

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

**DEPARTMENT:** Development Services Department  
**AGENDA DATE:** Intro on 6/6/06 and final Public Hearing on 6/20/06  
**CONTACT PERSON/PHONE:** Rudy Valdez/4635  
**DISTRICT(S) AFFECTED:** 5

**SUBJECT:**  
An Ordinance annexing a portion of Sections 35, 37, 38, 39, 46, and 47, Block 79, Township 2, Texas & Pacific Railroad Company Surveys, El Paso County, Texas to the City of El Paso, Texas.

**BACKGROUND / DISCUSSION:**  
This ordinance proposes to annex 1,145.486 acres into the El Paso City Limits. The current owners of the property are Ranchos Real IV, LTD and River Oaks Properties. The owners/developers propose a mix-use development that includes residential, parks, commercial, apartment, and school uses. The annexation is subject to an Annexation Agreement entered into on January 31, 2006 between the current owners and the City of El Paso that outlines the terms under which the annexation will occur. Also to be part of the ordinance is a Service Plan required by state statute that outlines the public services the City is required to provide to the annexed area.

**PRIOR COUNCIL ACTION:**  
Approval of Annexation Development Agreement on January 31, 2006.

**AMOUNT AND SOURCE OF FUNDING:**  
N/A

**BOARD / COMMISSION ACTION:**  
City Plan Commission and Development Coordinating Committee recommended approval.

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) \_\_\_\_\_ **FINANCE:** (if required) \_\_\_\_\_

**DEPARTMENT HEAD:** \_\_\_\_\_  
(Example: if RCA is initiated by Purchasing, client department should sign also  
*Information copy to appropriate Deputy City Manager*)

**APPROVED FOR AGENDA:** \_\_\_\_\_

**CITY MANAGER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE ANNEXING A PORTION OF SECTIONS 35, 37, 38, 39, 46, AND 47, BLOCK 79, TOWNSHIP 2, TEXAS & PACIFIC RAILROAD COMPANY SURVEYS, AND A PORTION OF ZARAGOZA ROAD (FM 659) RIGHT-OF-WAY, EL PASO COUNTY, TEXAS TO THE CITY OF EL PASO, TEXAS.**

**WHEREAS**, Ranchos Real IV, Ltd. and River Oaks Properties (“Owners”), own approximately 1145.486 acres, lying in the City of El Paso’s East Extraterritorial Jurisdiction, and is contiguous to the current City limits boundary; 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 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**, the City of El Paso, Texas, and Owners have entered into a Development Agreement, on January 31, 2006, recorded in the Real Property Records of the County of El Paso, Document Number 20060011845, which governs the development of the property prior to and after annexation.

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

That the boundary of the city limits of the *CITY OF EL PASO* is hereby extended so as to annex and include 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 attached and described as Exhibit “B”; and that the annexation is subject to all terms and conditions of the Development Agreement, entered into on January 31, 2006, recorded in the Real Property Records of the County of El Paso, Document Number 20060011845.

**PASSED AND APPROVED THIS** \_\_\_\_\_ day of \_\_\_\_\_, 2006.

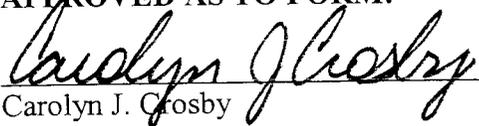
**THE CITY OF EL PASO**

**ATTEST:**

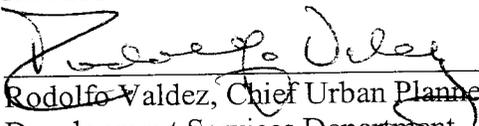
\_\_\_\_\_  
John F. Cook  
Mayor

\_\_\_\_\_  
Richarda Duffy Momsen, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Carolyn J. Crosby  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Rodolfo Valdez, Chief Urban Planner  
Development Services Department

Being a portion of Sections 35, 37, 38, 39, 46 and 47, Block 79,  
Township 2, Texas and Pacific Railway Company Surveys,  
El Paso County, Texas  
Prepared for: Southwest Land Development Services Inc.  
February 15, 2006

### METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Sections 35, 37, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas and being more particularly described by metes and bounds as follows:

THE "TRUE POINT OF BEGINNING" being the corner common to Sections 35, 36, 37 and 38, Block 79, Township 2, Texas and Pacific Railway Company Surveys

Thence along the common line of Section 36 and 37, Block 79 Township 2, Texas and Pacific Railway Company Surveys North  $89^{\circ}58'06''$  East a distance of 55.00 feet to a point;

Thence leaving said line South  $00^{\circ}35'06''$  East a distance of 5236.86 feet to a point on the line between Section 37 and 48, Block 79, Township 2, Texas and Pacific Railway Company Surveys ;

Thence along said line South  $89^{\circ}58'09''$  West a distance of 55.00 feet to a point for the common corner of Section 37, 38, 47 and 48, Block 79, Township 2, Texas and Pacific Railway Company Surveys;

Thence along the line between section 47 and 48, South  $00^{\circ}34'52''$  East a distance of 80.00 feet to a point;

Thence leaving said line North  $89^{\circ}46'51''$  West a distance of 55.01 feet to a point;

Thence 39.03 feet along the arc of a curve to the left which has a radius of 25.00 feet a central angle of  $89^{\circ}26'59''$  a chord which bears North  $45^{\circ}18'22''$  West a distance of 35.19 feet to a point;

Thence South  $89^{\circ}58'09''$  West a distance of 625.76 feet to a point;

Thence 859.25 feet along the arc of a curve to the left which has a radius of 1445.00 feet a central angle of  $34^{\circ}04'13''$  a chord which bears South  $72^{\circ}56'03''$  West a distance of 846.65 feet to a point;

Thence 925.97 feet along the arc of a curve to the right which has a radius of 1555.00 feet a central angle of  $34^{\circ}07'06''$  a chord which bears South  $72^{\circ}57'29''$  West a distance of 912.35 feet to a point;

Thence North  $89^{\circ}58'57''$  West a distance of 2848.18 feet to a point of curve;

Thence 39.53 feet along the arc of a curve to the left which has a radius of 25.00 feet a central angle of  $90^{\circ}35'40''$  a chord which bears South  $44^{\circ}43'13''$  West a distance of 35.54 feet to a point;

Thence South  $00^{\circ}34'37''$  East a distance of 977.66 feet to a point;

Thence South  $89^{\circ}58'35''$  West a distance of 4472.30 feet to a point of curve;

Thence 185.59 feet along the arc of a curve to the right which has a radius of 250.00 feet a central angle of  $42^{\circ}32'00''$  a chord which bears North  $68^{\circ}45'25''$  West a distance of 181.35 feet to a point;

Thence North  $47^{\circ}29'25''$  West a distance of 20.86 feet to a point on the southeasterly right of way line of Zaragoza Road;

Thence North  $42^{\circ}31'40''$  East a distance of 1314.51 feet to a point;

Thence leaving said right of way line North  $89^{\circ}58'35''$  East a distance of 3707.61 feet to a point on the common line of Sections 46 and 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys;

Thence along said line North  $00^{\circ}34'37''$  West a distance of 524.76 feet to a point for the common corner of Section 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys;

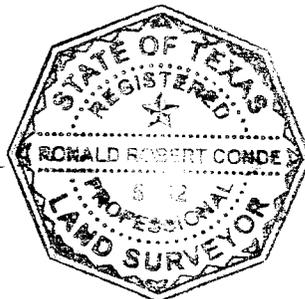
Thence along the common line of Sections 39 and 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys South  $89^{\circ}57'37''$  West a distance of 3221.72 feet to a point on the southeasterly right of way line of Zaragoza Road;

Thence along said right of way line North  $42^{\circ}31'34''$  East a distance of 12,490.48 feet to a point on the common line of Sections 35 and 36, Block 79, Township 2, Texas and Pacific Railway Company Surveys;

Thence along said line South  $00^{\circ}35'54''$  East a distance of 3966.21 feet to the "TRUE POINT OF BEGINNING" and containing 1,061.76 Acres of land more or less.

NOTE: Bearings basis is per plat of Tierra Del Este Unit Twenty Nine recorded in volume 79, Pages 104, Plat records of El Paso County, Texas

R R C  
Ron R. Conde  
R.P.L.S. No. 5152  
Job# 206-39 R.C.



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

Being all of Tract 1A4, Section 35  
and a portion of Sections 36 ,  
Block 79, Township 2,  
Texas and Pacific Railroad  
Company Survey,  
El Paso County Texas  
January 23, 2006

#### METES AND BOUNDS DESCRIPTION

Description of a parcel of land being all of Tract 1A4, Section 35 and a portion of Sections 36 , Block 79, Township 2, Texas and Pacific Railroad Company Survey, El Paso County Texas, and being more particularly described by metes and bounds as follows:

Commencing at a found 2" pipe, said point being the northwesterly corner of Section 36, also being the common corner between sections 25, 26, and 35, Block 79, Township 2, Texas and Pacific Railroad Surveys; Thence South 00°32'00" East, along the common section line between Sections 35 and 36, a distance of 7.93 feet to a point lying on the southerly right-of-way line of Montana Avenue (US Highway No. 62-180) to a found ½" iron , said point being the TRUE POINT OF BEGINNING of this description;

Thence, North 81°18'00" East, along said right-of-way line, a distance of 52.48 feet to a point lying on the common boundary line between sections 25 and 36, Block 79, Township 2, Texas and Pacific Railroad Company Surveys;

Thence, North 89°59'29" East, along said boundary line, a distance of 1,122.58 feet to a point;

Thence, South 39°02'00" East, a distance of 0.41 feet to a point lying on the northerly right-of-way line of East Zaragoza Road (F.M. 659 Ysleta-Carlsbad cut-off road);

Thence, South 42°33'00" West, along said right-of-way line, a distance of 1,719.81 feet to a point lying on the common boundary line between Sections 35 and 36, Block 79, Township 2, Texas and Pacific Railroad Company Surveys;

Thence, South 42°33'00" West, continuing with said right-of-way line, a distance of 1,347.17 feet to a point;

Thence, North 00°32'00" West, a distance of 2,111.08 feet to a point lying on the southerly right-of-way line of Montana Avenue (US Highway No. 62-180);

Thence, North 81°18'00" East, along said right-of-way line, a distance of 894.19 feet to a point;

Thence, South 00°32'00" East, a distance of 218.16 feet to a point;

Thence, South 89°28'00" West, a distance of 125.00 feet to a point;

Thence, South 00°32'00" East, a distance of 175.00 feet to a point;

Thence, North 89°28'00" East, a distance of 155.00 feet to a point;

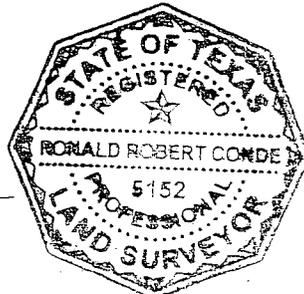
Thence, North 00°32'00" West, a distance of 397.47 feet to a point;

Thence, North 81°18'00" East, a distance of 5.12 feet to "TRUE POINT OF BEGINNING" and containing in all 2,261,201 square feet or 51.910 acres of land more or less.

Meets and bounds description is based on ALTA survey performed by SLI Engineering, dated December 14, 2005.

NOT A GROUND SURVEY.

Exhibit A-3  
(Page 2 of 2)



R R C

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

job #106-47

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

# **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 1,145.486-acre property located in the City's East Extraterritorial Jurisdiction (ETJ). The area includes a portion of Sections 35, 37, 38, 39, 46, and 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, 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 Annexation Agreement entered into by the property owners and the City on January 31, 2006 recorded in the Real Property Records of the County of El Paso, Document Number 20060011845.

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:

## **EXHIBIT "B"**

- normal 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 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-3 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 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

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.

## STAFF REPORT

**File #:** AN06001

**Type Request:** Annexation

**Property Owner:** Ranchos Real IV, LTD and River Oaks Properties

**Legal Description:** Portions of Sections 35, 36, 37, 38, 39, 46, and 47, Block 79, TSP 2, T&P RR Surveys, El Paso County, Texas.

**Surveyor:** Conde, Inc.

**Representative:** Conde, Inc.

**Acres:** 1,113.67 acres

**Location:** South of Montana Avenue and East of Zaragoza Road.

**Planning Area:** East ETJ

## RANCHOS REAL IV/RIVER OAKS PROPERTIES ANNEXATION STAFF REPORT

The property to be annexed currently owned by Ranchos Real IV LTD and River Oaks Properties contains approximately 1,113 acres in size and is located just east of Zaragoza Road and South of Montana Avenue. The property owners are proposing a mix use development with single-family residential, commercial and apartment development. The owners are also proposing 41.2 acres of parkland to be dedicated to the City as part of the development. Also attached is copy of the Service Plan required by State Law that outlines the services to be provided to the annexed area and copy of an annexation agreement that has been approved by the Mayor and City Council for the property. Listed below are the development plan details for the proposed annexed area.

### DEVELOPMENT PLAN DETAILS

PARCEL	PROPOSED LAND USE	ACRES	UNITS
1	Residential R-5	74.46	255
2	Commercial C-4	16.16	n/a
3	Commercial C-2	23.38	n/a
4	Residential R-5	630.65	1,938
5	Commercial C-2	15.42	n/a
6	Commercial C-2	19.55	n/a
7	Apartment A-2	30.57	535
8	Residential R-5	113.9	357
9	Commercial C-4	137.67	n/a
10	Commercial C-4	51.91	n/a
	TOTALS	1,113.67	3,085

### **RECOMMENDATIONS:**

The Development Coordinating Committee (DCC) on April 19, 2006 recommended approval of annexing the Ranchos Real and River Oaks property.

The DCC's recommendation was made subject to the following conditions and considerations:

1. That the Ranchos Real IV and River Oaks annexation be subject to the agreement entered into by the owner and the City of El Paso on January 31, 2006.

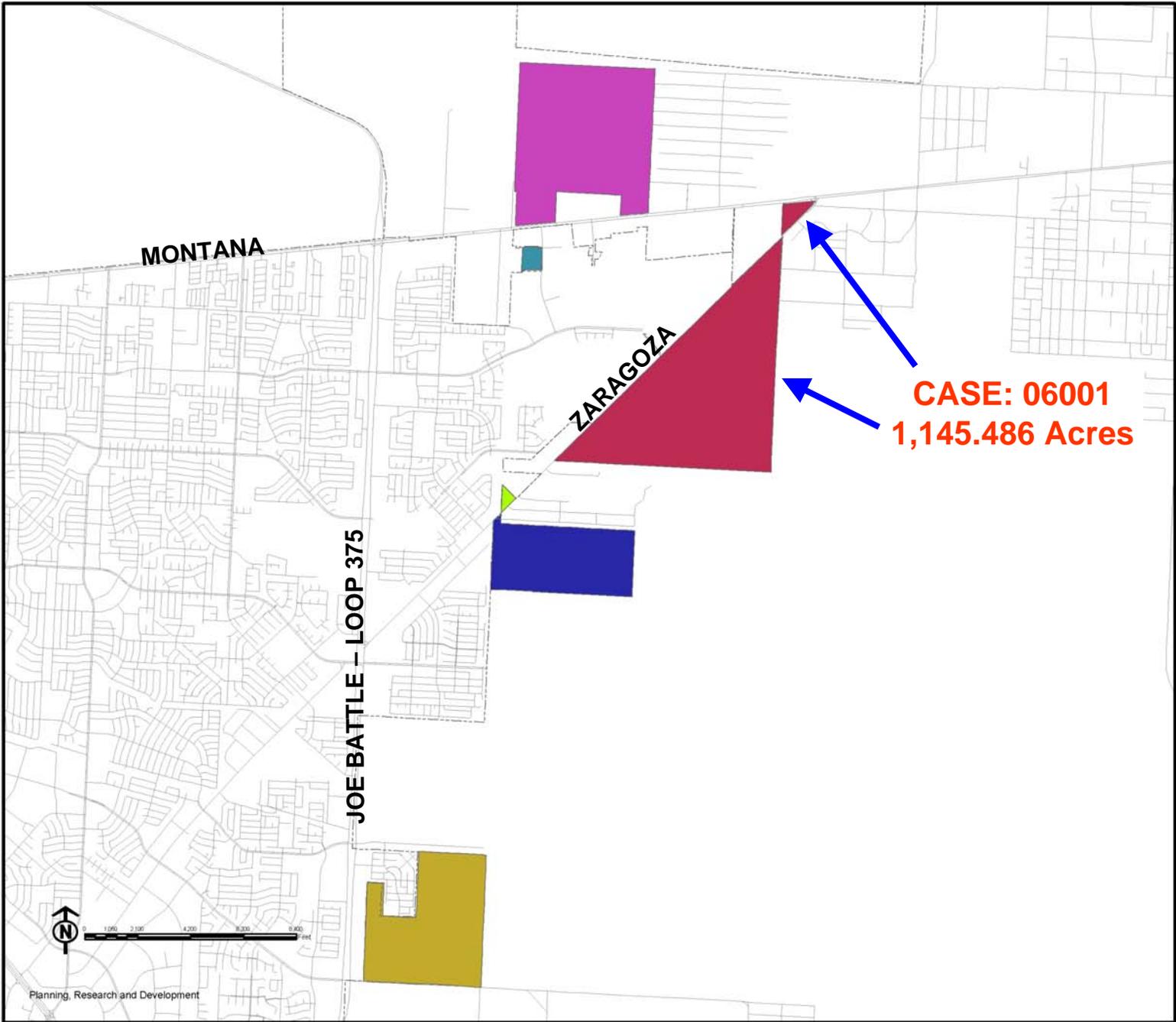
2. That the Service Plan be approved as part of the ordinance approving annexation of the subject property.

The DCC's recommendation for approval of annexation was based on the overall long-term benefits to the City versus the short-term impacts. The DCC felt that the City should weigh growth management and extension of regulatory authority in these areas to protect the public, health and safety in addition to the costs of extending municipal services. An annexation cost/benefit analysis was conducted that determined that the benefits of annexation outweighed the costs to accomplish the following:

- ensure proper land use relationships with high standards of construction through zoning and building codes;
- avert costly future problems for the City after development takes place (assuming maintenance responsibilities for substandard infrastructure);
- protect the City's growth ability in the East ETJ (limiting the creation of other special districts (water districts and municipal utility districts, and satellite incorporated communities which could impede future annexations by the City);
- 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).

Finally, it was determined that the costs to the City and its taxpayers would be substantially higher if annexation was delayed and development of these areas proceeded without governmental control.

# Annexation



**CASE: 06001**  
**1,145.486 Acres**

# ZONING PLAN PHASE I

SECTION & PARTS OF DISTRICTS 34, 35, 37, 38, 39, 42, AND 47,  
BLACE 19, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD CO. SURVEY,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING: 1,313.974 ACRES

**CASE: AN06001**

ZONING	APPLICABLE	PERMITTED	PROHIBITED
I	FRONT	D-F	DF
II	FRONT	D-F	DF
III	FRONT	D-F	DF
IV	FRONT	D-F	DF
V	FRONT	D-F	DF
VI	FRONT	D-F	DF
VII	FRONT	D-F	DF
VIII	FRONT	D-F	DF
IX	FRONT	D-F	DF
X	FRONT	D-F	DF
XI	FRONT	D-F	DF
XII	FRONT	D-F	DF

