

S:\CADD\DATA\CT\UPPER VALLEY RANCH UNIT 2.dwg, FINAL, 4/4/2025 9:55:51 AM, C.CORTEZ

PLAT NOTES AND RESTRICTIONS:

1. LOT CORNERS BEING 1/2" REBAR WITH CAP MARKED TX 5152 WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
2. THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL COORDINATE INSTALLATION AND CONSTRUCTION WITH THE UNITED STATES POSTAL SERVICE IN ORDER TO DETERMINE THE TYPE OF DELIVERY SERVICE FOR THE PROPOSED SUBDIVISION. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
3. MINIMUM 20' RADI AT LOT CORNERS AT STREET INTERSECTIONS ON ALL PLAT SHEETS.
4. 5' IRRIGATION EASEMENTS ARE NEEDED IN ORDER TO MAINTAIN WATER RIGHTS. IF ACTUAL SURFACE FLOW IS NEEDED DESIGN OF PROPER INFRASTRUCTURE WILL BE REQUIRED, AND MUST BE APPROVED AND INSPECTED BY THE COUNTY OF EL PASO AND EL PASO COUNTY WATER IMPROVEMENT DISTRICT #1. IRRIGATION INFRASTRUCTURE SHALL BE DESIGNED AND CONSTRUCTED TO MAINTAIN DRAINAGE PATTERN, CONVEYING RIGHT-OF-WAY, RUNOFF ONTO ABUTTING LOT.
5. BUILDINGS SHALL BE SETBACK AS FOLLOWS: SETBACKS FROM ROADS AND RIGHT-OF-WAYS SHALL BE A MINIMUM OF 20 FEET, FROM SIDE STREET SHALL BE A MINIMUM OF 10 FEET, FROM ADJACENT PROPERTY LINES SHALL BE A MINIMUM OF 5 FEET, AND FROM BACK PROPERTY LINES SHALL BE 20 FEET. THESE SETBACK DISTANCES SHALL NOT CONFLICT WITH SEPARATION OR SETBACK DISTANCES REQUIRED BY RULES GOVERNING PUBLIC UTILITIES, ON-SITE SEWERAGE FACILITIES, OR DRINKING WATER SUPPLIES.
6. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
7. LOT OWNER WILL BE RESPONSIBLE TO MAINTAIN THE SIDEWALK, PARKWAY AND DRIVEWAYS ABUTTING THEIR PROPERTY INCLUDING DOUBLE FRONTAGE LOTS.
8. THE HOME BUILDER WILL CONSTRUCT A 5 (FIVE) FOOT WIDE CONCRETE SIDEWALK AS PART OF THE CONSTRUCTION OF IMPROVEMENTS. THE SIDEWALKS SHALL BE LOCATED ALONG FRONT, REAR AND SIDES OF EACH LOT WHERE THE LOT ABUTS A PUBLIC ROAD.
9. THE HOME BUILDER WILL CONSTRUCT A CONCRETE DRIVEWAY BETWEEN THE ROAD CURB AND THE PROPERTY LINE AS PART OF THE CONSTRUCTION OF IMPROVEMENTS.
10. JCGAR VENTURES, LLC, HAS OBTAINED A PERMIT FROM EL PASO COUNTY PLANNING AND DEVELOPMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
11. THIS SUBDIVISION IS LOCATED IN FLOOD ZONE X AS PER FIRM MAP OF EL PASO COUNTY, COMMUNITY PANEL NUMBER 480212 0125 B, DATED SEPTEMBER 4, 1991.
12. EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALES.
13. JCGAR VENTURES, LLC, THE OWNER AND SUBDIVIDER OF UPPER VALLEY RANCH UNIT TWO, HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES UNLESS OTHERWISE APPROVED, IN WRITING, BY THE COUNTY ENGINEER.
14. RESTRICTED COVENANTS FOR UPPER VALLEY RANCH UNIT TWO ARE FILED IN THE EL PASO COUNTY CLERK'S OFFICE.
15. INSTRUMENT NO. _____, BOOK _____, PAGE _____, DATE _____.
16. IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE 232.025(b), IT IS HEREBY EXPRESSED THAT ALL PURCHASED CONTRACTS MADE BETWEEN JCGAR VENTURES, LLC, AND A PURCHASER OF LAND IN THIS SUBDIVISION WILL CONTAIN A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
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20. WATER & SEWER SERVICE WILL BE PROVIDED BY EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES.
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NO VEHICULAR ACCESS SHALL BE PERMITTED TO DAVID HERNANDEZ DR. FROM THE SIDE OF LOTS 1 & 52, BLOCK 1, LOTS 1 & 39, BLOCK 2; AND FROM THE BACK OF LOTS 15, 16, 17, 30, 31, & 32, BLOCK 1.

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THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.

INSTRUMENT NO. _____, DATE _____.

CURVE TABLE					
CURVB	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	300.00'	48.08'	24.09'	48.03'	S73°13'13"W
C2	300.00'	48.08'	24.09'	48.03'	N73°13'13"E
C3	300.00'	25.03'	12.52'	25.02'	S52°27'07"W
C4	300.00'	134.66'	68.48'	133.53'	S20°42'02"W
C5	300.00'	159.68'	81.78'	157.80'	N18°18'39"E
C6	327.00'	52.41'	26.26'	52.35'	N73°13'13"E
C7	273.00'	43.76'	21.92'	43.71'	N73°13'13"E
C8	7.70'	12.09'	7.69'	10.89'	S41°53'02"E
C9	7.68'	12.07'	7.69'	10.86'	N48°06'58"E
C10	327.00'	52.41'	26.26'	52.35'	S73°13'13"W
C11	273.00'	43.76'	21.92'	43.71'	N73°13'13"E
C12	20.00'	31.42'	20.00'	28.28'	N41°56'17"W
C13	20.00'	31.42'	20.00'	28.28'	N41°56'17"W
C14	70.00'	75.24'	41.72'	71.67'	S56°08'43"E
C15	70.00'	57.57'	30.52'	55.96'	S14°73'00"E
C16	40.00'	15.83'	8.02'	15.72'	N9°12'19"E
C17	30.00'	44.40'	27.40'	40.46'	S44°32'04"E
C18	20.00'	31.42'	20.00'	28.28'	N48°03'43"E
C19	20.00'	36.97'	26.50'	31.93'	S33°51'38"E
C20	273.00'	68.91'	34.64'	68.73'	S26°19'40"W
C21	327.00'	174.05'	89.14'	172.01'	N18°18'39"E
C22	327.00'	174.05'	89.14'	172.01'	S18°18'39"W
C23	273.00'	51.10'	25.62'	51.00'	N28°11'51"E
C24	273.00'	33.91'	16.98'	33.89'	N19°16'39"E
C25	273.00'	60.31'	30.28'	60.19'	N9°23'26"E
C26	20.00'	33.27'	21.95'	29.56'	S45°31'33"W
C27	30.00'	14.07'	7.17'	13.94'	N73°22'44"W
C28	30.00'	9.26'	4.67'	9.26'	N51°05'53"W

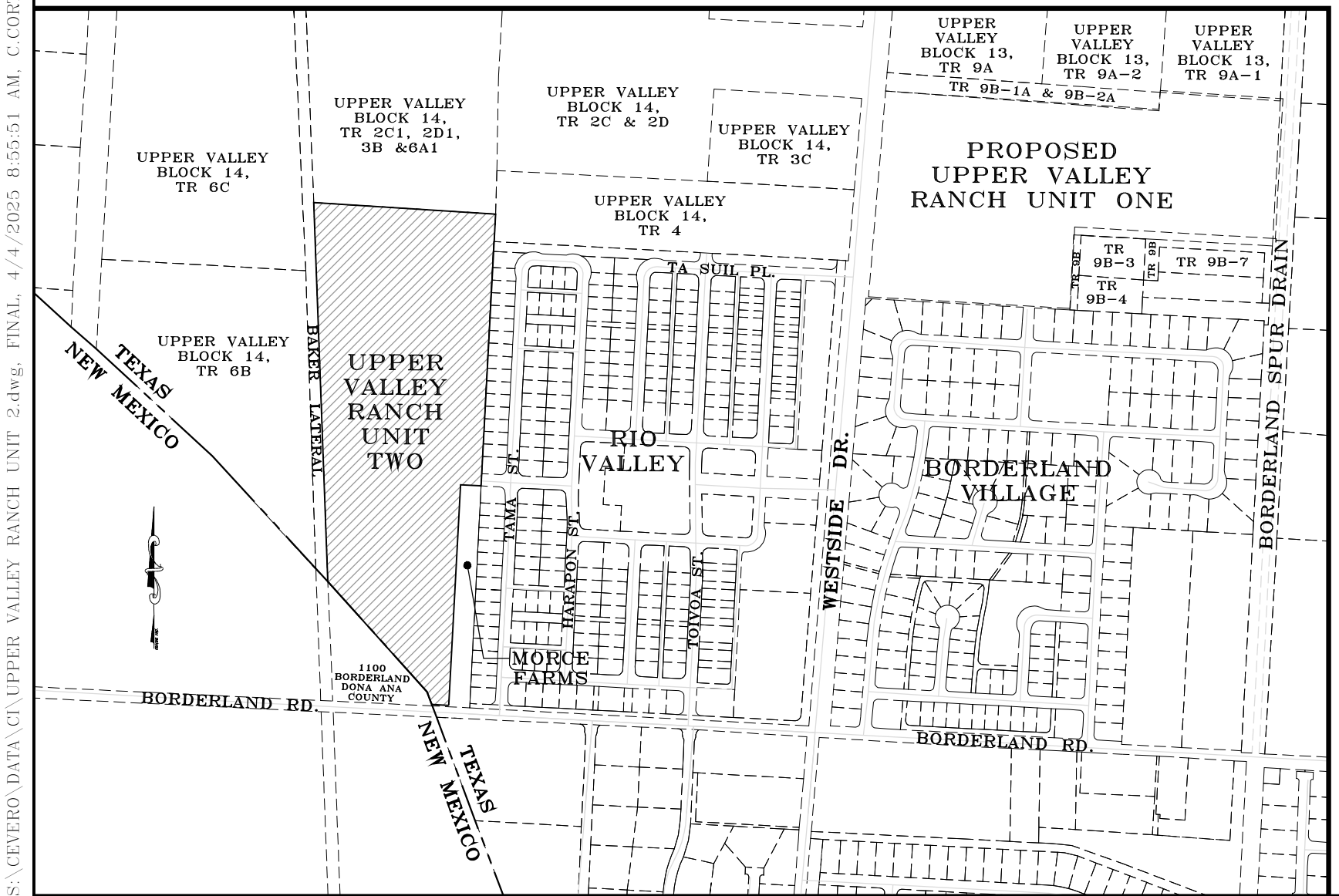
CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C29	50.00'	45.98'	24.76'	44.38'	S68°36'00"E
C30	50.00'	37.14'	19.48'	36.29'	N63°46'29"E
C31	50.00'	37.50'	19.68'	36.63'	N21°00'27"E
C32	50.00'	37.50'	19.68'	36.63'	N21°57'52"W
C33	50.00'	40.86'	21.65'	39.74'	N66°51'48"W
C34	50.00'	35.87'	18.75'	35.10'	S69°01'21"W
C35	30.00'	23.33'	12.29'	22.75'	N70°54'07"E
C36	20.00'	29.56'	18.23'	26.94'	S44°28'27"E
C37	20.00'	33.27'	21.95'	29.56'	S45°31'33"W
C38	30.00'	23.33'	12.29'	22.75'	N64°32'12"W
C39	50.00'	25.35'	12.95'	25.08'	S56°46'45"E
C40	50.00'	41.58'	22.08'	40.39'	N84°52'20"E
C41	50.00'	37.50'	19.68'	36.63'	N39°33'40"E
C42	50.00'	37.50'	19.68'	36.63'	N32°43'38"W
C43	50.00'	37.50'	19.68'	36.63'	N46°22'57"W
C44	50.00'	51.07'	28.01'	48.87'	S82°52'24"W
C45	50.00'	4.36'	2.18'	4.36'	S51°07'05"W
C46	50.00'	23.33'	12.29'	22.75'	N70°54'07"E
C47	20.00'	29.56'	18.23'	26.94'	S44°28'27"E
C48	30.00'	49.91'	32.92'	44.35'	S45°31'33"W
C49	30.00'	9.53'	4.80'	9.49'	N11°13'41"W
C50	70.00'	11.84'	5.94'	11.83'	S15°28'44"E
C51	70.00'	44.23'	22.88'	43.50'	S72°08'07"W
C52	70.00'	11.39'	7.145'	10.000'	S71°09'24"W
C53	30.00'	12.34'	6.26'	12.25'	S75°02'11"E
C54	20.00'	31.37'	19.96'	28.25'	N41°52'40"W
C55	20.00'	31.46'	20.04'	28.31'	N48°07'20"E
C56	10.00'	15.60'	9.90'	14.07'	N41°38'17"W

LOCATION MAP AND BTJ STATUS (SCALE 1"=600' APPROX.):

UPPER VALLEY RANCH UNIT TWO IS LOCATED IN NORTHWEST EL PASO COUNTY ABOUT 1400 FEET WEST FROM THE INTERSECTION OF BORDERLAND ROAD AND WESTSIDE DR. THE SUBDIVISION IS LOCATED WEST OF THE CITY LIMITS OF THE CITY OF EL PASO, EL PASO COUNTY, TEXAS. THEREFORE UPPER VALLEY RANCH UNIT TWO IS LOCATED WITHIN THE 5 MILE EXTRAJURISDICTION (ETJ) OF THE CITY OF EL PASO AS GOVERNED BY SECTION 19.24 OF THE MUNICIPAL CODE.

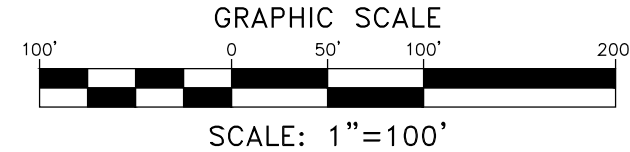
LOCATION MAP

SCALE: 1"=600'



GORDON E. & LYNNE WELCH
TRACTS 6C, BLOCK 14,
UPPER VALLEY SURVEYS
FILE# 20200000962

MARIA C. APPELZOLLER
TRACT 6B, BLOCK 14,
UPPER VALLEY SURVEYS
FILE# 20200000962



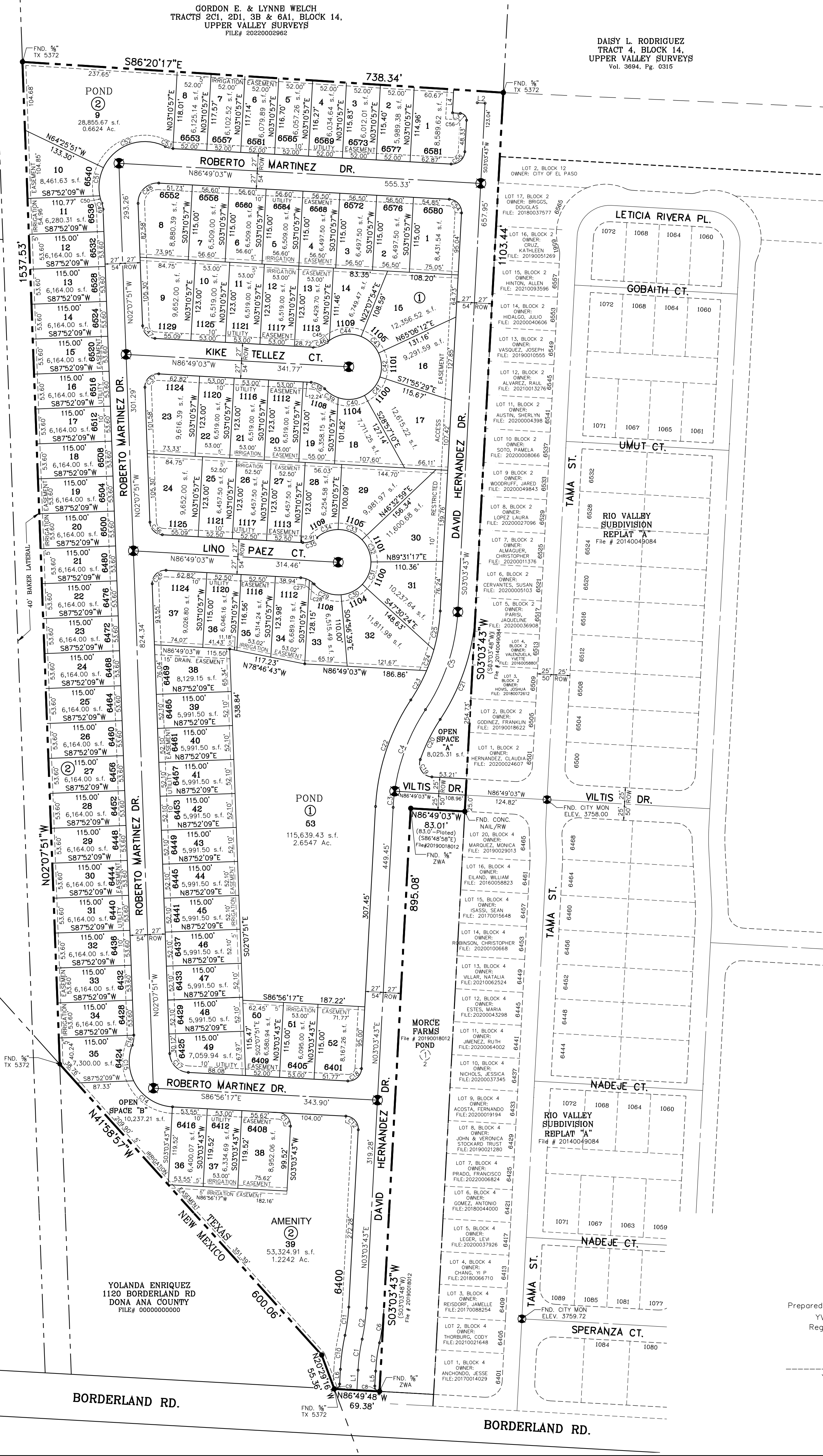
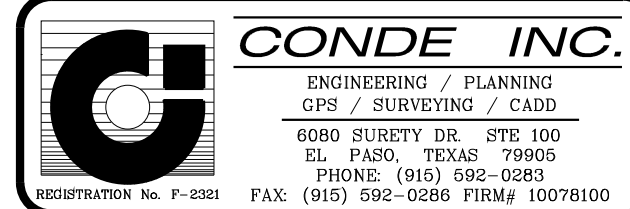
SCHOOL DISTRICT
CANUTILLO INDEPENDENT SCHOOL DISTRICT
7965 ARTCRAFT RD. EL PASO TX 79932

TOTAL RESIDENTIAL LOTS
89

TOTAL AMENITY LOTS
1

PROPOSED CITY MONUMENT

DATE OF PREPARATION: SEPTEMBER 19, 2024



BORDERLAND RD.

BORDERLAND RD.

UPPER VALLEY RANCH

UNIT TWO

BEING LOT 1, BLOCK 1, MORCE FARMS,
EL PASO COUNTY, TEXAS
CONTAINING: 25.692± ACRES

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

JCGAR VENTURES, LLC, as owners of the 25.692± acres of land encompassed within the proposed Upper Valley Ranch Unit Two, hereby subdivide the land as depicted in this subdivision plat and dedications to the use of the streets, ponds, drainage easement, irrigation easements, and utility easements, including existing easements for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

I certify that I have complied with the requirements of Texas Local Government Code §232.032 and that

- (A) the water quality and connections to the lots meet, or will meet, the minimum state standards;
- (B) sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
- (C) electrical connections provided to the lots meet, or will meet, the minimum state standards; and
- (D) gas connections, if available, provided to the lots meet, or will meet, the minimum state standards.

I attest that the matters asserted in this plat are true and complete.

BY: JCGAR VENTURES, LLC

By: Carlos Garcia, PRESIDENT

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF EL PASO

Before me, the undersigned notary public, on this day personally appeared Carlos Garcia, President of JCGAR VENTURES, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said corporation for the purpose and considerations therein expressed.

Given under my hand and seal of office this _____ day of _____, 2025.

Notary Public in and for El Paso County My Commission Expires

CITY OF EL PASO CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §212.009(c) AND §212.0115(b):
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF Upper Valley Ranch Unit Two was reviewed and approved by the City Planning Commission of the City of El Paso on _____, 2025.

Chairperson Date

Executive Secretary Date

Planning and Inspections Director Date

EL PASO COUNTY CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §232.028(c):
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF Upper Valley Ranch Unit Two was reviewed and approved by the El Paso County Commissioners Court on _____, 2025.

Judge Ricardo A. Samoniego Date

Attest: El Paso County Clerk Date

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____ County Clerk of El Paso County, certify that the plat bearing this certificate was filed and recorded under instrument Number _____ in the Plat Records of El Paso County.

El Paso County Clerk

DEDICATION AND MAINTENANCE NOTES:

1. COUNTY OF EL PASO TO MAINTAIN: STREETS, PONDS, DRAINAGE EASEMENT, AND UTILITY EASEMENTS.
2. INDIVIDUAL LOT OWNERS TO MAINTAIN IRRIGATION EASEMENTS.

STREET LENGTH

VILTIS DR.	108.96 FEET
DAVID HERNANDEZ DR.	2,007.84 FEET
ROBERTO MARTINEZ DR.	2,318.12 FEET
KIKE TELLEZ CT.	341.77 FEET
LINO PAEZ CT.	314.46 FEET

PRINCIPAL CONTACTS:

Name Address City & Zip Phone Fax
OWNER: JCGAR VENTURES, LLC 1150 BURGUNDY DR. EL PASO, TX 79907 (915) 859-3713
ENGINEER: YVONNE C. CURRY 6080 SURETY DR. STE 100 EL PASO, TX 79905 (915) 592-0283 (915) 592-0286
SURVEYOR: RON R. CONDE 6080 SURETY DR. STE 100 EL PASO, TX 79905 (915) 592-0283 (915) 592-0286

LINE TABLE

LINE	LENGTH	BEARING
L1	30.58	N30°3'43"E
L2	12.00	S86°20'17"E
L3	12.11	S86°20'17"E
L4	36.00	S30°3'43"W
L5	22.84	N30°3'43"E
L6	22.84	N30°3'43"E

DESCRIPTION OF UPPER VALLEY RANCH UNIT TWO:

Description of a parcel of land being Lot 1, Block 1, Morce Farms, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found $\frac{N}{S}$ TX 5372 at the northwest corner of Lot 1, Block 1, Morce Farms recorded in File No. 20190018012; for the "TRUE POINT OF BEGINNING":

Thence around the exist. Lot 1, Block 1, Morce Farms, the following 8 courses:

1. South 03°03'43" West a distance of 1103.44 feet to a found cone, nail at rockmark;
2. North 86°49'03" West a distance of 83.01 feet to a found $\frac{N}{S}$ ZWA;
3. South 03°03'43" West a distance of 895.08 feet to a found $\frac{N}{S}$ ZWA at the northern right-of-way of Borderland Rd;
4. Along said right-of-way line, North 86°49'48" West a distance of 69.38 feet to a found $\frac{N}{S}$ TX 5372 at the division line of Texas & New Mexico;
5. Leaving said right-of-way line & along said division line, North 20°29'16" West a distance of 55.36 feet to a point;
6. Continuing said division line, North 41°58'57" West a distance of 600.06 feet to a found $\frac{N}{S}$ TX 5372 at the westerly property line of Baker Lateral;
7. Along said property line of Baker Lateral, North 02°07'51" East a distance of 1537.53 feet to a found $\frac{N}{S}$ TX 5372;
8. Leaving said property line of Baker Lateral, South 86°20'17" East a distance of 738.34 feet to the "TRUE POINT OF BEGINNING" and containing in all 1,116,127.80 square feet or 25.692± acres of land more or less.

STATE OF TEXAS

COUNTY OF EL PASO

Prepared by and under the supervision of:
YVONNE CONDE CURRY, P.E.
Registered Professional Engineer
Registration No. 64648

Yvonne Conde Curry, P.E.

Ron R. Conde, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 5152

PLAT NOTES AND RESTRICTIONS:

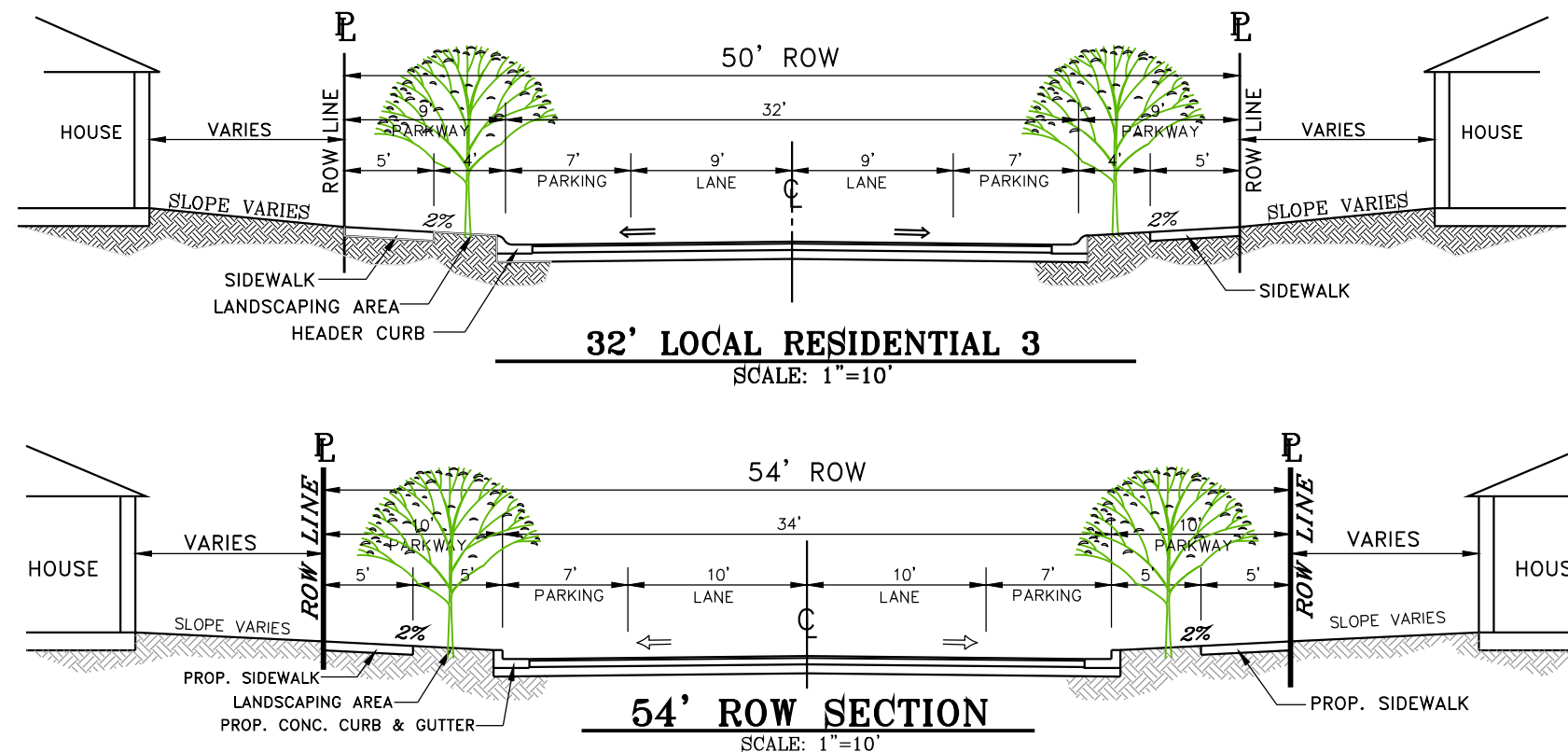
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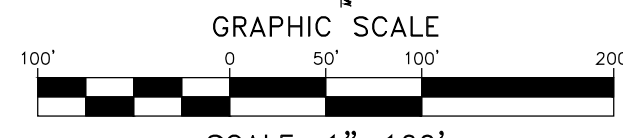
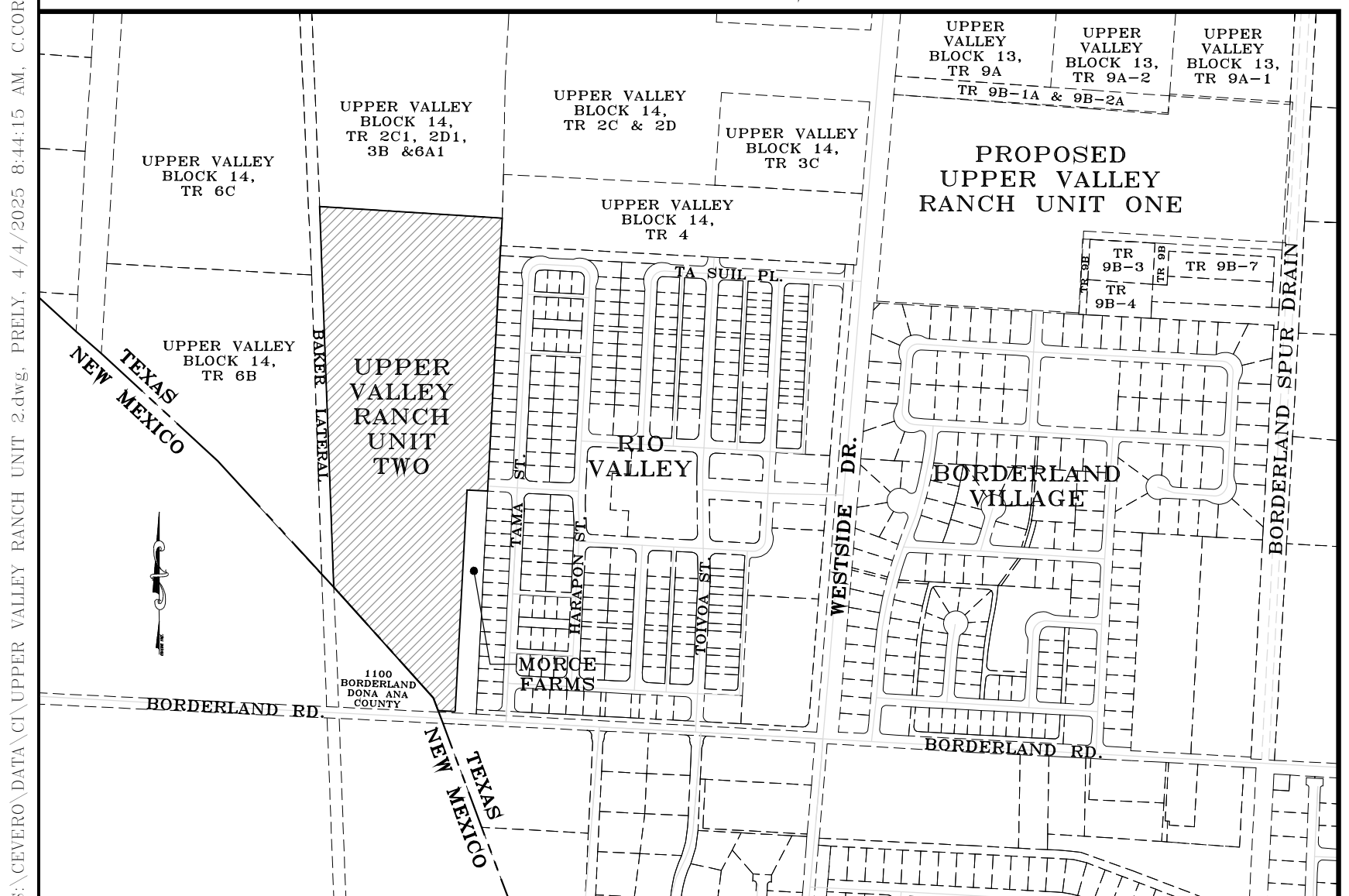
OWNER: JCAR VENTURES, LLC, 1150 BURGUNDY DR., EL PASO, TX 79907, (915) 859-3713, Fax _____
 ENGINEER: YVONNE C. CURRY, 6080 SURETY DR. STE 100, EL PASO, TX 79905, (915) 592-0283, (915) 592-0286
 SURVEYOR: RON R. CONDE, 6080 SURETY DR. STE 100, EL PASO, TX 79905, (915) 592-0283, (915) 592-0286

LOCATION MAP AND BTJ STATUS (SCALE 1"=600' APPROX.):

UPPER VALLEY RANCH UNIT TWO IS LOCATED IN NORTHWEST EL PASO COUNTY ABOUT 1400 FEET WEST FROM THE INTERSECTION OF BORDERLAND ROAD AND WESTSIDE DR. THE SUBDIVISION IS LOCATED WEST OF THE CITY LIMITS OF THE CITY OF EL PASO, EL PASO COUNTY, TEXAS. THEREFORE UPPER VALLEY RANCH UNIT TWO IS LOCATED WITHIN THE 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF EL PASO AS GOVERNED BY SECTION 19.24 OF THE MUNICIPAL CODE.

LOCATION MAP

SCALE: 1"=600'



SCHOOL DISTRICT
CANUTILLO INDEPENDENT SCHOOL DISTRICT
7965 ARTCRAFT RD. EL PASO TX 79932

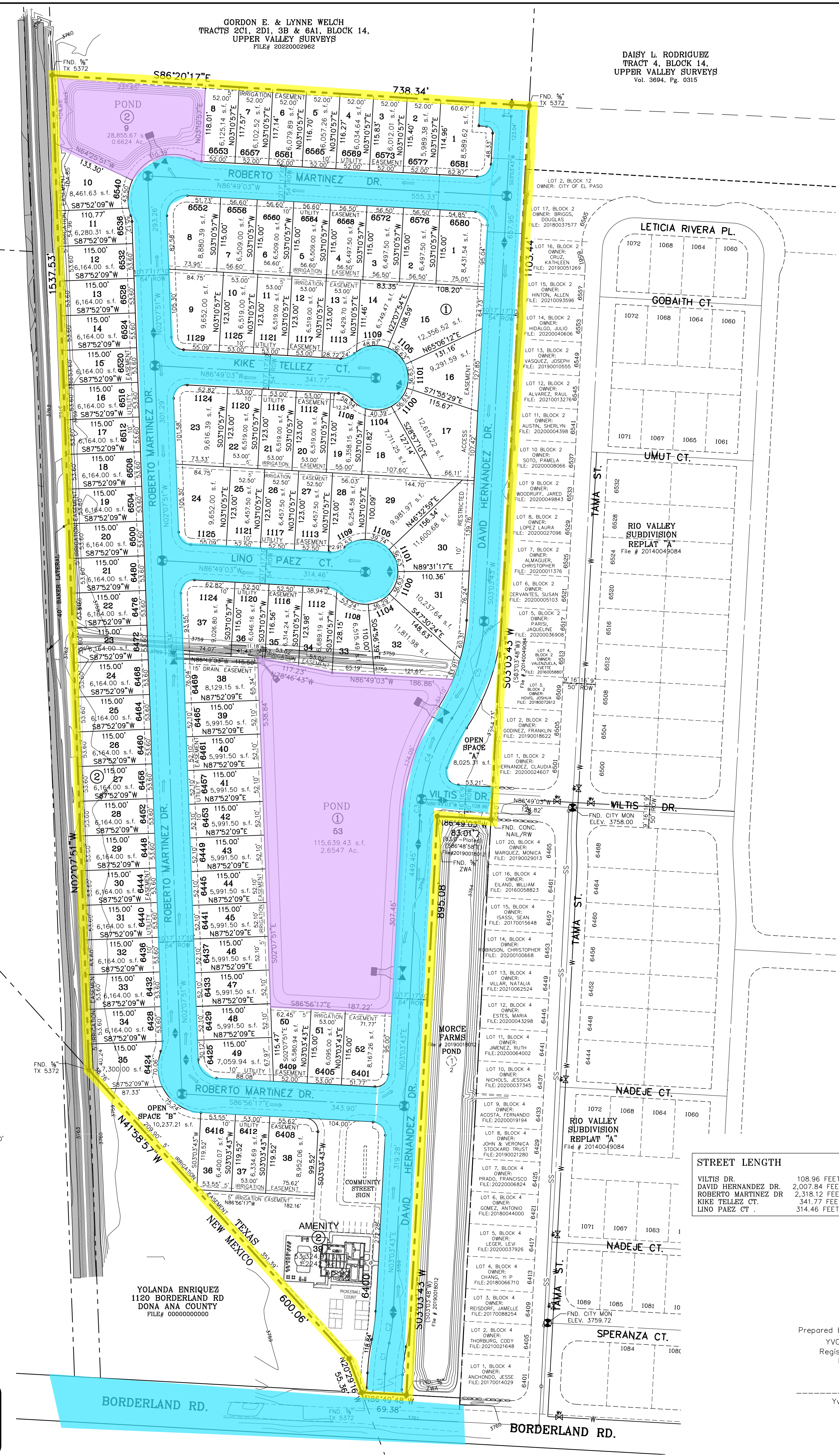
TOTAL RESIDENTIAL LOTS
89

TOTAL AMENITY LOTS
1

⊗ = PROPOSED CITY MONUMENT

DATE OF PREPARATION: SEPTEMBER 19, 2024

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CAD
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286 TIRAM 10078100



UPPER VALLEY RANCH UNIT TWO

BEING LOT 1, BLOCK 1, MORCE FARMS,
EL PASO COUNTY, TEXAS
CONTAINING: 25.692± ACRES

PRELIMINARY PLAT

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

JCAR VENTURES, LLC, as owners of 25.692± acres of land encompasses within the proposed Upper Valley Ranch Unit Two, hereby subdivide the land as depicted in this subdivision plat and dedicates to the use of the streets, ponds, drainage easement, irrigation easements, and utility easements, including existing easements for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

I certify that I have complied with the requirements of Texas Local Government Code §232.032 and that

(A) the water quality and connections to the lots meet, or will meet, the minimum state standards;

(B) sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;

(C) electrical connections provided to the lots meet, or will meet, the minimum state standards; and

(D) gas connections, if available, provided to the lots meet, or will meet, the minimum state standards.

I attest that the matters asserted in this plat are true and complete.

BY: JCAR VENTURES, LLC

By: Carlos Garcia, PRESIDENT

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned notary public, on this day personally appeared Carlos Garcia, President of JCAR VENTURES, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said corporation for the purpose and considerations considerations herein expressed.

Given under my hand and seal of office this _____ day of _____, 2025.

Notary Public in and for El Paso County My Commission Expires _____

CITY OF EL PASO CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §212.009(c) AND §212.0115(b):
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF UPPER VALLEY RANCH UNIT TWO WAS REVIEWED AND APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF EL PASO ON _____, 2025.

Chairperson _____ Date _____
 Executive Secretary _____ Date _____

Planning and Inspections Director _____ Date _____

EL PASO COUNTY CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §232.028(a):
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF UPPER VALLEY RANCH UNIT TWO WAS REVIEWED AND APPROVED BY THE EL PASO COUNTY COMMISSIONERS COURT ON _____, 2025.

Judge Ricardo A. Samanogo _____ Date _____
 Attest: El Paso County Clerk _____ Date _____

COUNTY CLERK'S RECORDING CERTIFICATE
I, _____ County Clerk of El Paso County, certify that the plat bearing this certificate was filed and recorded under instrument Number _____ in the Plat Records of El Paso County.

El Paso County Clerk

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.58	N30°34'3"E
L2	12.01	S86°20'17"E
L3	12.11	S86°20'17"E
L4	36.00	S30°34'3"W
L5	22.94	N30°34'3"E
L6	22.84	N30°34'3"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00'	48.08'	24.09'	48.03'	S7°39'13"W	91°0'59"
C2	300.00'	48.08'	24.09'	48.03'	N7°39'13"E	91°0'59"
C3	300.00'	25.03'	12.52'	25.02'	S6°27'07"W	4°46'47"
C4	300.00'	134.66'	68.48'	133.53'	S20°42'02"W	25°43'03"
C5	300.00'	159.68'	81.78'	157.80'	N18°16'39"E	30°29'50"
C6	327.00'	52.41'	26.26'	52.35'	N7°39'13"E	91°0'59"
C7	273.00'	43.76'	21.92'	43.71'	S7°39'13"W	91°0'59"
C8	7.70'	12.09'	7.69'	10.89'	S41°53'02"E	89°53'31"
C9	7.68'	12.07'	7.69'	10.86'	N48°06'58"E	90°06'29"

SYMBOL LEGEND	
●	FOUND CONTROL POINT
⊙	SANITARY SEWER
⊕	LIGHT POLE
✱	POWER POLE
⌵	GUY WIRE
⌵	TRAFFIC SIGN
⌵	WATER WELL
⌵	WATER VALVE
⌵	ROCKWALL
⌵	DRAINAGE FLOW

STREET LENGTH
 VILTIS DR. 108.96 FEET
 DAVID HERNANDEZ DR. 2,007.84 FEET
 ROBERTO MARTINEZ DR. 2,318.12 FEET
 KIKE TELLEZ CT. 341.77 FEET
 LINO PAEZ CT. 314.46 FEET

DESCRIPTION OF UPPER VALLEY RANCH UNIT TWO:

Description of a parcel of land being Lot 1, Block 1, Morce Farms, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found $\frac{1}{4}$ TX 5372 at the northwest corner of Lot 1, Block 1, Morce Farms recorded in File No. 20190018012, for the "TRUE POINT OF BEGINNING";

Thence around the said Lot 1, Block 1, Morce Farms, the following 8 courses:

- South S30°34'3"E West a distance of 1103.44 feet to a found conc. nail at rockwall;
- North S6°49'03"E West a distance of 83.01 feet to a found $\frac{1}{4}$ ZWA;
- South S30°34'3"E West a distance of 899.08 feet to a found $\frac{1}{4}$ ZWA at the north-south right-of-way line of Borderland Rd;
- Along said right-of-way line, North S6°18'48"E West a distance of 69.38 feet to a found $\frac{1}{4}$ TX 5372 at the division line of Texas & New Mexico;
- Leaving said right-of-way line & along said division line, North S20°29'16"E West a distance of 55.36 feet to a point;
- Continuing said division line, North S18°57'57"E West a distance of 600.06 feet to a found $\frac{1}{4}$ TX 5372 at the westerly property line of Baker Lateral;
- Along said property line of Baker Lateral, North S20°29'16"E West a distance of 1537.53 feet to a found $\frac{1}{4}$ TX 5372;
- Leaving said property line of Baker Lateral, South S6°20'17"E East a distance of 708.54 feet to the "TRUE POINT OF BEGINNING" and containing in all 1,119,127.80 square feet or 25.692 acres of land more or less.

STATE OF TEXAS
COUNTY OF EL PASO

I, Ron R. Conde, a Registered Professional Land Surveyor in Texas, hereby certify that the above plat and description of Upper Valley Ranch Unit Two, were prepared from a survey of the property made on the ground, by me or under my supervision on _____, 2025.

Prepared by and under the supervision of:
 YVONNE CONDE CURRY, P.E.
 Registered Professional Engineer
 Registration No. 64648

Yvonne Conde Curry, P.E.

Ron R. Conde, R.P.L.S.
 Registered Professional Land Surveyor
 Texas License No. 5152

UPPER VALLEY RANCH
UNIT TWO
BEING LOT 1, BLOCK 1, MORCE FARMS,
EL PASO COUNTY, TEXAS
CONTAINING: 25.692± ACRES

DRAINAGE REPORT

DRAINAGE REPORT:

UPPER VALLEY RANCH UNIT TWO is on land that is very flat due to its previous agricultural use. UPPER VALLEY RANCH UNIT TWO will be graded to drain the lots and streets areas to a proposed retention basin located within the proposed Subdivision. The storm water runoff from the subdivision will be captured via storm sewer structures and conveyed to the proposed Retention Basin. The basin and appurtenant structures will be designed as per the County of El Paso Design standards for construction. The 100 year flood event will be contained within the retention basin. The storm sewer infrastructure is designed for 100 year return frequency. There is no offsite storm runoff entering the site from the abutting properties.

This subdivision is located in Flood Zone X as per Federal Emergency Management Agencies FIRM map Community Panel Number 480212-0125 B, effective date of September 4, 1991. No portion of UPPER VALLEY RANCH UNIT TWO is shown to be within a special flood hazard area subject to a one percent or greater chance of flooding in any given year.

The lots will be graded to drain to the streets. The Finished grade of the building pad of the residences will be placed a minimum of 12 inches above average top of curb. The Finished Floor of the house will be placed a minimum of 8 inches above the finished grade. See typical graded lot detail below. Subdivision improvement plans are referenced in case ID # _____ at the El Paso County Planning and Development Department.

CERTIFICATION:

The subdivision as per current FIRM map 480212-0125 B for El Paso County is not located within a designated Floodplain - the current Flood Zone is Zone X. (areas determined to be outside of 500 year floodplain) Under local Govt. code §232.021 (4), "floodplain" means any area in the 100-year floodplain that is being inundated by water from any source or that is identified by FEMA under the National Flood Insurance Act. By my signature below, I certify that Upper Valley Ranch Unit Two is not located within a 100-year floodplain.

Yvonne C. Curry
(Registration No. 64648 Tx.)

DATE:

INFORME DE DRENAJE PLUVIAL:

El Fraccionamiento de UPPER VALLEY RANCH UNIT TWO esta sobre un terreno de superficie plana debido a que era terreno para agricultura. UPPER VALLEY RANCH UNIT TWO se clasificara para drenar las areas de los lotes y las calles a la cuenca de retencion propuesta ubicada dentro de la subdivision de UPPER VALLEY RANCH UNIT TWO. El escurrimiento pluvial de la subdivision se capturara a traves de estructuras de alcantarillado pluvial y transportada a la cuenca de retencion propuesta. La cuenca de retencion y las estructuras adjuntas se disenaran de acuerdo a los estandares de disenio de el condado de El Paso para la construccion. El evento de inundacion de 100 años se contendrá dentro de la cuenca de retención. La infraestructura de acantarrillado pluvial está diseñada para eventos de 100 años. No hay escurrimiento pluvial que ingrese a la subdivision de las propiedades colindantes

Este Fraccionamiento esta en una zona de inundacion X según el Federal Emergency Management Agencies Firm Map Community Panel Numero 480212-0125 B, fecha de vigencia del Septiembre 4, 1991. Ninguna porcion del Fraccionamiento de Upper Valley Ranch Unit Two se muestra dentro de un área de riesgo de inundacion especial sujeta a un por ciento o mayor probabilidad de inundaciones en cualquier año dado.

Los lotes serán clasificados para drenar a las calles. El grado terminado de la plataforma de construcción de las residencias se colocará un mínimo de 12 pulgadas por encima de la parte superior promedio de la acera. El piso terminado de la casa se colocará un mínimo de 8 pulgadas por encima del grado terminado. Ver el detalle típico del lote nivelado a continuación. Los planes de mejoramiento de la subdivision se referencia en el caso ID # _____ en el Departamento de Planificación y Desarrollo del Condado de El Paso

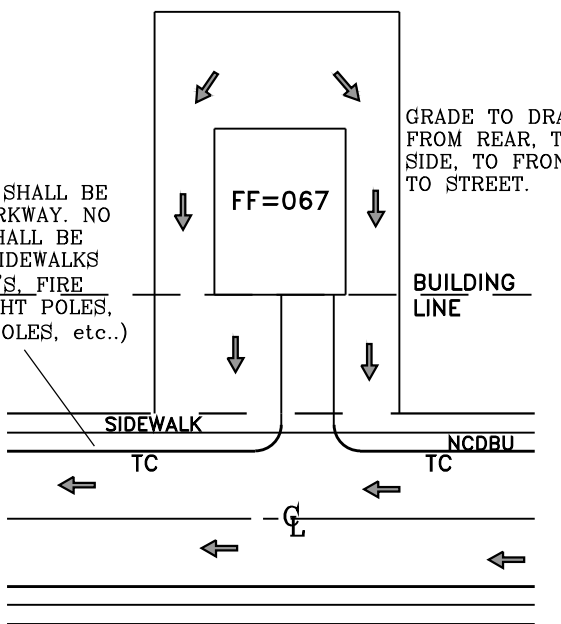
Certificación:

La subdivision según el mapa FIRM actual 480212-0125 B para el condado de El Paso no está ubicada dentro de una llanura de inundación designada - la zona de inundación actual es la Zona X. (áreas determinadas para estar fuera de la llanura de inundación de 500 años) Bajo el código del gobierno local §232.021 (4), "llanura de inundación" significa cualquier área en la llanura de inundación de 100 años que está siendo inundada por agua de cualquier fuente o que está identificada por FEMA bajo la Ley Nacional de Seguro contra Inundaciones. Por mi firma a continuación, certifico que Upper Valley Ranch Unit Two no está ubicado dentro de una llanura de inundación de 100 años.

DRAINAGE CALCULATION TABLE

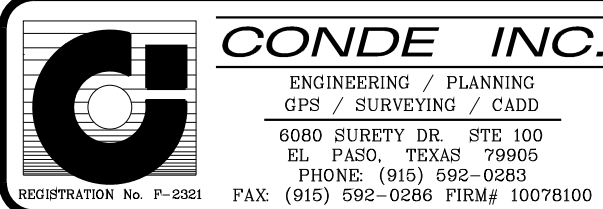
DRAINAGE AREA	AREA (acres)	Tc (min)	C	Iso (in/hr)	Qso (cfs)	I100 (in/hr)	Q100 (cfs)
I	4.38	19	0.60	3.69	9.69	4.23	11.11
II	12.40	26	0.60	3.20	23.81	3.71	27.57
III	1.39	10	0.60	4.60	3.84	5.19	4.32
IV	4.03	20	0.60	3.61	8.73	4.15	10.03
N. POND	0.69						
S. POND	2.65						

ALL UTILITIES SHALL BE PLACED IN PARKWAY. NO UTILITIES SHALL BE PLACED ON SIDEWALKS (i.e., NCDBU'S, FIRE HYDRANTS, LIGHT POLES, SIGNS, POWER POLES, etc.)



DRIVEWAY SLOPES MUST BE 10% MAXIMUM FROM GUTTER TO SIDEWALK, 2% FRO SIDEWALK AND 14% MAXIMUM THEREAFTER
TYPICAL LOT GRADING
NTS

DATE OF PREPARATION: SEPTEMBER 19, 2024



UPPER VALLEY RANCH UNIT TWO

BEING LOT 1, BLOCK 1, MORCE FARMS,
EL PASO COUNTY, TEXAS
CONTAINING: 25.692± ACRES

FINAL ENGINEERING REPORT FOR UPPER VALLEY RANCH UNIT TWO

WATER FACILITIES: DESCRIPTION, COST, AND OPERABILITY DATE

Upper Valley Ranch Unit Two will be provided potable water by the El Paso Water-Public Service Board (EPW/PSB). JCGAR Ventures, LLC. and the Public Service Board (EPW/PSB) will enter into a contract in which the El Paso Water (EPW/PSB) who will provide sufficient water to the subdivision for at least 30 years and the EPW-Public Service Board (EPW/PSB) will provide documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the full development of the subdivision. The EPW/PSB has a 8-inch water line running along Vitis Dr. on the Rio Valley Subdivision east of the proposed Subdivision. The proposed water system for Upper Valley Ranch Unit Two will consist of addition of 8-inch water lines along all of the proposed roadways in Upper Valley Ranch Unit Two. From the 8-inch line, 3/4" diameter single service lines will be provided to the property owner to each lot within the subdivision going to the water meter boxes for each lot. There is one multi-family lot that will require a larger meter and service line as well. The 8-inch mains and 3/4" inch service connections will be installed at the time of development and construction of the roadways within Upper Valley Ranch Unit Two. The installation will include all necessary pipe, valves, tees, crosses, thrust blocks as necessary for compliance of water line installation. JCGAR Ventures, LLC., will in addition pay the EPW/PSB the sum of \$371,130 which covers the \$4,170 cost per lot for the water meter (including installation costs and all tap fees (not including multi-family lot)). Upon request by the Lot Owner, the EPW/PSB will promptly install at no charge the water meter for that lot. The water facilities will be fully operable as of _____ 2025. JCGAR Ventures, LLC. will also install 6 Public Fire Hydrants with the cost of \$9,500.00 per unit: it includes materials and installation (to be approved by ESD#2) within the subdivision.

Certifications:

I certify that the water service facilities described above are in compliance with the Model Rules adopted under Section 16.343, Water Code.

ENGINEER: Yvonne C. Curry, P.E. 64648

DATE:

REPORTE FINAL DE INGENIERIA PARA EL FRACCIONAMIENTO UPPER VALLEY RANCH UNIT TWO (FINAL ENGINEERING REPORT FOR UPPER VALLEY RANCH UNIT TWO)

INSTALACIONES DE AGUA: FECHA DE DESCRIPCION, COSTO Y OPERATIVIDAD

Upper Valley Ranch Unit Two recibirá agua potable de la Junta de Servicio Público de Agua de El Paso (EPW/PSB). JCGAR Ventures, LLC. y la Junta de Servicio Público (EPW/PSB) celebrará un contrato en el que el Agua de El Paso (EPW/PSB) que proporcionará agua suficiente a la subdivisión durante al menos 30 años y la Junta de Servicio Público de EPW (EPW/PSB) proporcionará documentación para establecer suficientemente la capacidad a largo plazo del servicio de drenaje sanitario para servir a esta subdivisión. La Junta de Servicio Público (EPW/PSB) proporcionará documentación para establecer suficientemente la capacidad a largo plazo del servicio de drenaje sanitario para servir a esta subdivisión. La Junta de Servicio Público (EPW/PSB) tiene una línea de drenaje sanitario de 8-pulgadas que corre a lo largo de Vitis Dr. en Rio Valley Subdivision, al este de la Subdivisión propuesta. El sistema de drenaje sanitario para Upper Valley Ranch Unit Two consistirá en la adición de líneas de drenaje sanitario de PVC de 8-pulgadas a lo largo de todas las calles propuestas en Upper Valley Ranch Unit Two. Desde la línea de 8-pulgadas, se proporcionarán líneas de servicio individuales de 3/4" de diámetro al propietario de cada lote dentro de la subdivisión que va a las cajas de medidores de agua para cada lote. Existe un lote multifamiliar que podría requerir una caja de medidor mas grande y talves tambien las líneas de servicio. Las líneas de 8-pulgadas y las conexiones de servicio de 3/4" de diámetro se instalarán en el momento del desarrollo y la construcción de las calles dentro de Upper Valley Ranch Unit Two. La instalación incluirá todas las tuberías, válvulas, tees, cruces, bloques de empuje necesarios para el cumplimiento de la instalación de la línea de agua. JCGAR Ventures, LLC., además pagará al EPW/PSB la suma de \$371,130 que cubre el costo de \$4,170 por lote para el medidor de agua (incluidos los costos de instalación y todas las tarifas del grifo (no incluye el lote multi familiar)). A solicitud del propietario del lote, el EPW/PSB instalará de inmediato y sin cargo el medidor de agua para ese lote. Las instalaciones de agua estarán totalmente operables a partir de _____ del 2025. JCGAR Ventures, LLC. También instalarán 6 Bocas de incendio con el costo de \$9,500.00 por unidad: incluye materiales e instalación (que seran aprovados por el ESD#2) dentro de la subdivisión.

Certificaciones:

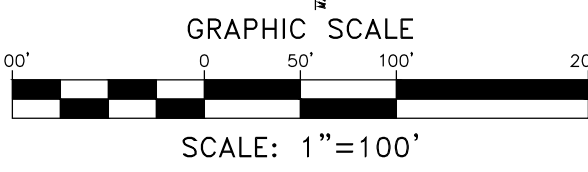
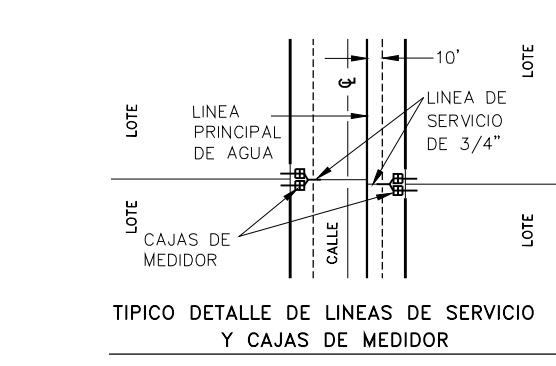
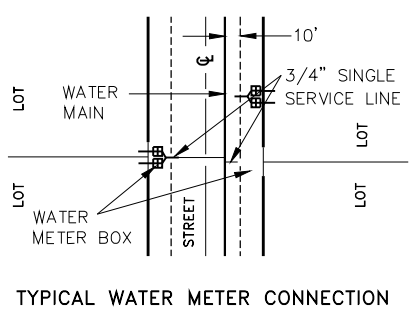
Certifico que el servicio de agua potable descritas anteriormente están de acuerdo con las normas del modelo adoptado bajo sección 16.343, código de aguas.

LEGEND

- CONNECT TO EXISTING END OF PIPE
- PROP. 8" P.V.C. WATER MAIN
- EXIST. 12" WATER MAIN
- EXIST. 8" WATER MAIN
- PROPOSED 8" x 8" CROSS
- PROPOSED TEE
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- PROP. FIRE HYDRANT & VALVE
- EXIST. FIRE HYDRANT
- WATER METER BOX
- PLUG END WATER MAIN

SIMBOLOGIA

- CONECTAR A UN CONDUCTO EXISTENTE
- PROPUESTA PARA LINEA DE AGUA DE 8" DE PVC
- CONDUCTO DE AGUA EXISTENTE DE 12"
- CONDUCTO DE AGUA EXISTENTE DE 8"
- PROPUESTA DE UNA CONECCION DE 8"x8" (EN CRUZ)
- PROPUESTA DE UNA CONECCION DE 8"x8" (EN T)
- PROPUESTA DE UNA VALVULA DE AGUA
- VALVULA DE AGUA EXISTENTE
- PROPUESTA DE HIDRANTE
- PROPUESTA DE HIDRANTE Y VALVULA
- HIDRANTE EXISTENTE
- CAJA DE MEDIDOR DE AGUA
- TAPON DE AGUA AL EXTREMO DE LINEA PRINCIPAL



FINAL ENGINEERING REPORT FOR UPPER VALLEY RANCH UNIT TWO

SEWER FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

Upper Valley Ranch Unit Two will be provided sanitary sewer service by the El Paso Water/Public Service Board (EPW/PSB). JCGAR Ventures, LLC. and the Public Service Board (EPW/PSB) will enter into a contract in which the El Paso Water (EPW/PSB) will promise to provide sufficient sewer service to the subdivision for at least 30 years and the Public Service Board (EPW/PSB) will provide documentation to sufficiently establish the long term capacity of the sewer service to serve this subdivision. The Public Service Board (EPW/PSB) has an 8 inch sewer line running along Vitis Dr. on Rio Valley Subdivision, east of the proposed Subdivision. The sewer system for Upper Valley Ranch Unit Two will consist of addition of 8-inch PVC sewer lines along all of the proposed roadways in Upper Valley Ranch Unit Two. From the 8-inch lines 4-inch diameter single service lines will be provide to the property owner to each lots within the subdivision going to the proposed 8-inch sewer mains for each lot. The 8-inch mains and 4-inch service connections will be install at the time of development and construction of the roadways within Upper Valley Ranch Unit Two. The installation will include all pipes, manholes and service connections as are required for the proper installation of the sanitary sewer system. JCGAR Ventures, LLC., will in addition pay the EPW-Public Service Board (EPW/PSB) the sum of \$79,210 which covers the \$890 cost per lot for the sanitary sewer service (including installation costs and all tap fees (not including multi-family lot)). Upon request by the Lot Owner, the EPW-Public Service Board (EPW/PSB) will promptly install at no charge the sewer service connection for that lot. The sanitary sewer facilities will be fully operable as of _____ 2025.

Certifications:

I certify that the sewage service facilities described above are in compliance with the Model Rules adopted under Section 16.343, Water Code.

ENGINEER: Yvonne C. Curry, P.E. 64648

DATE:

REPORTE FINAL DE INGENIERIA PARA EL FRACCIONAMIENTO UPPER VALLEY RANCH UNIT TWO (FINAL ENGINEERING REPORT FOR UPPER VALLEY RANCH UNIT TWO)

INSTALACIONES DE ALCANTARILLADO SANITARIO: FECHA DE DESCRIPCION, COSTOS Y OPERATIVIDAD

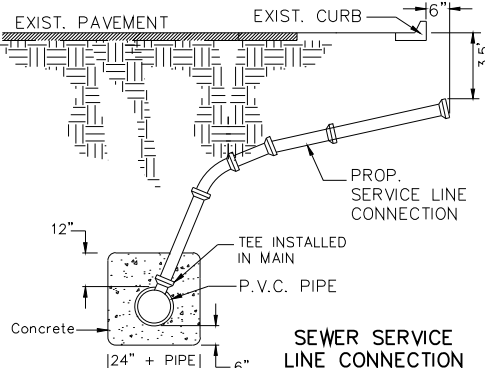
Upper Valley Ranch Unit Two recibirá servicio de drenaje sanitario por parte de la Junta de Agua/Servicio Público de El Paso (EPW/PSB). JCGAR Ventures, LLC. y la Junta de Servicio Público (EPW/PSB) celebrará un contrato en el que El Paso Water (EPW/PSB) se compromete a proporcionar suficiente servicio de drenaje sanitario a la subdivisión durante al menos 30 años y la Junta de Servicio Público (EPW/PSB) proporcionará documentación para establecer suficientemente la capacidad a largo plazo del servicio de drenaje sanitario para servir a esta subdivisión. La Junta de Servicio Público (EPW/PSB) tiene una línea de drenaje sanitario de 8-pulgadas que corre a lo largo de Vitis Dr. en Rio Valley Subdivision, al este de la Subdivisión propuesta. El sistema de drenaje sanitario para Upper Valley Ranch Unit Two consistirá en la adición de líneas de drenaje sanitario de PVC de 8-pulgadas a lo largo de todas las calles propuestas en Upper Valley Ranch Unit Two. A partir de las líneas de 8-pulgadas, se proporcionarán líneas de servicio individuales de 4-pulgadas de diámetro al propietario de la propiedad a cada lote dentro de la subdivisión que va a la red del drenaje sanitario propuesta de 8-pulgadas para cada lote. Las conexiones de red de 8-pulgadas y servicio de 4-pulgadas se instalarán en el momento del desarrollo y la construcción de las calles dentro de Upper Valley Ranch Unit Two. La instalación incluirá todas las tuberías, arquetas y conexiones de servicio que sean necesarias para la correcta instalación del sistema de drenaje sanitario. JCGAR Ventures, LLC., además pagará a la Junta de Servicio Público de EPW (EPW/PSB) la suma de \$79,210 que cubre el costo de \$890 por lote para el servicio de drenaje sanitario (incluidos los costos de instalación y todas las tarifas de grifo (no incluye el lote multi familiar)). A solicitud del Propietario del Lote, la Junta de Servicio Público de EPW (EPW/PSB) instalará de inmediato y sin cargo la conexión del servicio de drenaje sanitario para ese lote. Las instalaciones de drenaje sanitario estarán en pleno funcionamiento a partir de _____ del 2025.

Certificaciones:

Certifico que el servicio de aguas residuales descritas anteriormente están de acuerdo con las normas del modelo adoptado bajo sección 16.343, código de aguas.

LEGEND

- 12" PROPOSED 12" P.V.C. SEWER LINE
 - 8" PROPOSED 8" P.V.C. SEWER LINE
 - PROPOSED MANHOLE
 - SEWER SERVICE CONNECTION
- SIMBOLOGIA**
- 12" PROPUESTA LINEA DE PVC DE 12" PARA DRENAGE
 - 8" PROPUESTA LINEA DE PVC DE 8" PARA DRENAGE
 - PROPUESTA BOCA DE ALCANTARILLADO
 - CONECCION PARA EL SERVICIO DE DRENAGE



DATE OF PREPARATION: SEPTEMBER 19, 2024

