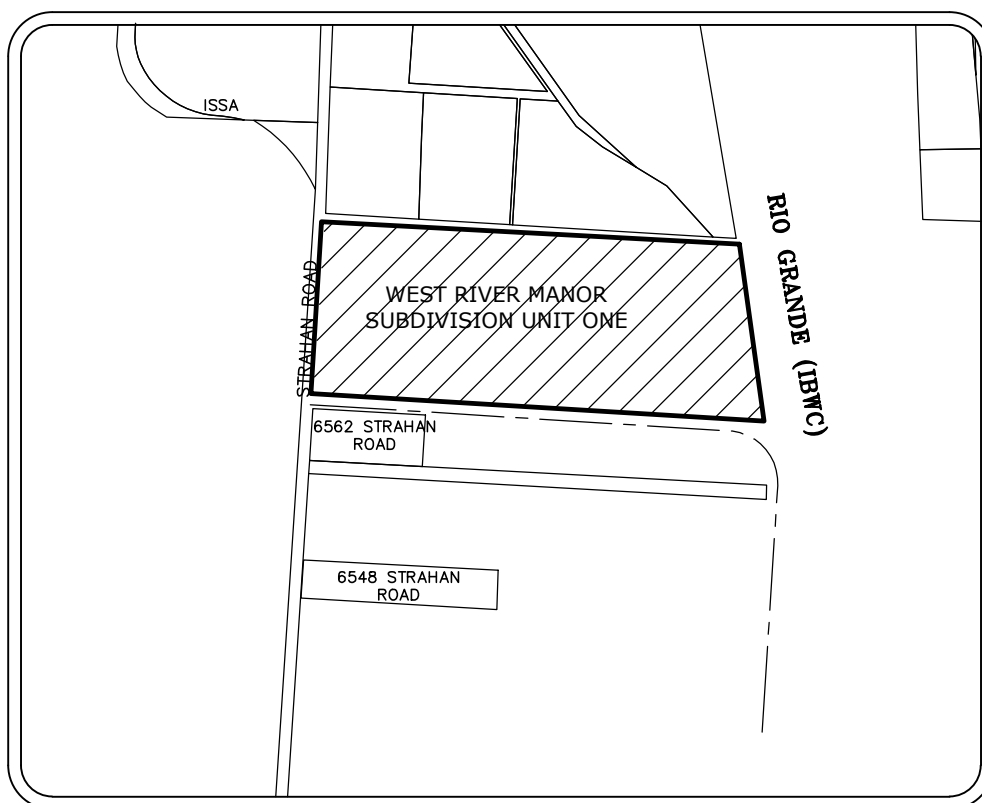


**LOCATION MAP**

APPROX. SCALE 1"=600'



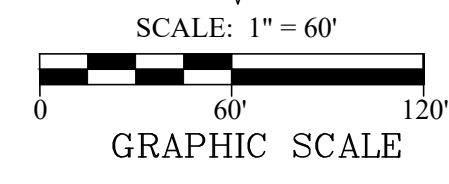
**LOCATION MAP AND ETJ STATUS**

West River Manor Unit One located in the El Paso County limits, more specifically located approximately 1.4 mile in a south direction from the intersection of Canutillo-La Union and Strahan Road. The nearby Canutillo and the City of El Paso, Texas. According to the 2020 U.S. Census Bureau records the Canutillo, has a population 6,321 and the City of El Paso has a population 678,815.

West River Manor Unit One is located within El Paso County adjoining to Canutillo, Texas on the East and the corporate limit of the City of El Paso on the South, and within the 5-mile extraterritorial jurisdiction (E.T.J.) of the City of El Paso (local government code §212.001).

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	118.87	220.33	305°44'47"	N74° 34' 05"W	117.44'
C2	89.54	57.00	90°00'00"	N44° 46' 33"W	80.61'
C3	89.54	57.00	90°00'00"	S44° 46' 33"E	80.61'
C4	102.89	57.00	103°32'27"	N38° 36' 43"E	89.36'
C5	31.33	20.00	89°44'33"	S44° 54' 17"E	28.22'
C6	17.21	30.00	32°51'36"	N73° 47' 39"E	16.97'
C7	37.47	70.00	30°40'08"	S72° 41' 55"W	37.02'
C8	57.49	70.00	47°03'20"	N68° 26' 21"W	55.89'
C9	53.31	70.00	43°38'10"	N23° 05' 36"W	52.03'
C10	41.98	70.00	34°21'33"	N15° 54' 15"E	41.35'
C11	17.21	30.00	32°51'36"	S16° 39' 14"W	16.97'
C12	47.12	30.00	90°00'00"	S44° 46' 33"E	42.43'
C13	31.42	20.00	90°00'00"	N45° 13' 27"E	28.28'
C14	24.42	20.00	69°56'55"	S34° 45' 02"E	22.93'
C15	82.04	50.00	94°00'51"	N22° 43' 04"W	73.14'
C16	35.59	50.00	40°47'03"	N44° 40' 53"E	34.84'
C17	33.92	30.00	64°46'59"	S32° 40' 55"W	32.14'
C18	31.42	20.00	90°00'00"	S44° 46' 33"E	28.28'
C19	54.05	30.00	103°32'27"	N38° 36' 43"E	47.03'
C20	23.33	30.00	44°33'41"	N35° 16' 50"W	22.75'
C21	35.38	50.00	40°31'12"	N37° 18' 05"W	34.63'
C22	42.88	50.00	49°06'38"	N7° 30' 50"E	41.56'
C23	42.88	50.00	49°06'38"	N56° 31' 29"E	41.56'
C24	45.80	50.00	52°38'09"	S72° 31' 07"E	44.31'
C25	67.87	50.00	77°46'43"	S7° 19' 41"E	62.78'

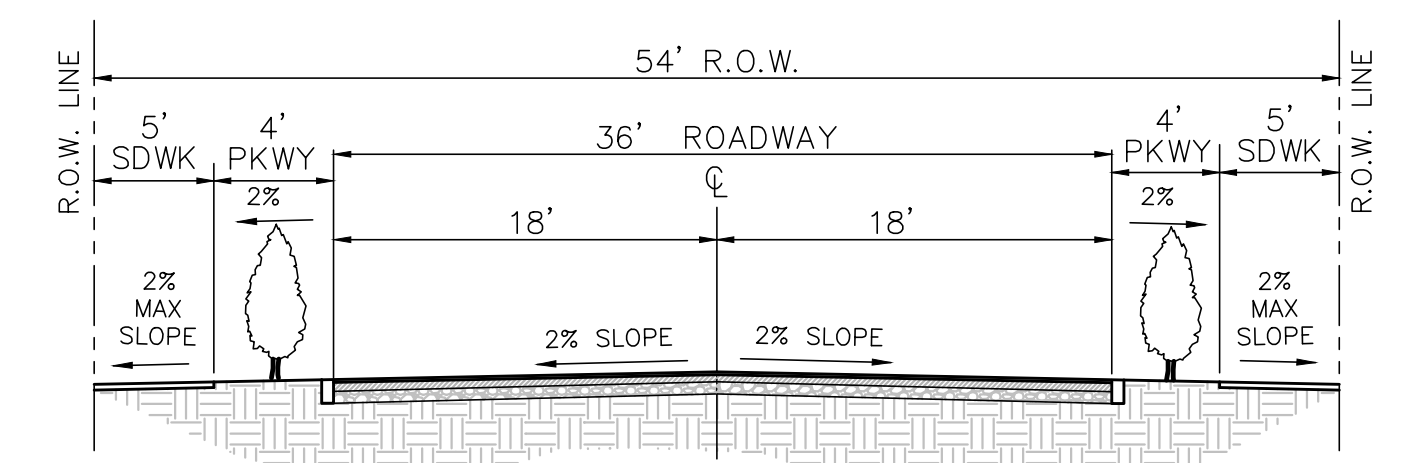
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C26	23.33	30.00	44°33'41"	S9° 16' 50"W	22.75'
C27	17.21	30.00	32°51'36"	S29° 25' 48"E	16.97'
C28	48.56	70.00	39°44'42"	N25° 59' 14"W	47.59'
C29	54.45	70.00	44°34'02"	N16° 10' 08"E	53.09'
C30	54.77	70.00	44°49'56"	N60° 52' 08"E	53.39'
C31	17.21	30.00	32°51'36"	N73° 47' 39"E	16.97'
C32	31.42	20.00	90°00'00"	S45° 13' 27"W	28.28'
C33	31.42	20.00	90°00'00"	N44° 46' 33"W	28.28'
C34	17.21	30.00	32°51'36"	S73° 47' 39"W	16.97'
C35	46.55	70.00	38°06'13"	N76° 24' 58"E	45.70'
C36	49.73	70.00	40°42'02"	S64° 10' 55"E	48.69'
C37	50.37	70.00	41°33'38"	S23° 13' 05"E	49.29'
C38	43.60	70.00	35°41'18"	S10° 14' 23"W	42.80'
C39	17.21	30.00	32°51'36"	N16° 39' 14"E	16.97'
C40	47.12	30.00	90°00'00"	N44° 46' 33"W	42.43'
C41	31.42	20.00	90°00'00"	S45° 13' 27"W	28.28'
C42	24.16	30.00	48°07'58"	S22° 47' 43"E	23.51'
C43	48.40	50.00	55°28'02"	N15° 40' 08"W	46.54'
C44	68.21	50.00	78°09'34"	N51° 08' 40"E	63.04'
C45	68.21	50.00	78°09'34"	S50° 41' 47"E	63.04'
C46	49.22	50.00	56°24'07"	S16° 35' 04"W	47.28'
C47	23.33	30.00	44°33'41"	N22° 30' 17"E	22.75'
C48	31.42	20.00	90°00'00"	N44° 46' 33"W	28.28'
C49	31.51	20.00	90°52'57"	S45° 05' 43"W	28.35'



**WEST RIVER MANOR UNIT ONE**

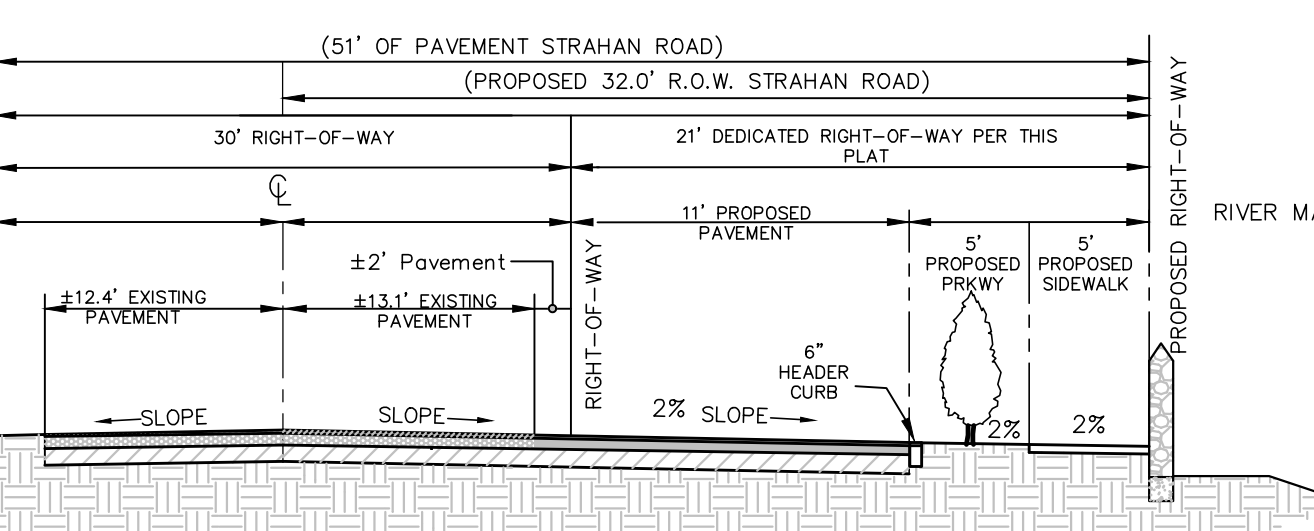
BEING PORTION TRACTS 14C BLOCK 13, UPPER VALLEY SURVEYS, EL PASO COUNTY, TEXAS CONTAINING 16.856 ACRES OR 732,679 SQUARE FEET MORE OR LESS

**PRELIMINARY**



**PROPOSED LOCAL RESIDENTIAL STREETS SECTION**

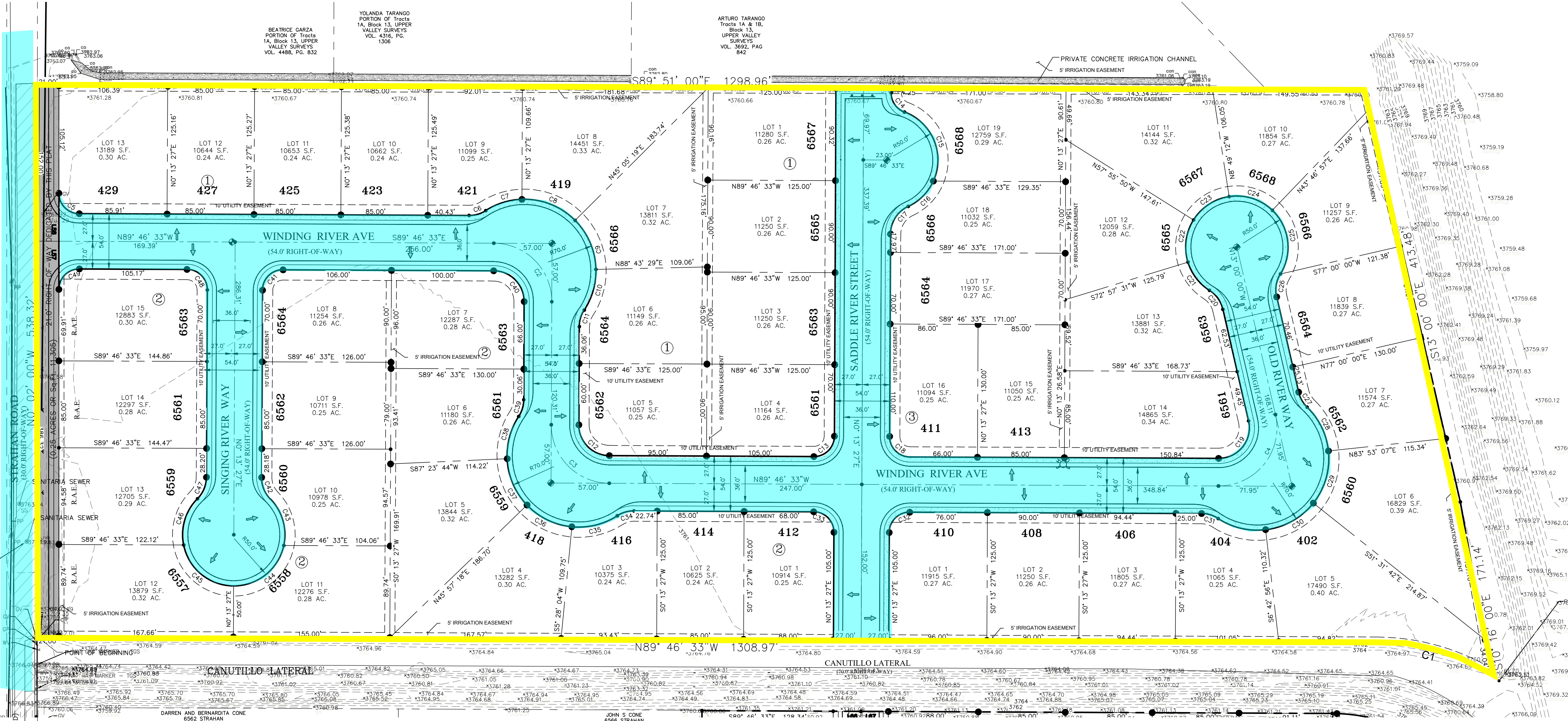
SECTION B-B SINGING RIVER WAY, SADDLE RIVER STREET, OLD RIVER WAY, WINDING RIVER AVE



30' CROSS SECTION PLUS 21' WIDE DEDICATION BY THIS PLAT SECTION A-A STRAHAN ROAD

**PLAT NOTES AND RESTRICTIONS**

- Single family buildings shall be set as follows:
  - From the Public Right-of-Way, 15 feet with the required 20 feet driveway setback.
  - From the side street right-of-way, 10 feet
  - From other adjoining property lines, 5 feet
  - From rear property, 20 feet.
- The finished floor elevation of any residence shall be at least 18" above the average height of the curb in front of the lot, or at least 12" above the natural ground level surrounding the foundation, whichever is higher.
- No more than one single-family detached dwelling shall be located on each lot.
- Construction of residential housing within any area of the subdivision that is in the 100-year floodplain is prohibited unless the housing qualifies for insurance under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 through 4127).
- This property lies in Zone "X", as designed by F.E.M.A. El Paso County, Community Panel No. 480212-0025 B, Dated September 04, 1991.
- Restrictive Covenants for this property are filed in the El Paso County Clerk's Office, Instrument No. \_\_\_\_\_ Date \_\_\_\_\_
- Tax Certificates for this property are filed in the El Paso County Clerk's Office, Instrument No. \_\_\_\_\_ Date \_\_\_\_\_
- Water supply will be provided by the El Paso Water Utilities.
- Postal delivery service within the subdivision will be provided using Neighborhood Delivery And Collection Box Units.
- Grading and drainage plans will be required before building permits are issued.
- Lot owner is responsible for maintaining driveways, sidewalks and parkways abutting their property.
- Set 1/2" rebar at all exterior boundary corners unless otherwise noted.
- Set 1/2" rebar at all lot corners to be done after construction is completed.
- All easements are 10' wide utility easement unless otherwise noted.
- Roads will not be maintained by the County of El Paso until paved by "Developer" and legally approved and accepted by El Paso County.
- Developer has obtained a permit from El Paso County Public Works prior to cutting any existing county road for installation of utilities, construction of driveways or any other purpose.
- West River Manor Unit One is subject to on-site ponding. Lot owners are responsible for maintaining adequate provisions to accommodate all storm water runoff generated from their respective lot plus one half of the runoff generated from all abutting street right of way including double frontage lots.
- No vehicular access will be permitted to abutting side or back Right-of-Ways (Lot 13 Block 1, Lots 12,13,14,15 Block 2)
- This property is within the WESTSIDE IMPACT FEE service area and is subject to the applicable fees.
- All lots are restricted to Residential use only.



**TOTAL NUMBER OF LOTS**  
RESIDENTIAL = 47 LOTS

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

**LEGEND**

- PROPERTY CORNERS
- PROPOSED COUNTY MONUMENT
- R.A.E. RESTRICTED ACCESS EASEMENT
- SET 1/2 INCH REINFORCING BAR WITH A PLASTIC CAP STAMPED TX 3190 UNLESS OTHERWISE SHOWN

STREET NAME	LENGTH
SINGING RIVER COURT	286.31'
SADDLE RIVER COURT	469.39'
OLD RIVER COURT	240.05'
WINDING RIVER AVENUE	1462.49'

\*FEES DO NOT APPLY TO WATER METER OR CONNECTIONS MADE FOR STANDBY FIRE PROTECTION SERVICE.

THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF EL PASO WESTSIDE IMPACT FEE SERVICE AREA. IMPACTS FEES WILL BE ASSESSED AT THE TIME OF PLAT AND COLLECTED AFTER THE EL PASO WATER UTILITIES RECEIVES AN APPLICATION FOR WATER AND SANITARY SEWER SERVICES.

Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1 inch	1.00	\$699.00	\$927.00
1 inch	1.67	\$1,101.00	\$1,548.00
1 1/2 inch	3.33	\$2,195.00	\$3,087.00
2 inch	5.33	\$3,514.00	\$4,941.00
3 inch	10.00	\$6,593.00	\$9,270.00
4 inch	16.67	\$10,990.00	\$15,433.00
6 inch	33.33	\$21,973.00	\$30,867.00
8 inch	53.33	\$35,158.00	\$49,437.00
10 inch	76.67	\$50,545.00	\$71,073.00
12 inch	143.33	\$94,490.00	\$132,867.00

**LEGEND**

- PROPERTY CORNERS
- PROPOSED COUNTY MONUMENT
- R.A.E. RESTRICTED ACCESS EASEMENT
- SET 1/2 INCH REINFORCING BAR WITH A PLASTIC CAP STAMPED TX 3190 UNLESS OTHERWISE SHOWN
- WATER LINE
- SANITARY SEWER
- EXISTING PAVEMENT
- 13' PROPOSED PAVEMENT

**PRINCIPAL CONTACTS:**

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: WEST RIVER MANOR LLC,	7170 Westwind DR Suite 301	EL PASO, TEXAS 79912	(915) 833-2400	(915) 845-1412
SURVEYOR: Dorado Engineering Inc.	2717 E YANDELL ST	EL PASO, TEXAS 79902	(915) 562-0002	(915) 562-7743
ENGINEER: DEL RIO Engineering Inc	PO Box 220251	EL PASO, TEXAS 79902	(915) 833-2400	(915) 845-1412

West River Manor Unit One PRELIMINARY PLAT - Case No. 24-241P				
DATE PREPARED	DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY