UPPER VALLEY RANCH UNIT TWO

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

PRELIMINARY PLAT

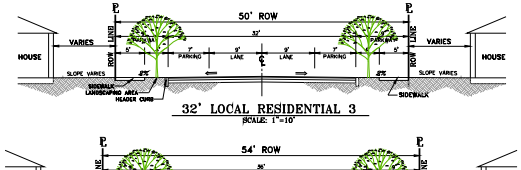
PLAT NOTES AND RESTRICTIONS:

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 DETERMINING 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' RADII 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.
    INSTRUMENT No. _____ BOOK _____ PAGE _____ DATE _____
15. IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE 232.0029(d), 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.
16. THE RETENTION OF ALL STORMWATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF (MUNI-CODE 19.19.010A, DSC, and DDM SECTION 11.1).
17. ROADS WILL NOT BE MAINTAINED BY THE COUNTY OF EL PASO UNTIL PAVED BY AND LEGALLY APPROVED AND ACCEPTED BY THE COUNTY.
18. WATER & SEWER SERVICE WILL BE PROVIDED BY EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES.
19. TAX CERTIFICATES FOR FOR UPPER VALLEY RANCH UNIT TWO ARE FILED IN EL PASO COUNTY CLERK'S OFFICE.
    INSTRUMENT No. _____ BOOK _____ PAGE _____ DATE _____

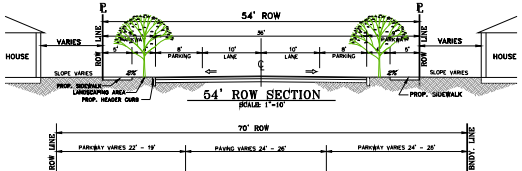
NO VEHICULAR ACCESS SHALL BE PERMITTED TO DAVID HERNANDEZ DR. FROM THE SIDE OF LOTS 1, BLOCK 1; LOTS 1 & 26, BLOCK 2; LOTS 1 & 8, BLOCK 3; LOTS 1 & 7, BLOCK 4; LOTS 7 & 10, BLOCK 6.

NO VEHICULAR ACCESS SHALL BE PERMITTED TO ROBERTO MARTINEZ DR. FROM THE SIDE OF LOTS 4 & 5, BLOCK 3; LOTS 4 & 5, BLOCK 4; LOTS 3, 4, 7, & 8, BLOCK 5; LOTS 3 & 4, BLOCK 6.

THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____



32' LOCAL RESIDENTIAL 3
SCALE: 1"=10'



54' ROW SECTION
SCALE: 1"=10'

EXIST. MINOR STREET
(BORDERLAND RD.)
SCALE: 1"=10'

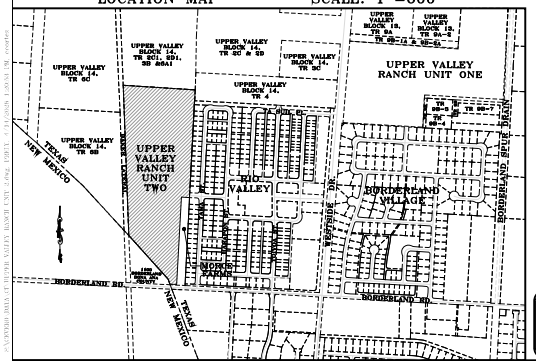
PRINCIPAL CONTACTS:

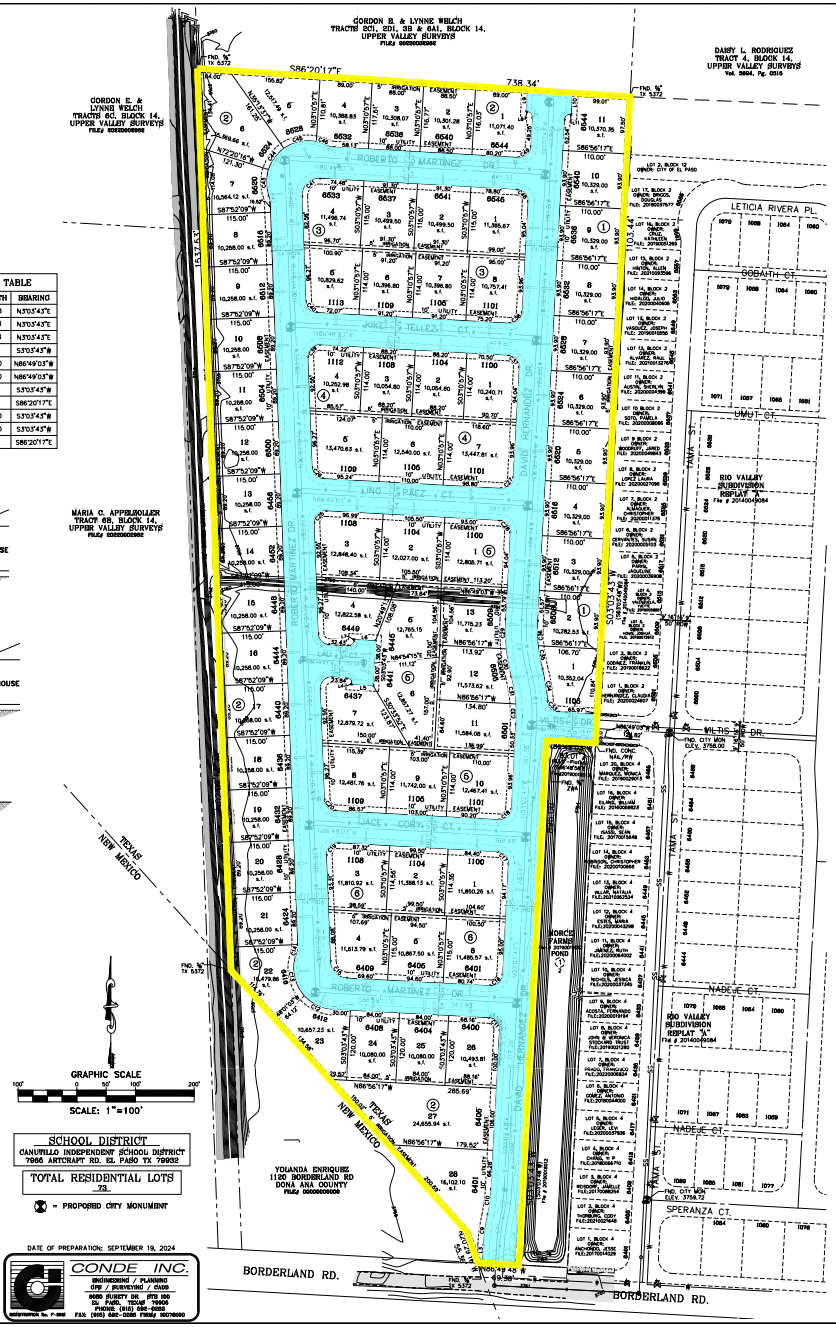
	Name	Address	City & Zip	Phone	Fax
OWNER:	JCGAR VENTURES, LLC	1150 BURGANDY DR.	EL PASO, TX 79907	(915) 859-3713	
ENGINEER:	YVONNE C. CURRY	6080 SURETY DR. STE 100	EL PASO, TX. 79905	(915) 592-0283	(915) 592-0286
SURVEYOR:	RON R. CONDE	6080 SURETY DR. STE 100	EL PASO, TX. 79905	(915) 592-0283	(915) 592-0286

LOCATION MAP AND ETJ 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'





GRAPHIC SCALE
SCALE: 1"=100'

SCHOOL DISTRICT
CANUTILLO INDEPENDENT SCHOOL DISTRICT
7965 AIRCRAFT RD. EL PASO TX 79926

TOTAL RESIDENTIAL LOTS
73

PROPOSED CITY MONUMENT

DATE OF PREPARATION: SEPTEMBER 19, 2024

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CADD
6080 SURETY DR. (915) 592-0283
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286 FIRM# 10076600
Registered No. F-3412

LINE TABLE		
LINE	LENGTH	BRIARING
L1	30.58	N70°43'E
L2	22.94	N70°43'E
L3	22.84	N70°43'E
L4	1.02	S70°43'E
L5	36.00	N86°49'03"E
L6	36.00	N86°49'03"E
L7	0.98	S70°43'E
L8	1.10	S86°20'17"E
L9	36.00	S70°43'E
L10	36.00	S70°43'E
L11	0.90	S86°20'17"E

SYMBOL LEGEND
FOUND CONTROL POINT
SANITARY SEWER
LIGHT POLE
POWER POLE
GUY WIRE
TRAFFIC SIGN
WATER WELL
WATER VALVE
= ROCKWALL
= DRAINAGE FLOW

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BRIARING	DELTA
C1	300.00'	48.08'	24.09'	48.03'	S73°19'13"W	9°10'59"
C2	300.00'	48.08'	24.09'	48.03'	N73°19'13"E	9°10'59"
C3	300.00'	90.53'	45.51'	89.99'	N81°53'49"W	17°16'05"
C4	300.00'	91.53'	45.51'	89.99'	S81°53'49"E	17°16'05"
C5	327.00'	52.41'	26.26'	52.35'	N73°19'13"E	9°10'59"
C6	273.00'	43.76'	21.92'	43.71'	S73°19'13"W	9°10'59"
C7	7.70'	12.09'	7.69'	10.89'	S41°53'02"E	89°53'31"
C8	7.68'	12.07'	7.69'	10.86'	N48°06'58"E	90°06'29"
C9	327.00'	52.41'	26.26'	52.35'	S73°19'13"W	9°10'59"
C10	273.00'	43.76'	21.92'	43.71'	N73°19'13"E	9°10'59"
C11	20.00'	31.42'	20.00'	28.28'	N41°56'17"W	90°00'00"
C12	70.00'	64.92'	28.96'	53.53'	S64°27'38"E	44°57'22"
C13	70.00'	76.39'	42.60'	72.66'	S10°43'14"E	62°31'26"
C14	40.00'	15.83'	8.02'	15.72'	N91°19'19"E	22°40'19"
C15	30.00'	44.40'	27.40'	40.46'	S44°32'04"E	84°48'26"
C16	20.00'	31.42'	20.00'	28.28'	N48°03'43"E	90°00'00"
C17	20.00'	31.37'	19.96'	28.25'	N41°52'40"B	89°52'46"
C18	20.00'	31.46'	20.04'	28.31'	N48°07'20"E	90°07'14"
C19	20.00'	33.27'	21.95'	29.56'	S45°31'33"B	95°18'48"
C20	20.00'	29.56'	18.23'	26.94'	S44°28'27"E	84°41'12"
C21	20.00'	33.27'	21.95'	29.56'	S45°31'33"B	95°18'48"
C22	10.00'	15.69'	9.98'	14.13'	N41°52'40"B	89°52'46"
C23	10.00'	15.73'	10.02'	14.16'	N48°07'20"E	90°07'14"
C24	20.00'	29.56'	18.23'	26.94'	S44°28'27"E	84°41'12"
C25	20.00'	33.27'	21.95'	29.56'	S45°31'33"B	95°18'48"
C26	20.00'	29.56'	18.23'	26.94'	S44°28'27"E	84°41'12"
C27	20.00'	31.46'	20.04'	28.31'	N48°07'20"E	90°07'14"
C28	20.00'	31.37'	19.96'	28.25'	N41°52'40"B	89°52'46"
C29	327.00'	50.68'	25.39'	50.63'	S12°23'9"E	8°52'46"
C30	327.00'	47.78'	23.93'	47.74'	S10°00'12"E	8°22'19"
C31	273.00'	47.54'	23.83'	47.48'	N9°12'01"W	9°58'40"
C32	273.00'	54.66'	17.35'	54.63'	N0°34'29"W	7°16'25"
C33	20.00'	28.78'	17.52'	26.36'	S45°35'44"E	82°26'37"
C34	327.00'	56.02'	28.08'	55.95'	N9°16'33"B	9°48'56"
C35	273.00'	39.70'	19.88'	39.66'	S10°01'24"E	8°19'53"
C36	273.00'	42.60'	21.29'	42.46'	S12°32'2"E	8°56'11"
C37	20.00'	31.37'	19.96'	28.25'	N41°52'40"B	89°52'46"
C38	20.00'	31.46'	20.04'	28.31'	N48°07'20"E	90°07'14"
C39	20.00'	33.27'	21.95'	29.56'	S45°31'33"B	95°18'48"
C40	20.00'	29.56'	18.23'	26.94'	S44°28'27"E	84°41'12"
C41	30.00'	49.91'	32.92'	44.35'	S45°31'33"B	95°18'48"
C42	40.00'	12.11'	6.10'	12.06'	N10°48'05"B	17°20'29"
C43	70.00'	45.37'	23.51'	44.58'	S0°54'18"E	37°08'04"
C44	70.00'	46.34'	23.50'	44.66'	S36°13'03"B	37°06'39"
C45	70.00'	58.12'	30.85'	56.46'	S78°33'31"B	47°34'16"
C46	70.00'	16.24'	8.15'	16.20'	N71°00'41"W	13°17'21"
C47	40.00'	15.67'	7.94'	15.57'	S75°35'31"E	22°27'02"
C48	20.00'	31.37'	19.96'	28.25'	N41°52'40"B	89°52'46"
C49	20.00'	31.46'	20.04'	28.31'	N48°07'20"E	90°07'14"
C50	10.00'	15.60'	9.90'	14.07'	N41°58'17"W	89°24'00"
C51	10.00'	15.81'	10.11'	14.22'	S48°21'43"B	90°36'00"

STREET LENGTH	
VILTIS DR.	108.96 FEET
DAVID HERNANDEZ DR.	1,984.22 FEET
ROBERTO MARTINEZ DR.	2,311.46 FEET
KIKE TELLEZ CT.	419.60 FEET
LINO PAEZ CT.	393.97 FEET
JACIE CORY CT.	369.69 FEET
LAU CT.	103.34 FEET

DEDICATION AND MAINTENANCE NOTES:

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

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

_____
Yvonne Conde Curry, P.E.

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

JCGAR VENTURES, LLC., as owners of the 25.6922± acres of land encompassed within the proposed Upper Valley Ranch Unit Two, hereby subdivide the land as depicted in this subdivision plat and dedicate to the use of the streets, parks, rights-of-way, easements, and utility easements, to the public forever unless otherwise indicated. Further, we dedicate 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

A C K N O W L E D G E M E N T

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 consideration herein expressed.

Given under my hand and seal of office this _____ day of _____, 2026.

_____ _____
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):

BE 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 _____, 2026.

_____ _____
Chairperson Date

_____ _____
Executive Secretary Date

_____ _____
Planning and Inspections Director Date

EL PASO COUNTY CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §232.028(c):

BE THE UNDERSIGNED CERTIFY that this plat of Upper Valley Ranch Unit Two was reviewed and approved by the El Paso County Commissioners Court on _____, 2026.

_____ _____
Judge Ricardo A. Samaniego 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

On-site Ponding Requirements:

1. All lots in the subdivision are subject to on-site ponding. Lot owners are responsible for maintaining adequate provisions to accommodate all stormwater runoff generated from their respective lot plus one-half the runoff generated from abutting street Right -Of-Ways directly fronting the lot.
2. Walls constructed abutting street Right-Of-Ways shall be constructed with drain pipes allowing the street runoff to be conveyed to the subject property, no rockwall or fence on front property line.
3. On-site ponding areas shall have maximum one (vertical) to three (horizontal) side slopes and a maximum of twelve (12) inches deep based on a one hundred year storm.
4. Permanent elevation markers shall be installed to define the levels to be maintained to ensure the effectiveness of on-site ponding. Permanent elevation markers shall not be moved, covered or altered without written permission of Planning and Development.
5. The County is granted permanent right of access to inspect the ponding areas, and permanent elevation markers.
6. Filling or changing the pond, or allowing the pond to be filled or changed to an elevation greater than established by the permanent elevation markers, is prohibited.
7. On-site ponding areas, permanent elevation markers, sidewalks & driveways shall be constructed and inspected prior to building occupancy. Permanent Certificate of Compliance, required to obtain utility services, will be issued only after the County of El Paso has performed the inspection.
8. No person shall be permitted to impair the functionality of an on-site pond. No more than fifty percent (50%) of the area of any residential lot conveyed by deed shall be covered by improvements, either temporary or permanent, which shed stormwater, including but not limited to, buildings, driveways, patios or landscaping underlaid with plastic sheeting or other impermeable material.
9. In the event that the functionality of an on-site pond becomes impaired whether by act of man or nature, the owner of the lot on which the impaired pond is located shall perform all corrective actions required to restore that functionality.
10. Any owner notified in writing by the County Engineer of corrective actions required to restore the functionality of an on-site pond or drainage problem on the lot shall comply within forty-five calendar days of receipt of such notice; provided, however, that nothing herein shall prevent the County from mandating an earlier time for commencement of completion, during times of emergency, where there is imminent danger of loss of life, limb or property.
11. Owner of property utilizing on-site ponding waives any claim or cause of action against the County, officials or employees, for any death, injury or property damage resulting from alteration of the ponding capacity for that lot, including lack of maintenance.
12. These on-site ponding requirements shall be enforced by injunctive relief without the requirement for bond or other security.
13. The conveyance of property permitting on-site ponding shall declare in conspicuous language in the deed that the property is subject to on-site ponding requirements, maintenance of elevation markers, standing water on lot, and ingress and egress for inspection as stated on the plat.

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 ½" TX 5372 at the northwest corner of Lot 1, Block 1, Morce Farms recorded in No. 20240076152, 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 corc. nail at rockwall;
2. North 86°49'03" East a distance of 83.01 feet to a found ½" ZBA;
3. South 03°03'43" West a distance of 895.06 feet to a found ½" ZBA at the northerly 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 ½" 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 55.35 feet to a point;
6. Continuing said division line, North 41°58'57" West a distance of 600.06 feet to a found ½" TX 5372 at the easterly property line of Baker Lateral;
7. Along said property line of Baker Lateral, North 02°07'51" West a distance of 1537.53 feet to a found ½" 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 1,119,127.80 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 _____, 2026.

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