HACIENDAS DEL RIO
UNIT TWO

BEING TRACTS 1B AND 1D, BLOCK 13,
TRACT 3D1, BLOCK 16,
UPPER VALLEY SURVEYS,
AND A REPLAT OF LOTS 1 THROUGH 11, BLOCK 8,
HACIENDAS DEL RIO UNIT ONE
EL PASO COUNTY, TEXAS.
CONTAINING 1,722,101.86 SQ. FT. OR 39.5340 ACRES

THE PURPOSE FOR THE REPLAT IS TO SUBDIVIDE THIS PROPERTY INTO 90 RESIDENTIAL LOTS

SCHOOL DISTRICT

CANUTILLO INDEPENDENT SCHOOL DISTRICT
7311 BOSQUE RD. 79835

TOTAL RESIDENTIAL LOTS
90

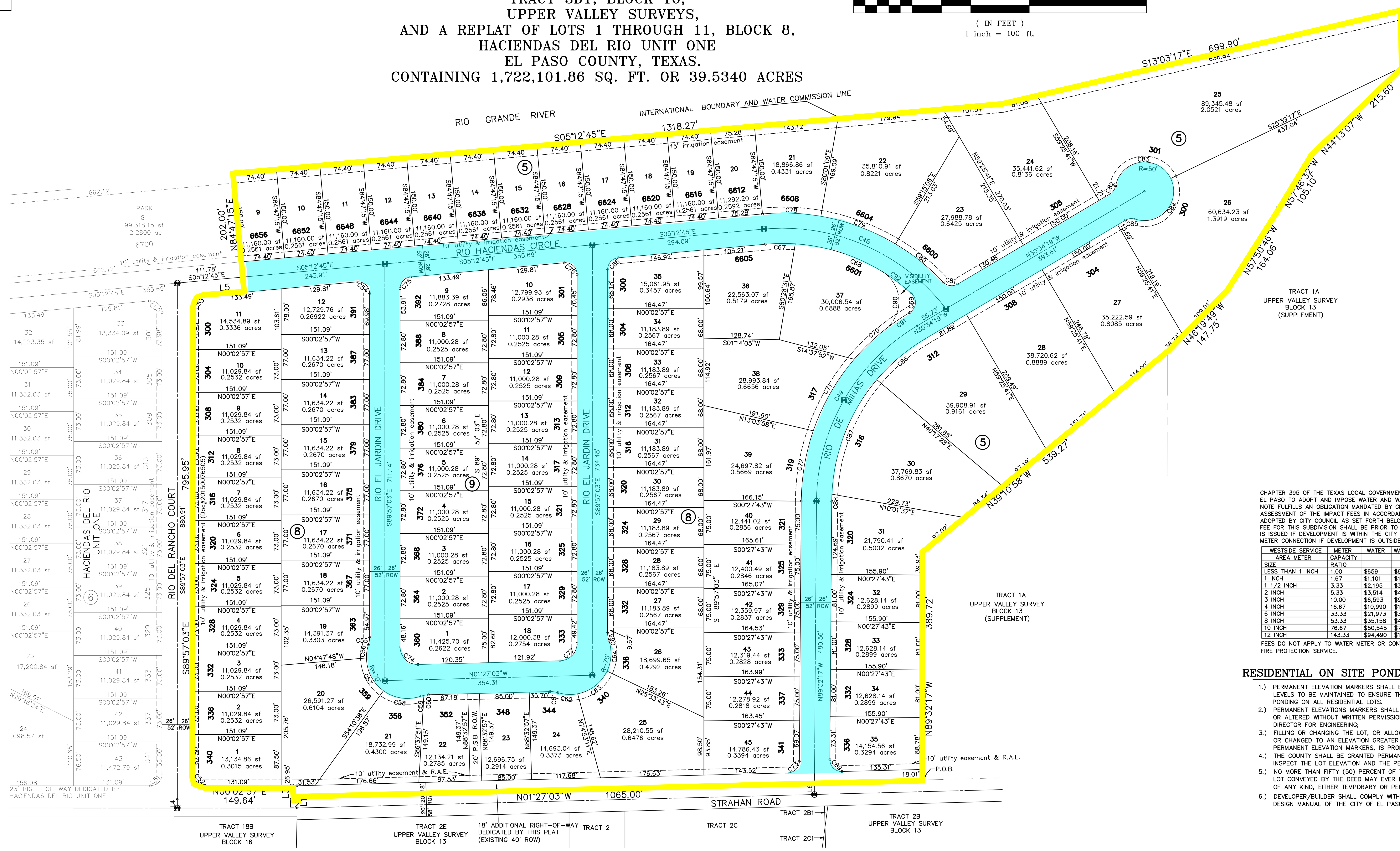
LEGEND:

- ROW = RIGHT-OF-WAY
- MON = MONUMENT
- PROP. = PROPERTY
- AC. = ACRES
- SF = SQUARE FEET
- ⊕ = PROPOSED COUNTY MONUMENT

STREET	LINEAR FEET
RIO HACIENDAS CIRCLE	1,232.94 FEET
RIO EL JARDIN CIRCLE	1,799.93 FEET
RIO DE MINAS DRIVE	1,276.40 FEET

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.



LINE TABLE		
LINE	LENGTH	BEARING
L1	5.01'	N89°57'03"W
L2	9.20'	N00°02'57"E
L3	23.00'	S89°57'03"E
L4	15.00'	N89°57'03"W
L5	69.82'	S05°12'45"E
L6	20.01'	N89°32'17"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C48	351.00'	354.08'	193.75'	339.25'	S23°41'12"W	57°47'53"
C49	351.00'	361.23'	198.45'	345.50'	S60°03'18"E	58°57'58"
C52	20.00'	31.42'	20.00'	28.28'	S45°02'57"W	90°00'00"
C53	20.00'	29.58'	18.24'	26.96'	N47°34'54"W	84°44'18"
C54	20.00'	33.25'	21.93'	29.55'	N42°25'06"E	95°15'42"
C55	40.00'	12.64'	6.37'	12.59'	S80°53'58"E	18°06'09"
C56	70.00'	22.97'	11.59'	22.87'	N81°15'00"W	18°48'11"
C57	70.00'	65.39'	35.30'	63.04'	S62°35'09"W	53°31'32"
C58	70.00'	67.65'	36.73'	65.05'	S08°08'05"W	55°22'34"
C59	40.00'	4.77'	2.39'	4.77'	N16°08'13"W	6°49'58"
C60	40.00'	7.87'	3.95'	7.86'	N07°05'09"W	11°16'11"
C61	40.00'	13.17'	6.64'	13.11'	N07°58'50"E	18°51'46"
C62	70.00'	34.41'	17.56'	34.07'	S03°19'44"W	28°10'00"
C63	70.00'	65.59'	35.42'	63.21'	S37°35'47"E	53°41'01"
C64	70.00'	54.21'	28.55'	52.87'	S86°37'33"E	44°22'32"
C65	40.00'	13.17'	6.64'	13.11'	S80°37'04"W	18°51'46"
C66	20.00'	29.58'	18.24'	26.96'	N47°34'54"W	84°44'18"
C67	325.00'	51.31'	25.71'	51.26'	N00°41'23"W	9°02'44"
C68	325.00'	220.43'	114.64'	216.23'	N23°15'49"E	38°51'39"
C69	20.00'	37.27'	26.92'	32.11'	S83°54'59"E	106°46'44"
C70	377.00'	124.45'	62.80'	123.89'	N39°59'02"W	18°54'51"
C71	377.00'	141.54'	71.61'	140.71'	N60°11'48"W	21°30'40"
C72	377.00'	122.29'	61.69'	121.76'	N80°14'43"W	18°35'08"
C73	20.00'	30.75'	19.34'	27.81'	S45°29'40"E	88°05'14"
C74	30.00'	47.91'	30.80'	42.98'	S44°17'57"W	91°30'00"
C75	20.00'	29.58'	18.24'	26.96'	N47°34'54"W	84°44'18"
C76	20.00'	33.25'	21.93'	29.55'	N42°25'06"E	95°15'42"
C77	30.00'	46.34'	29.22'	41.87'	S45°42'03"E	88°30'00"
C78	377.00'	96.01'	48.27'	95.75'	N02°05'00"E	14°35'29"
C79	377.00'	132.67'	67.03'	131.99'	N19°27'39"E	20°09'49"
C80	377.00'	112.55'	56.70'	112.14'	N38°05'44"E	17°06'20"
C81	20.00'	26.95'	15.97'	24.96'	S08°02'17"W	77°13'13"
C82	20.00'	17.08'	9.10'	16.56'	S55°01'51"E	48°55'04"
C83	50.00'	125.26'	151.82'	94.98'	N07°43'07"W	143°32'32"
C84	50.00'	117.19'	118.64'	92.15'	S48°48'03"E	134°17'35"
C85	20.00'	17.08'	9.10'	16.56'	N06°06'47"W	48°55'04"
C86	325.00'	108.55'	54.79'	108.05'	N40°08'26"W	19°08'13"
C87	325.00'	213.79'	110.93'	209.96'	N68°33'16"W	37°41'27"
C88	325.00'	12.13'	6.06'	12.13'	N88°28'08"W	2°08'17"
C89	20.00'	32.08'	20.68'	28.75'	S44°30'20"W	91°54'46"
C90	60.00'	115.54'	86.22'	98.50'	N86°41'30"E	110°19'50"
C91	377.00'	50.11'	25.09'	50.08'	S34°20'06"E	7°36'58"
C92	325.00'	63.35'	31.77'	63.25'	S37°06'37"W	11°10'04"

CHAPTER 395 OF THE TEXAS LOCAL GOVERNMENT CODE AUTHORIZES THE CITY OF EL PASO TO ADOPT AND IMPOSE WATER AND WASTEWATER IMPACT FEES. THIS PLAT NOTE FULFILLS AN OBLIGATION MANDATED BY CHAPTER 395 AND SETS THE ASSESSMENT OF THE IMPACT FEES IN ACCORDANCE WITH THE IMPACT FEE SCHEDULE ADOPTED BY CITY COUNCIL AS SET FORTH BELOW. THE COLLECTION OF THE IMPACT FEE FOR THIS SUBDIVISION SHALL BE PRIOR TO THE TIME A BUILDING PERMIT IS IS ISSUED IF DEVELOPMENT IS WITHIN THE CITY LIMITS OR AT THE TIME OF THE METER CONNECTION IF DEVELOPMENT IS OUTSIDE THE CITY LIMITS.

WESTSIDE SERVICE AREA METER SIZE	METER CAPACITY RATIO	WATER	WASTEWATER
LESS THAN 1 INCH	1.00	$659	$927
1 INCH	1.67	$1,101	$1,548
1 1/2 INCH	3.33	$2,195	$3,087
2 INCH	5.33	$3,514	$4,941
3 INCH	10.00	$6,593	$9,270
4 INCH	16.67	$10,990	$15,453
6 INCH	33.33	$21,973	$30,897
8 INCH	53.33	$35,158	$49,437
10 INCH	76.67	$50,545	$71,073
12 INCH	143.33	$94,490	$132,867

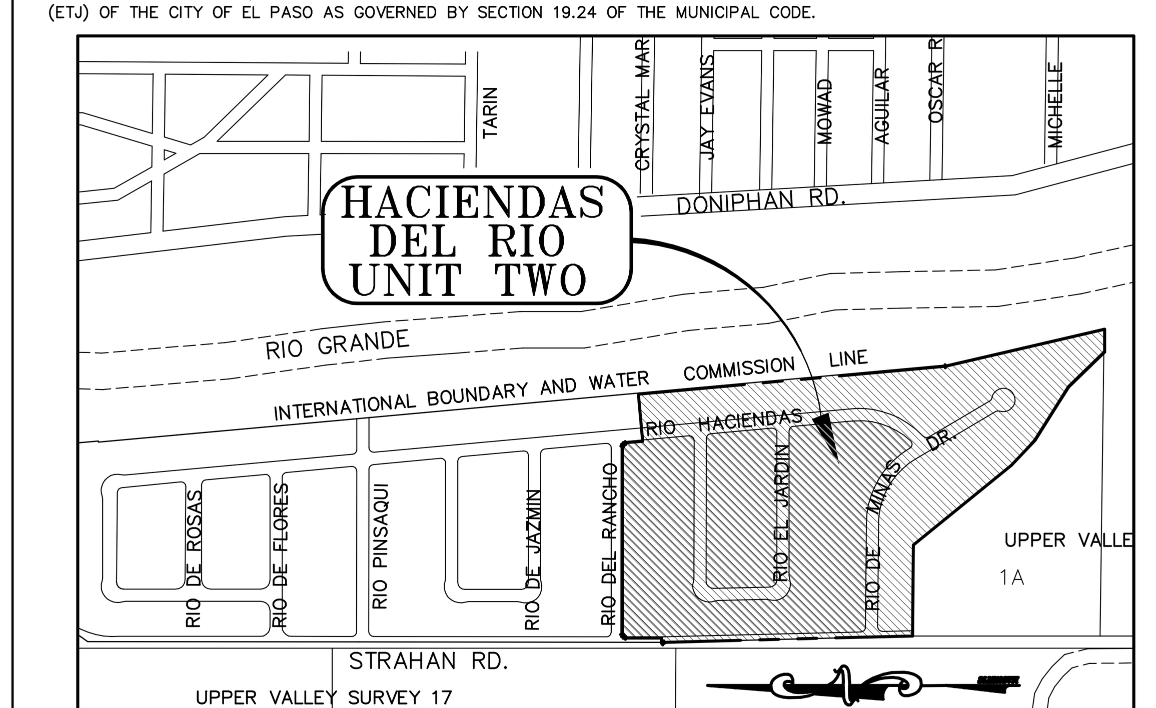
FEES DO NOT APPLY TO WATER METER OR CONNECTIONS MADE FOR STANDBY FIRE PROTECTION SERVICE.

RESIDENTIAL ON SITE PONDING REQUIREMENTS:

1.) 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.
2.) PERMANENT ELEVATIONS MARKERS SHALL NOT BE MOVED, COVERED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE DEPUTY DIRECTOR FOR ENGINEERING;
3.) FILLING OR CHANGING THE LOT, OR ALLOWING THE LOT TO BE FILLED OR CHANGED TO AN ELEVATION GREATER THAN ESTABLISHED BY THE PERMANENT ELEVATION MARKERS, IS PROHIBIT;
4.) THE COUNTY SHALL BE GRANTED PERMANENT RIGHT OF ACCESS TO INSPECT THE LOT ELEVATION AND THE PERMANENT ELEVATION MARKERS;
5.) NO MORE THAN FIFTY (50) PERCENT OF THE AREA OF THE RESIDENTIAL LOT CONVEYED BY THE DEED MAY EVER BE COVERED BY IMPROVEMENTS OF ANY KIND, EITHER TEMPORARY OR PERMANENT.
6.) DEVELOPER/BUILDER SHALL COMPLY WITH ALL PROVISIONS OF THE DRAINAGE DESIGN MANUAL OF THE CITY OF EL PASO, ENGINEERING DEPARTMENT.

LOCATION MAP AND ETJ STATUS (SCALE 1"=600')

HACIENDAS DEL RIO UNIT TWO IS LOCATED IN WEST EL PASO COUNTY 0.60 MILES (MORE OR LESS) WEST OF U.S. I-10 INTERSTATE AND WOODROW BEAN (TRANSMOUNTAIN) INTERCHANGE, AND 0.40 MILES (MORE OR LESS) WEST OF THE CITY LIMITS OF CITY OF EL PASO-EL PASO COUNTY, TEXAS. THEREFORE HACIENDAS DEL RIO IS LOCATED WITHIN THE 5 MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF EL PASO AS GOVERNED BY SECTION 19.24 OF THE MUNICIPAL CODE.



ON SITE PONDING NOTES:

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 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.

2 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.

3 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.

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 WITH WRITTEN PERMISSION FROM THE COUNTY

5. THE COUNTY AND/OR ITS REPRESENTATIVE 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 THE ESTABLISHED BY THE PERMANENT ELEVATION MARKERS, IS PROHIBITED.

7. ON-SITE PONDING AREAS AND PERMANENT ELEVATION MARKERS SHALL BE CONSTRUCTED AND INSPECTED PRIOR TO BUILDING ACCURACY. PERMANENT CERTIFICATED AND INSPECTED PRIOR TO BUILDING ACCURANCY. 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 FUNCTIANALITY 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, DECKS 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 FUCTIONALITY.

10. ANY OWNER NOTIFIED IN WRITING BY THE COUNTY ENGINEER OF CORRECTIVE ACTIONS REQUIRED TO RESTORE THE FUCTIONALITY 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.

PLAT NOTES AND RESTRICTIONS:

1. WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (HACIENDAS DEL RIO) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF ______________________.

2. THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK,
DEED AND RECORD SECTION.

INSTRUMENT No.__________________ DATE____________

3. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

INSTRUMENT No.__________________ DATE____________

4. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.

INSTRUMENT No.__________________ DATE____________

5. 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.

6. LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.

7. BENCHMARK: INTERNATIONAL BOUNDARY AND WATER COMMISSION BRASS CAP AT STATION 1436+98.52, TOP OF LEVEE ROAD, NORTH 04°42'27" EAST 172.1 FEET ± FROM THE NORTHEAST CORNER OF THE SUBJECT PROPERTY (AS SHOWN). ELEVATION = 3757.53

8. REFERENCE BENCHMARK: NGS BRASS CAP "Y-27" 0.6 MILES NORTHWEST BORDERLAND ROAD, AT A SMALL ROAD SIDE PARK, 234.0 FEET EAST OF THE NEAR RAIL OF THE ATCHISON TOPEKA AND SANTA FE RAIL ROAD, 141.00 FEET WEST OF THE CENTERLINE OF THE HIGHWAY, 128.0 FEET SOUTH BARRICADE ACROSS THE OLD HIGHWAY, 47.0 FEET WEST OF A SIGN ("NO OVERNIGHT PARKING"), 10.0 FEET NORTHWEST OF A 10" CEDAR TREE AND 87.4 FEET EAST OF THE EAST EDGE OF THE OLD HIGHWAY. ELEVATION = 3749.48 (CITY OF EL PASO DATUM)

9. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 480212-0025B, DATED SEPTEMBER 4, 1991 THIS PROPERTY IS IN FLOOD HAZARD ZONE "X" OUTSIDE THE 500 YEAR FLOOD-PLAIN.

10. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATED BY ON SITE EVIDENCE AND RECORD INFORMATION. PLEASE CALL LOCAL UTILITY COMPANIES BEFORE DIGGING.

11. BUILDINGS SHALL BE SETBACK AS FOLLOWS: FROM THE COUNTY ROAD RIGHT-OF-WAYS SHALL BE A MINIMUM OF 20 FEET, FROM THE SIDE STREET RIGHT-OF-WAY SHALL BE 10 FEET, FROM ADJACENT PROPERTY LINES SHALL BE A MINIMUM OF 5 FEET, AND FROM BACK PROPERTY LINES SHALL BE 25 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.

PLAT NOTES AND RESTRICTIONS:

12. THE FINISHED FLOOR ELEVATION OF ANY RESIDENCE SHALL BE AT LEAST 18 INCHES ABOVE THE AVERAGE HEIGHT OF THE CURB IN FRONT OF THE LOT, OR AT LEAST 12 INCHES ABOVE THE NATURAL GROUND LEVEL SURROUNDING THE FOUNDATION, WHICHEVER IS HIGHER.

13. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.

14. HACIENDAS DEL RIO PARTNERS LP, HAS OBTAINED A PERMIT FROM EL PASO COUNTY PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.

15. HACIENDAS DEL RIO UNIT TWO IS SUBJECT TO ON-SITE PONDING OF STORMWATER RUNOFF, LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING ADEQUATE PROVISIONS TO ACCOMMODATE ALL STORMWATER RUNOFF GENERATED FROM THEIR RESPECTIVE LOT PLUS ONE HALF OF THE RUNOFF GENERATED FROM ALL ABUTTING STREET RIGHT-OF-WAY DIRECTLY FRONTING THE LOT.

16. ALL PROVISIONS OF SECTION 19.16.060 "RESIDENTIAL ON SITE PONDING" SHALL BE ADDRESSED.

17. NO DIRECT VEHICULAR ACCESS SHALL BE PERMITTED FROM STRAHAN ROAD ON THE FOLLOWING LOTS: LOTS 1, 20 TO 25 AND 45, BLOCK 8 AND LOT 35, BLOCK 5.

18. NO RESIDENTIAL SIDE STREET ACCESS SHALL BE PERMITTED TO RIO HACIENDAS CIRCLE FROM LOTS 11, 12 AND 35, BLOCK 8 AND LOTS 9 AND 10, BLOCK 9.

19. NO RESIDENTIAL ACCESS SHALL BE PERMITTED TO RIO DE MINAS DR. FROM LOT 37, BLOCK 8 AND LOT 23, BLOCK 5.

20. VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING STRAHAN RD. SHALL BE FROM HACIENDAS DEL RIO UNIT TWO DEDICATED STREETS ONLY,

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

INSTRUMENT No.__________________ DATE____________

22. NO STRUCTURES EXCEEDING 36 INCHES IN HEIGHT SHALL BE WITHIN THE VISIBILITY EASEMENT LOCATED AT LOT 37, BLOCK 8.

23. THIS PROPERTY IS WITHIN THE WESTSIDE IMPACT FEE SERVICE AREA AND IS SUBJECT TO THE APPLICABLE FEES.

24. ROADS WILL NOT BE MAINTAINED BY THE COUNTY OF EL PASO UNTIL PAVED BY HACIENDAS DEL RIO PARTNERS, L.P., AND LEGALLY APPROVED AND ACCEPTED BY THE COUNTY OF EL PASO.

25. ALL LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE SIDEWALKS, DRIVEWAYS AND PARKWAYS ABUTTING THEIR PROPERTY INCLUDING DOUBLE FRONTAGE LOTS.

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