Property (or portion thereof) as provided in the Code. In order to complete the development in accordance with the Development Plan, the Property will need to be rezoned R-3A and R-5 with a special permit to allow side yards of between 5 feet and 7 feet with a total of ten (10) feet between structures and 15 foot rear setbacks. The Special Permit will also allow lot widths of no less than 42 feet and lot sizes of no less than 4,100 square feet.

EIGHT: Owner agrees to provide for the dedication and improvement of public neighborhood parkland within the Property to the extent required by the City Regulations. The approximate size and location of the parcel(s) shall be as provided in the Development Plan.

NINE: In addition to any other fees required by PSB Regulations, Owner agrees to pay an Annexation Fee to the El Paso Water Utilities for each three-quarter inch (3/4") equivalent water meter that is connected to the public water system (regardless of the timing of the annexation of the Property by phases) as follows:

<u>Meter Size</u>	<u>EAST ETJ Water (\$)</u>	<u>EAST ETJ Wastewater (\$)</u>
5/8" x 3/4"	583	338
1"	1,438	833
1 1/2"	2,915	1,689
2"	4,664	2,703
3"	9,328	5,405
4"	14,575	8,446
6"	29,149	16,892
8"	54,412	31,531
10"	77,731	45,045

Based on gallons per minute water flow; EPWU-PSB Rules & Regulations No. 1, Sec. 7 (J)

The Annexation Fee shall be increased by three (3) percent on March 1, 2007 and each year thereafter, compounded annually. Payment of the Annexation Fee shall be due at the time of application for connection of an individual meter to the water system.

Notwithstanding the adoption of New City Regulations, the Annexation Fee set forth above 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.

The PSB agrees to impose on new Eastside developments that are annexed into the City after the Effective Date, or that are located in the Eastside PSB Planned Service Area and to which City water or wastewater services are connected after the Effective Date, Annexation Fees that are equal to or greater than the fees imposed on Owner under this Agreement. Notwithstanding the foregoing, the PSB shall not be required to impose an Annexation Fee to any Eastside development to the extent it is connected to and serviced by another entity, which is governed by a separate agreement and subsequently annexed by the City.

Immediately after the Effective Date, the PSB shall commence the engineering and construction activities necessary to provide retail water and wastewater services to the Owner's Property in order to ensure that the development of the Property in accordance with the Phasing Plan is not delayed. Within ninety (90) days following the Effective Date, water and wastewater services shall be made available to the Property. The water and wastewater facilities to be constructed by the Owner, and the PSB Facilities, to be constructed by the PSB, are addressed in Section Seventeen and in Exhibit "D".

Without limiting the foregoing, the provision of retail water and wastewater services shall not be delayed on the grounds that the Property has not been annexed in whole or in part. The rates for water and wastewater services shall be equal to the rates charged inside the incorporated boundaries of the City. However, if the Owner for whatever reason fails to submit annexation applications in accordance with the provisions of this Agreement or is in default of any obligation under this Agreement, then the rates for water and wastewater services shall be in accordance with the PSB regulations for outside City rates, in addition to any fees required herein. If the Property is subsequently annexed, inside City rates for the incorporated boundaries in accordance with PSB regulations in effect at the time of annexation shall apply. The City's obligation to provide water and wastewater services to the Property shall survive the expiration of the term of the Agreement. The obligation for the Owner to pay Annexation Fees as each water meter application is made survives the expiration of the Term of this Agreement.

TEN: Owner shall dedicate, construct and maintain for a one-year period after acceptance by the City the improvements for the full width of the necessary right-of-way for extensions of any arterial streets as shown in the City's official Major Thoroughfare Plan ("MTP") as of the Effective Date. Except as hereinafter set forth, Owner shall not request or be eligible for reimbursement for any costs associated or in connection with claims for overwidth paving from the City. Owner shall not be obligated to dedicate, construct, and maintain the improvements to the right-of-way for arterial streets added to the City's MTP after the Effective Date or not shown in the attached Road Plan, unless



the MTP is amended at the request of the Owner(s) and results in the addition or upgrade of the status of the arterial street. If the City amends the MTP with respect to the Property, after the Effective Date, then the Owner may request or be eligible for reimbursement for any costs associated or in connection with claims for overwidth paving from the City.

ELEVEN: 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. Such aerial, and any other evidence necessary to demonstrate the existence of any non-conforming lot, use or structure on the Property, shall be provided by the Owner within thirty (30) days after the date the City adopts an annexation ordinance annexing a portion of the Property. 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.

TWELVE: Owner shall ensure that facilities and services of sufficient capacity, whether public or private, shall be provided as attributable to any development within the Property.

THIRTEEN: Any formal notices or other communications 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. Notice shall be effective only if and when received by the Party to be notified. For the purposes 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

Mailing Address:
2 Civic Center Plaza
El Paso, Texas 79901

Physical Address:
Same as above

(2) **El Paso Water Utilities Public Service Board:**
El Paso Water Utilities Department
Attn: General Manager

Mailing Address:
1154 Hawkins Boulevard
El Paso, Texas 79925

Physical Address:
Same as above

(3) **Owner:**
JNC DEVELOPMENT, L.P.
Attn: Carlos D. Bombach

Mailing Address:
12300 Montwood
El Paso, Texas 79928

Physical Address:
Same as above

Public Service Board:
El Paso Water Utilities Department
Attn: General Manager

Mailing Address:
1154 Hawkins Boulevard
El Paso, Texas 79925

Physical Address:
Same as above

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 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

FOURTEEN: This Agreement shall have a term of fifteen (15) years. The Parties may, by mutual agreement, as evidenced by a writing executed by the City Manager of the City, the General Manager of the El Paso Water Utilities Department, and a representative of the Owner, extend and/or renew the term, but only to the extent permitted by Subchapter G, Chapter 212, Local Government Code; provided, however, nothing contained in this section shall affect the Owner's obligation to submit nominations for annexation of all phases of the Property on or before the fourth (4th) anniversary of the Effective Date.

Doc. No.: 24421 v10 (10-25-06)
Doc. Name: Dev. Agreee-JNC-Sun Ridge Unit 15
Doc. Author: SFIR

FIFTEEN: (a) Except for the PSB Facilities, the Owner agrees to construct at its expense the mains and pipes located inside the Property that are necessary to provide retail water and wastewater utility services to the Property. The mains and pipes shall be designed and constructed in accordance with PSB Regulations. To the extent such facilities are oversized for the purpose of serving developments outside the Property, the cost of the oversized portion of the facilities shall be borne by the PSB. Notwithstanding the foregoing, the Owner shall not be obligated to construct or otherwise bear the costs of PSB Facilities, including water supply, water treatment facilities, wells, water storage tanks, desalinization facilities, or wastewater treatment facilities, in excess of the Annexation Fee provided for herein.

(b) For greater certainty, Exhibit "D" describes the PSB Facilities to be constructed by the PSB at the PSB's expense.

SIXTEEN: To the extent (if any) that this Agreement would obligate the City to make a payment or make an expenditure, the obligation shall be payable solely from revenues received by the City from current revenues, including revenues from the sale of water and wastewater utility services, it being the intention of the Parties that no obligation of the City in this Agreement shall be payable in whole or in part from property taxes, or from proceeds of obligations payable in whole or in part from property taxes, or otherwise constitute a debt of the City within the meaning of Article XI, Section 5 or Section 7 of the Texas Constitution.

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 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, 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 incapacities 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 the 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, and 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.

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. By approving the execution of this Agreement, the City Council of the City, and the Public Utilities Board of the El Paso Water Utilities, delegate to the City Manager of the City, and to the General Manager of the El Paso Water Utilities, the authority, without any further action being required of the City Council or of the Public Utilities Board, to execute such amendments of or extensions to this Agreement as they may consider advisable, and consistent with the provisions of law.

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 state or federal courts situated in 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 other 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 effectuate 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 shall, in carrying out the terms of this Agreement, 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 event 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: Each Party hereby certifies, represents, and warrants that the execution of this Agreement has been duly authorized.

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 CITY OF EL PASO

Joyce A. Wilson
Joyce A. Wilson
City Manager

APPROVED AS TO FORM:

Sylvia Borunda Firth
Sylvia Borunda Firth
Senior Assistant City Attorney

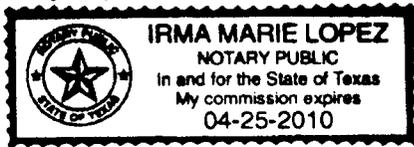
APPROVED AS TO CONTENT:

Patricia D. Adauto FOR
Patricia D. Adauto, Deputy City Manager
Development & Infrastructure Services

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on the 31st day of October, 2006, by Joyce A. Wilson, as City Manager of the City of El Paso, Texas.



Irma Marie Lopez
Notary Public, State of Texas

(SIGNATURES CONTINUE ON FOLLOWING PAGE)

EL PASO WATER UTILITIES
PUBLIC SERVICE BOARD



Edmund G. Archuleta, P.E.
General Manager

APPROVED AS TO FORM:

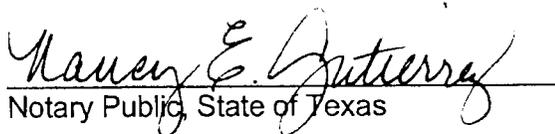
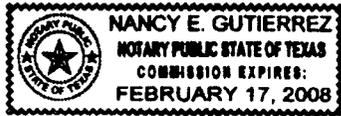


Robert D. Andron
General Counsel

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on the 25th day of October, 2006, by Edmund G. Archuleta, as General Manager of the El Paso Water Utilities Public Service Board.


Notary Public, State of Texas

(ACCEPTANCES BEGIN ON FOLLOWING PAGE)



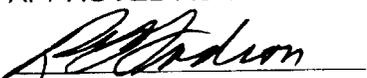
ACCEPTANCE

The above Agreement, with all conditions thereof, is hereby accepted this 8th
day of November, 2006.

**EL PASO WATER UTILITIES
PUBLIC SERVICE BOARD**


Edmund G. Archuleta, P.E.
General Manager

APPROVED AS TO FORM:


Robert D. Andron
General Counsel

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on the 8th day of November 2006, by
Edmund G. Archuleta, as General Manager of the El Paso Water Utilities Public Service
Board.



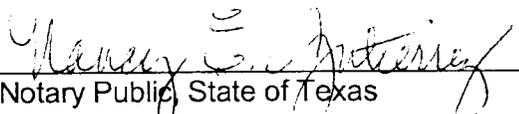

Notary Public, State of Texas

EXHIBIT "A"
LEGAL DESCRIPTION

Being Tract 2-A, 2A1 and Tract 3-A,
Section 4, Block 79, Township 3,
Texas and Pacific Railroad Company Surveys,
City of El Paso, El Paso County, Texas
October 30, 2006

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Tract 2-A, 2A1 and Tract 3-A, Section 4, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at a 2" iron pipe in concrete found for the common corner of Sections 4, 3, 45, and 46, whence a 2" iron pipe in concrete found for the common corner of Sections 3, 2, 46, and 47, bears North 89°59'06" East, 5,312.40 feet, said point also being the northeast corner of this parcel and the "TRUE POINT OF BEGINNING".

Thence with the east line of Section 4, South 00°33'24" East (South 00°33'12" East, Book 1026, Page 0570) a distance of 5,214.80 feet to a found 1" iron rod held for the common corner of Sections 4, 3, 9, and 10, also being the southeast corner of this parcel, whence a 1" iron rod in found for the common corner of Sections 3, 2, 10, and 11, bears North 89°58'43" East, 5,313.63 feet;

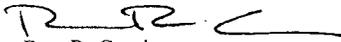
Thence leaving the east line of said section, South 89°59'48" West (Due West, Book 4758, Page 0827) a distance of 300.00 feet to a set ½" rebar with cap "5152" at the southwest corner of this parcel, whence a city monument found at a centerline inverse point of Kari Anne Drive within Montwood Heights Unit 6, referenced in Volume 74, Page 71, bears North 15°58'55" West, 600.26 feet;

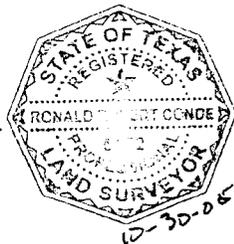
Thence North 00°33'24" West (North 00°33'12" West, Book 1026, Page 0570) a distance of 5214.80 feet to a set ½" rebar with cap "5152" at the northwest corner of this parcel, whence a city monument found at a centerline intersection of Setting Sun Drive and Sun Trail Drive, within said Sunridge Unit 13, bears South 46°54'59" West, 191.35 feet;;

Thence, North 89°59'48" East (Due East, Book 1026, Page 0570) a distance of 300.00 feet to "TRUE POINT OF BEGINNING" and containing in all 1,564,367 square feet or 35.913 acres of land more or less.

Bearing basis is true north for a Transverse Mercator Surface Projection as determined by GPS methods based at center of this site.

All referenced subdivisions are recorded in the Plat Records of the El Paso County, Texas unless otherwise specified.


Ron R. Conde
R.P.L.S. No. 5152



CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

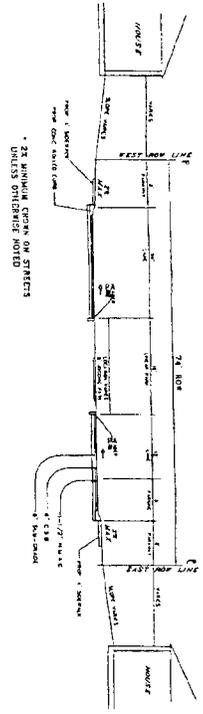
EXHIBIT "A1"

CITY CLERK DEPT.
06 OCT 25 PM 11:43

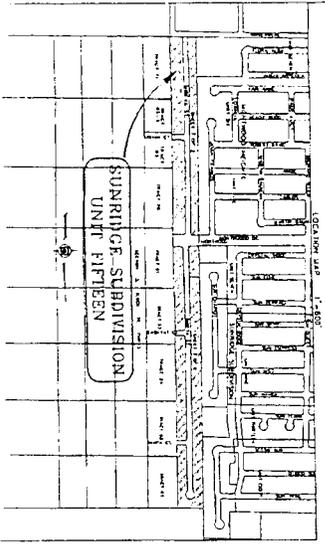
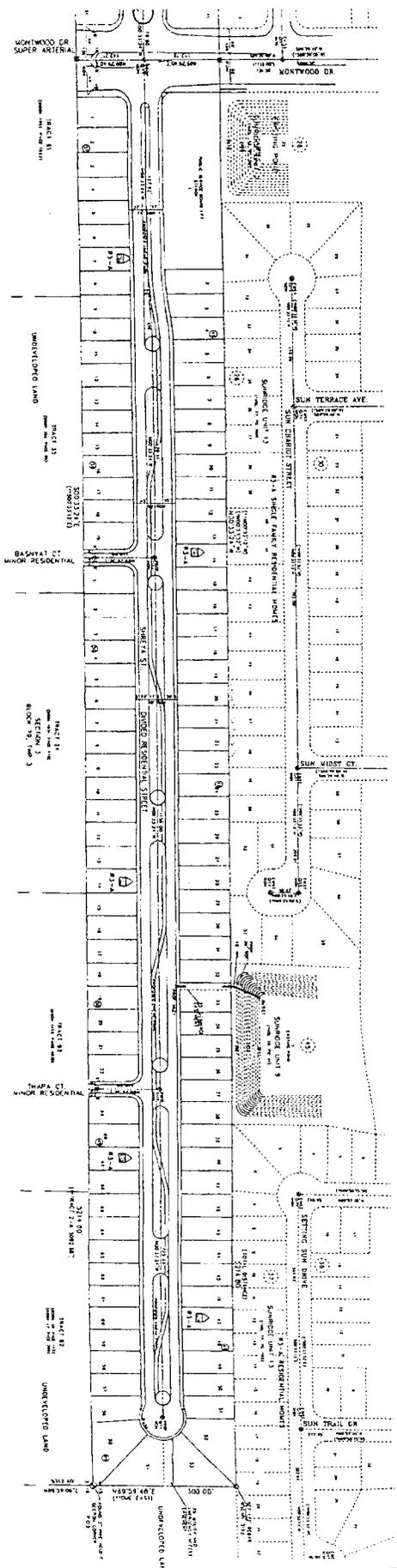
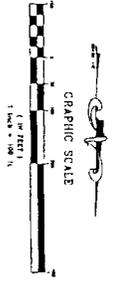
METES AND BOUNDS - EXHIBIT A

BEING TRACT 3-A AND TRACT 2-A
SECTION 4, BLOCK 79, TOWNSHIP 3, TEXAS AND
PACIFIC RAILROAD COMPANY SOLEVEYS
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING APPROXIMATELY 35.9134 ACRES

EXHIBIT "A"

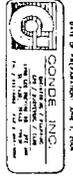


74' R.O.M.
NORTH OF MONTWOOD DR.
SCALE: 1"=10'



100 RESIDENTIAL LOTS FOR THIS PORTION
145 RESIDENTIAL LOTS TOTAL

LEGEND	
[Symbol]	Lot Area
[Symbol]	Lot Area (Approx.)
[Symbol]	Residential Lot
[Symbol]	Commercial Lot
[Symbol]	Light Station
[Symbol]	Utility Pole
[Symbol]	Water Main
[Symbol]	Sanitary Sewer
[Symbol]	Storm Sewer
[Symbol]	Electric Line
[Symbol]	Telephone Line
[Symbol]	Gas Line
[Symbol]	Other



3/20/1968

11/1/68

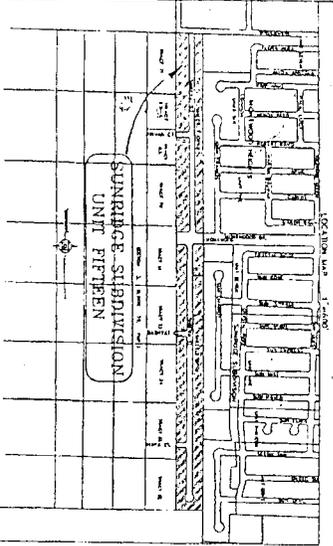
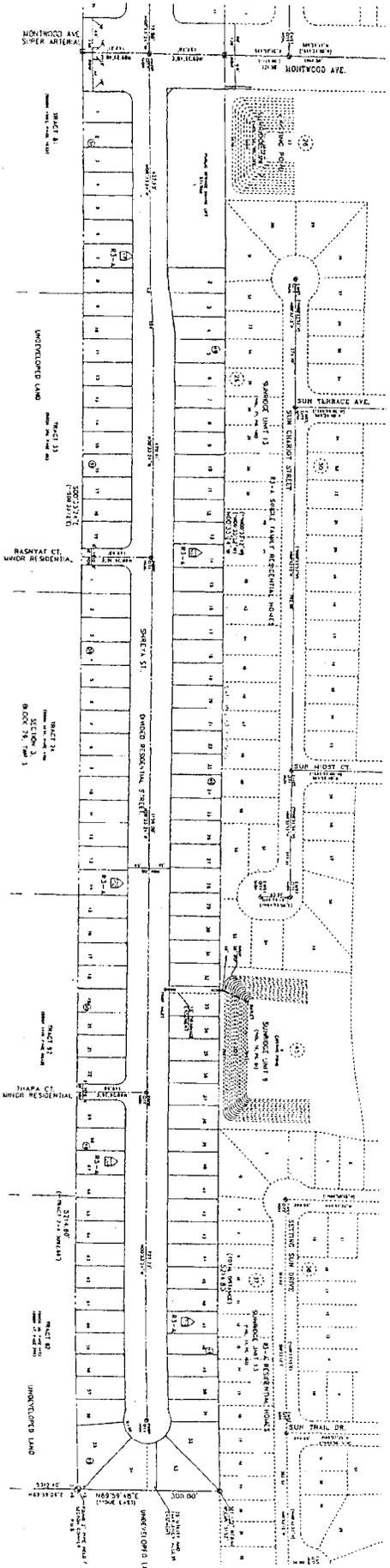
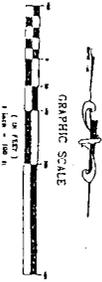
EXHIBIT "B"
DEVELOPMENT PLAN

CITY CLERK DEPT.

06 OCT 25 PM 11:43

DEVELOPMENT PLAN EXHIBIT B

BEING TRACT 3-A AND TRACT 2-A,
SECTION 4, BLOCK 79, TOWNSHIP 3, TEXAS AND
PACIFIC RAILROAD COMPANY SURVEYS
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING APPROXIMATELY 35.913± ACRES



158 RESIDENTIAL LOTS FOR THIS PHASE
158 RESIDENTIAL LOTS TOTAL

LEGEND	
[Symbol]	UNDEVELOPED LAND
[Symbol]	RESIDENTIAL LOTS FOR THIS PHASE
[Symbol]	RESIDENTIAL LOTS TOTAL
[Symbol]	STREETS TO BE OPENED/RESERVED

EXHIBIT "C"
MAJOR THOROUGHFARE PLAN

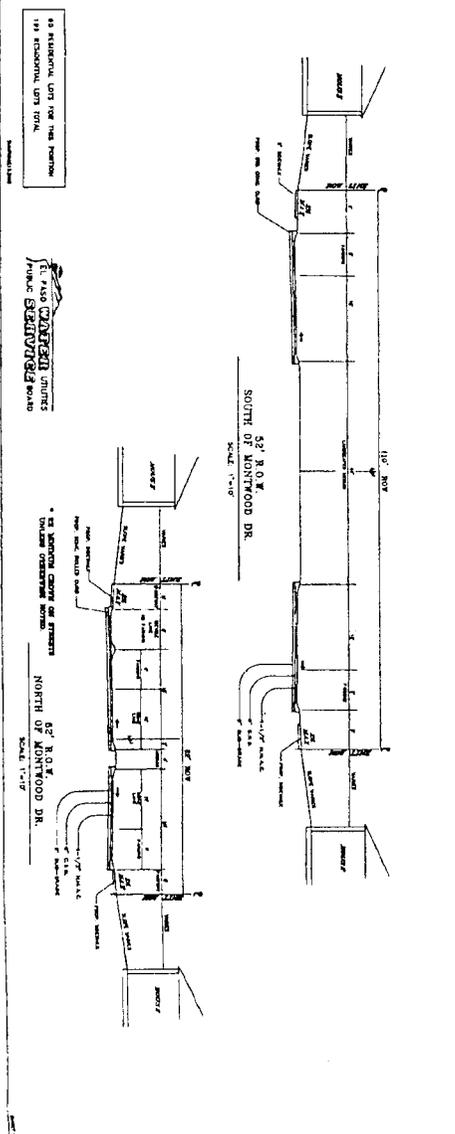
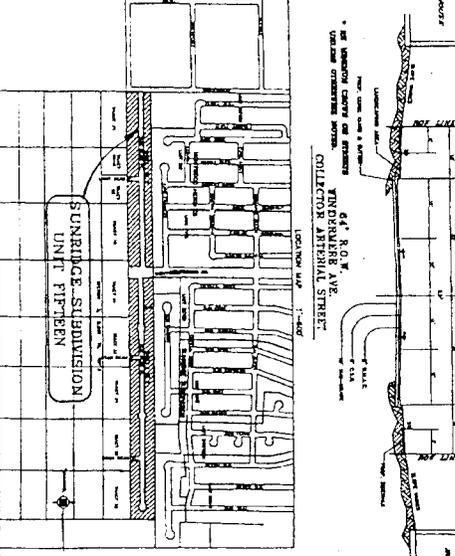
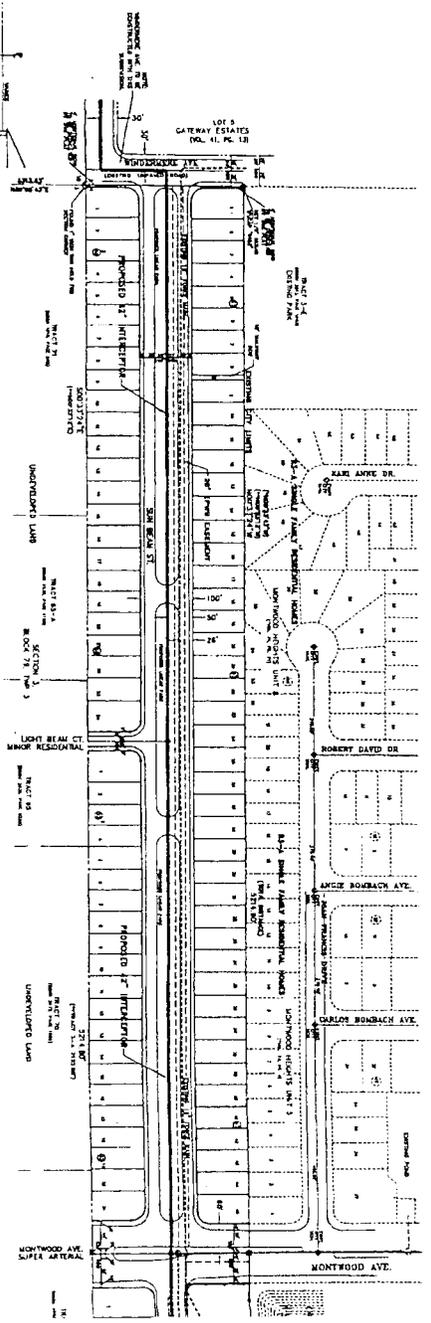
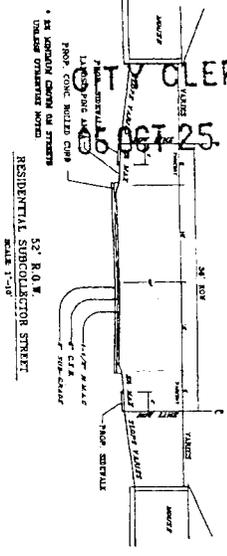
EXHIBIT "D"

PSB WATER FACILITIES PLAN

CITY CLERK DEPT.
 OCT 25 PM 11:44

PSB WATER AND SANITARY SEWER FACILITIES PLAN EXHIBIT D

BEING TRACT 3-A AND TRACT 2-A,
 SECTION 4, BLOCK 79, TOWNSHIP 3, TEXAS AND
 PACIFIC RAILROAD COMPANY SURVEYS
 CITY OF EL PASO, EL PASO COUNTY, TEXAS
 CONTAINING APPROXIMATELY 35.913+ ACRES

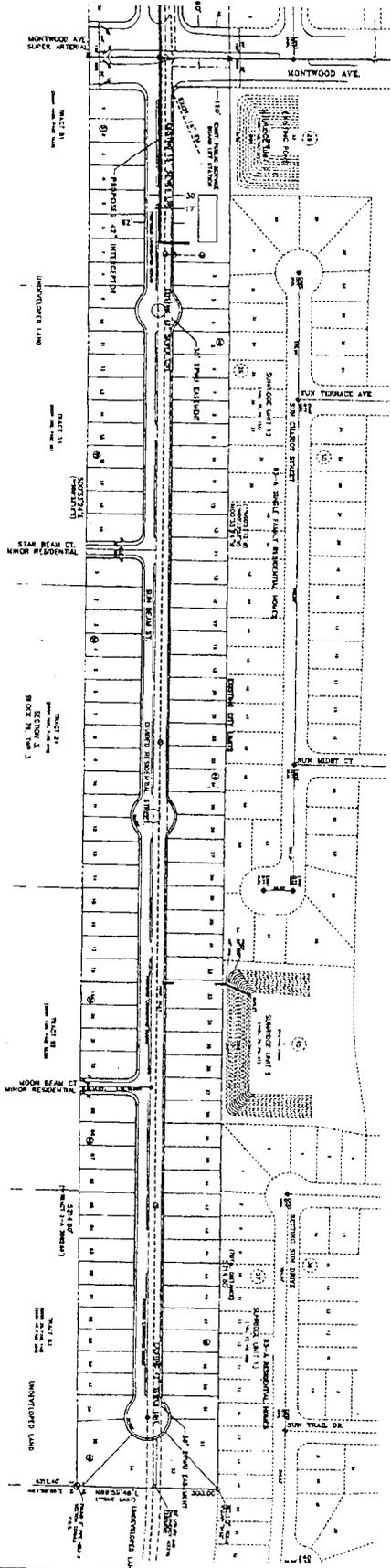
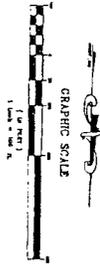


PSB WATER AND SANITARY SEWER FACILITIES PLAN
 EXHIBIT D

CITY CLERK DEPT.
06 OCT 25 PM 11:44

PSB WATER AND SANITARY SEWER FACILITIES PLAN EXHIBIT D

BEING TRACT 3-A AND TRACT 2-A,
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CONTAINING APPROXIMATELY 35.913+ ACRES



SUNRISE SUBSTATION
UNIT FIFTEEN

15 THIS TOWN
PLANS SHOWS
ROAD

100 RESIDENTIAL LOT FOR THE FRONT
150 RESIDENTIAL LOT TOW

Doc# 20060110902
#Pages 29 #NFPages 1
11/15/2006 01:23 PM
Filed & Recorded in
Official Records of
EL PASO COUNTY
WALDO ALARCON
COUNTY CLERK
Fees \$126.00

SCANNED

30

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded by document number in the Official Public Records of Real Property in El Paso County.



Waldo Alarcon

EL PASO COUNTY, TEXAS

[Faint handwritten signature]

NOV 21 2006

Please return to Drawer 151
CITY CLERK'S OFFICE
2 Civic Center Plaza
El Paso, TX 79901-1196