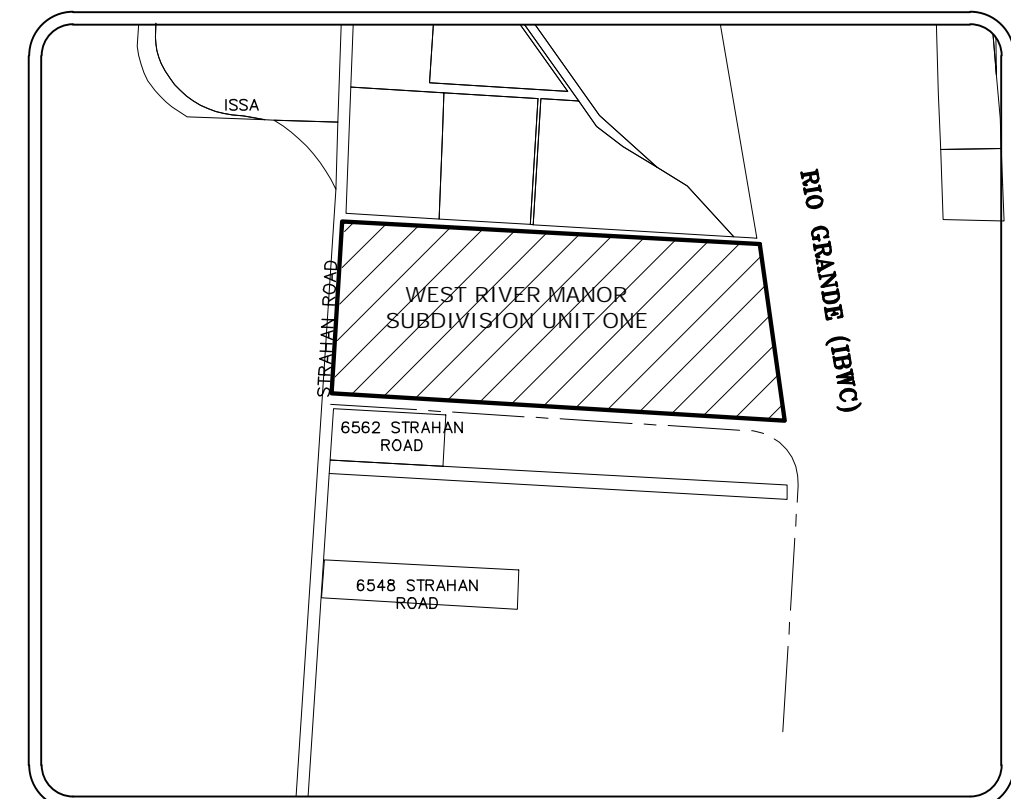


LOCATION MAP

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 extrajurisdictional jurisdiction (E.T.J.) of the City of El Paso (local government code §212.001).

SIDEWALK CONSTRUCTION NOTE

SIDEWALKS ALONG EACH PROPOSED RESIDENTIAL LOT FRONTAGE WILL BE CONSTRUCTED. ADA RAMP ARE TO BE BUILT BY SUBDIVIDER AND PAID BY THE BUILDER.

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	86.61'
C3	89.54	57.00	90°00'00"	S44°46'33"E	86.61'
C4	102.69	57.00	103°13'27"	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	52.05'
C10	41.98	70.00	34°21'33"	N15°44'15"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	28.26'
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°13'27"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	28.26'
C19	54.05	30.00	103°13'27"	N38°36'43"E	47.03'
C20	23.25	32.17	41°24'35"	N35°16'50"W	22.75'
C21	35.36	50.25	40°18'54"	N37°41'51"W	34.64'
C22	42.86	50.25	48°51'44"	N6°53'27"E	41.57'
C23	42.86	50.25	48°51'44"	N55°45'11"E	41.57'
C24	45.90	50.25	52°20'11"	S73°38'52"E	44.33'
C25	69.58	50.25	79°20'04"	S7°48'44"E	64.16'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C26	23.33	30.00	44°33'41"	S8°16'52"W	22.75'
C27	17.21	30.00	32°51'36"	S28°25'48"E	16.97'
C28	48.56	70.00	39°44'42"	N28°59'14"W	47.59'
C29	54.45	70.00	44°54'02"	N16°10'08"E	53.09'
C30	54.77	70.00	44°48'58"	N60°52'06"E	53.39'
C31	17.21	30.00	32°51'36"	N73°20'46"W	16.97'
C32	31.42	20.00	90°00'00"	S45°13'27"W	28.26'
C33	31.42	20.00	90°00'00"	N44°46'33"W	28.26'
C34	17.21	30.00	32°51'36"	S73°47'39"W	16.97'
C35	46.55	70.00	38°06'13"	N78°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°37'38"	S23°13'05"E	49.29'
C38	43.60	70.00	35°41'18"	S15°14'25"W	42.90'
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"	S44°46'33"E	28.26'
C42	24.11	31.00	44°33'41"	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	47.26'
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	28.26'
C49	31.51	20.00	90°15'27"	S45°05'43"W	28.35'

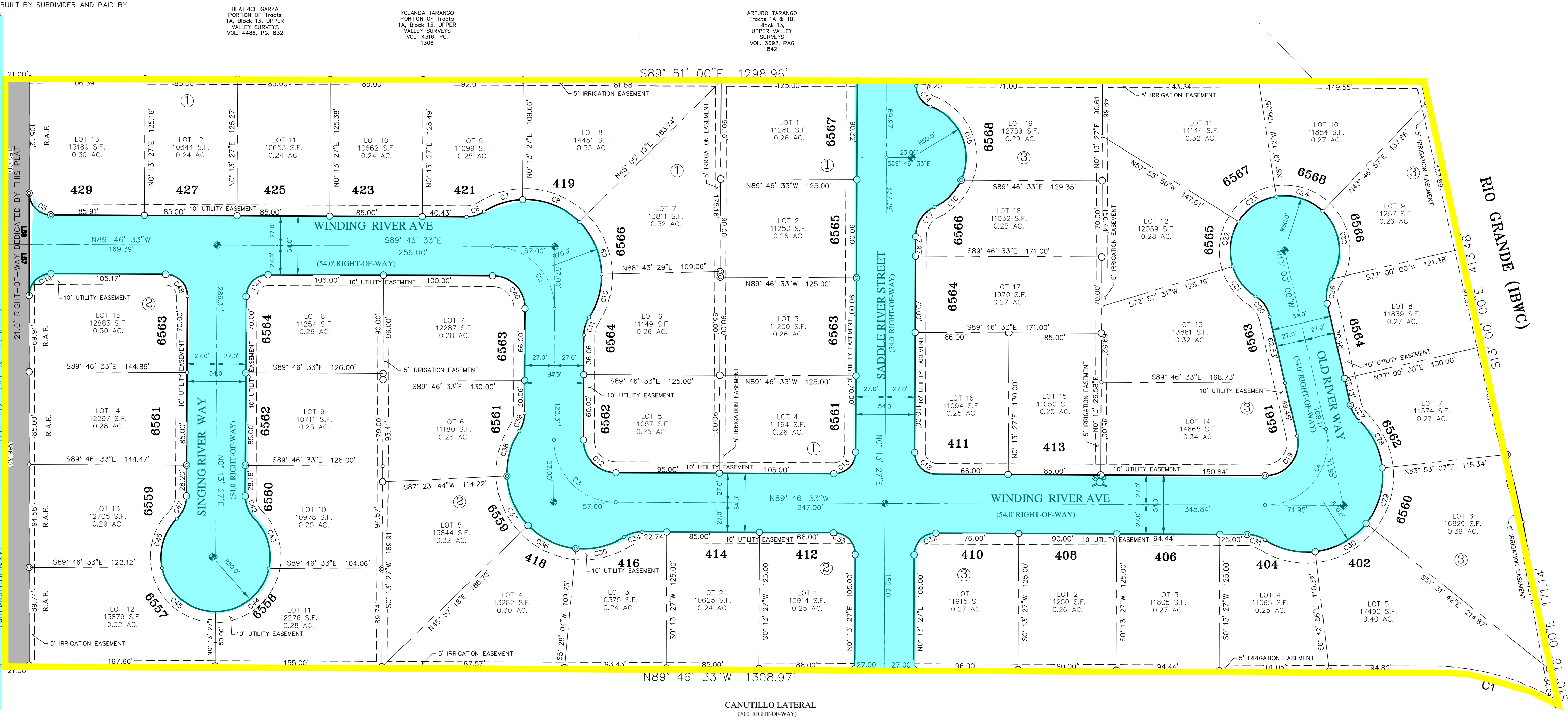
PLAT NOTES AND RESTRICTIONS

- 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 Plan 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.
- 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 subdivisions. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
- 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 Planning and Development 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 on-site ponding 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.

ON SITE PONDING NOTES

- ALL LOTS IN THE SUBDIVISION ARE 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 THE RUNOFF GENERATED FROM ALL ABUTTING STREET RIGHT-OF-WAYS DIRECTLY FRONTING THE LOT. THE POND DEPTH AND LOT GRADING REQUIREMENTS AS PER APPROVED GRADING AND DRAINAGE PLAN FOR THE SUBDIVISION.
- WALLS CONSTRUCTED ABUTTING STREET RIGHT-OF-WAYS SHALL BE CONSTRUCTED WITH A SERIES OF DRAIN PIPES ALLOWING THE STREET RUNOFF TO BE CONVEYED TO THE SUBJECT PROPERTY.
- ON-SITE PONDING AREAS SHALL HAVE MINIMUM ONE (VERTICAL) TO THREE (HORIZONTAL) SIDE SLOPES AND A MAXIMUM OF TWELVE (12) INCHES DEEP BASED ON A ONE HUNDRED YEAR STORM.
- PERMANENT ELEVATION MARKERS SHALL BE INSTALLED TO DEFINE THE LEVELS TO BE MAINTAINED TO ENSURE THE EFFECTIVENESS OF ON-SITE PONDING ON ALL RESIDENTIAL LOTS. PERMANENT ELEVATION MARKERS SHALL NOT BE MOVED, COVERED OR ALTERED WITH WRITTEN PERMISSION FROM EL PASO COUNTY PLANNING AND DEVELOPMENT DEPARTMENT.
- THE COUNTY AND/OR ITS REPRESENTATIVE IS GRANTED PERMANENT RIGHT OF ACCESS TO INSPECT THE PONDING AREAS AND PERMANENT ELEVATION MARKERS.
- 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.
- ON-SITE PONDING AREAS AND PERMANENT ELEVATION MARKERS SHALL BE CONSTRUCTED AND INSPECTED PRIOR TO BUILDING ACCURACY. PERMANENT CERTIFICATED AND INSPECTED PRIOR TO BUILDING ACCURACY PERMANENT CERTIFICATE OF COMPLIANCE, REQUIRED TO OBTAIN UTILITY SERVICES WILL BE ISSUED AFTER THE COUNTY OF EL PASO HAS PERFORMED THE INSPECTION.
- 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 STORM WATER, INCLUDING BUT NOT LIMITED TO, BUILDINGS, DRIVEWAYS, PATIOS, DECKS OR LANDSCAPING UNDERLAIN WITH PLASTIC SHEETING OR OTHER IMPERMEABLE MATERIAL.
- 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.
- 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 (45) 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.
- 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. THESE ON-SITE PONDING REQUIREMENTS SHALL BE ENFORCED BY INJUNCTIVE RELIEF WITHOUT THE REQUIREMENT FOR BOND OR OTHER SECURITY.
- 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.
- DEVELOPER/BUILDER SHALL COMPLY WITH ALL PROVISIONS OF THE DRAINAGE DESIGN MANUAL OF THE COUNTY OF EL PASO, EL PASO COUNTY PLANNING & DEVELOPMENT DEPARTMENT.

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



METES AND BOUNDS

Description of a parcel of land being a portion of Tract 14C, Block 13, Upper Valley Survey El Paso County, Texas and being more particularly described by Metes and Bounds as follows:
 Commencing at a found El Paso County Monument for the centerline Del Rio Drive (54 right-of-way) bears South 89°07'00" West a distance of 1277.69 Field (South 89°05'50" West a distance of 1277.89 feet Recorded) to a El Paso County Monument. Thence North 00°03'15" West a distance of 1,527.54 (North 00°03'15" West a distance of 1,527.76 feet Recorded) to a found half-inch reinforcement bar with a cap stamped TX 5152 on the intersection easterly right-of-way of Strahan Road (30 Right-of-Way) and the northerly line of the Canutillo Lateral (70' R.O.W.) Block 13, Upper Valley Surveys for Point of Beginning.
 Thence, along the easterly right of way line of the said Strahan Road North 00°02'00" West a distance of 538.32 to a point on the northerly line of Tract 14C, Block 13, Upper Valley Surveys to a set half-inch reinforcement bar with Cap Stamped 5183;
 Thence leaving said right of way line, South 89°51'00" East a distance of 1298.96 feet to a found half-inch reinforcement bar with cap marked TX 5152 on the easterly line of Tract 14C, Block 13, Upper Valley Surveys;
 Thence along said line, South 13°00'00" East a distance of 413.48 feet to found half-inch reinforcement bar cap marked TX 5152;
 Thence along said line South 10°16'00" East a distance of 171.15 feet to a set 1/2" rebar with cap marked TX 5152 to a point on the northerly line of the said Canutillo Lateral;
 Thence, a distance of 118.87 feet along the arc of a radial curve to the left, with an interior angle of 305°44'47" and having a radius of 220.33 feet with a long chord that bears North 74°43'05" West, with a chord distance of 117.44 feet to a found half-inch reinforcement bar cap marked TX 5152 on the easterly line of Tract 14A, Block 13, Upper Valley Surveys;
 Thence along said line North 89°46'33" West a distance of 1308.97 feet to the "Point of Beginning" containing 16,856 acres or 732,679 square feet of land more or less

TOTAL NUMBER OF LOTS

RESIDENTIAL = 47 LOTS

SCHOOL DISTRICT

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

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

THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF EL PASO WESTSIDE IMPACT FEE SERVICE AREA. IMPACT 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.

I, Fermin Dorado, a Registered Professional Land Surveyor, certify this plat is a correct representation of the facts and at the time of a ground survey performed by me or under my supervision on the date shown herein.

PRELIMINARY FOR REVIEW
 NOT TO BE FILED

FERMIN DORADO, R.P.L.S.
 REGISTRATION NO. 3190
 FIRM REGISTRATION No. 10092100

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

OWNER'S DEDICATION, CERTIFICATION

STATE OF TEXAS
 COUNTY OF EL PASO
 We, WEST RIVER MANOR LLC, as owners of the 16,856 acres of land encompassed West River Manor Unit One hereby subdivide the land as described in this plat and dedicate to public use the streets, drives, and utility easements as hereon laid down and designated, including easements for overhead of service wires for pole type utilities and the right for installation of service poles alongside lot lines as may be required, easements for buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction, and the right to trim interfering trees and shrubs, shown herein.

- Specific Improvements to be dedicated to the County of El Paso to include maintenance and ownership are:
 - the water quality and connections to the lots meet, or will meet, the minimum state standards;
 - electrical connections provided to the lots meet, or will meet, the minimum state standards;
 - gas connections, if available, provided to the lots meet, or will meet, the minimum state standards; and
 - sewer connections 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.

ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, on this day personally appeared _____ proved to me through his Texas Department of Public Safety Drivers License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.
 Given under my hand and seal of office this _____ day of _____, 20____.

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

CITY OF EL PASO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 212 AND 212

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF WEST RIVER MANOR UNIT ONE WAS RECEIVED AND APPROVED BY THE CITY PLAN COMMISSION OF THE CITY OF EL PASO ON _____, 20____.

Attest:
 Chairperson Date Executive Secretary Date
 Approved for filing this _____ day of _____, 20____
 Planning and Inspections Director

EL PASO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 232

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF WEST RIVER MANOR UNIT ONE WAS REVIEWED AND APPROVED BY THE EL PASO COUNTY COMMISSIONERS COURT ON _____, 20____.

Attest:
 El Paso County Judge Date El Paso County Clerk Date

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas this _____ day of _____, 20____ A.D. in
 File No. _____
 County Clerk By Deputy

SUBDIVISION IMPROVEMENT PLANS WERE PREPARED BY AND UNDER THE SUPERVISION OF S.B. MASOUD, REGISTERED PROFESSIONAL ENGINEER # 70774

PRELIMINARY FOR REVIEW NOT TO BE FILED

S.B. MASOUD, R.P.E. #70774

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		

West River Manor Unit One FINAL PLAT Case No. 24-241P

SHEET 1 of 3