

BEING 135.1201 ACRES OUT OF
SECTION 42, YSLETA GRANT, ABSTRACT NO. 214
CITY OF EL PASO, EL PASO COUNTY, TEXAS

We, Ben L. Ivey, LTD, as owner of the 43.6092 acre grant of land encompassed within the proposed **RANCHO DEL REY LOGISTICS PARK UNIT 3**, hereby subdivide the land as depicted in this subdivision plat and dedicate to the City of El Paso the Street Rights-of-Way and to the Utility Companies the Utility Easements shown herein.

- (A) The water quality and connections to the lots meet, or will meet, the minimum state standards;
- (B) Storm-water within private property is to be maintained by the owner;
- (C) Sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
- (D) Electrical connections provided to the lots meet, or will meet, the minimum state standards;
- (E) Gas connections, if available, provided to the lots meet, or will meet, the minimum state standards; and

By: Ben L. Ivey, LTD, a Texas limited partnership

STATE OF TEXAS
COUNTY OF EL PASO

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

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this ____ day of _____, 2025.

Planning and Inspections Director

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

1. The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), Central Zone 4203 based on observations made in January through May, 2021 with an applied combined scale factor of 1.000181733.
2. The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, Central Zone 4203, no scale and no projection.
3. The retention of all storm-water runoff discharge volume is required within this subdivision's limits in compliance with all provisions of Muni-Code 19.19.010A, SDM, and DDM Section 11.1.
4. Storm-water within private property is to be maintained by the owner.
5. Buildings shall be set back as follows: Setbacks from roads and right-of-ways shall be a minimum of 20 feet, from side property lines shall be a minimum of 6 feet, and from back property lines shall be 25 feet. These setbacks distances shall not conflict with separation or setback distances required by rules governing public utilities, on-site sewerage facilities, or drinking water supplies.
6. 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.
7. Ben L. Ivey, LTD, the owner and subdivisor of **RANCHO DEL REY LOGISTICS PARK UNIT 3**, has installed all utility service lines to the property lines unless otherwise approved, in writing, by the County Engineer.
8. All lots within **RANCHO DEL REY LOGISTICS PARK UNIT 3** are restricted to non-residential purposes only. Placement of a residential dwelling on any lot within **RANCHO DEL REY LOGISTICS PARK UNIT 3** is strictly prohibited.
9. In accordance with Texas Local Government Code 232, it is hereby expressed that all purchase contracts made between Ben L. Ivey, LTD 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.
10. Tax Certificate for **RANCHO DEL REY LOGISTICS PARK UNIT 3** is filed in the El Paso County Clerk's Office, Instrument No. _____, Date _____.
11. Lot owner is responsible to maintain the sidewalk, parkway and driveways abutting their property, including double frontage lots.
12. This subdivision shall provide for postal delivery service. The subdivisor 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.
13. The purpose of this plat is to create 6 lots, dedicate easements, and dedicate public right-of-way.
14. Water and sewer service to be provided by El Paso Water. Water and sanitary sewer main extensions will be required to provide service. Water is to be extended creating a looped system. Main extension costs will be the responsibility of the developer.
15. Any construction for infrastructure in the City of El Paso right-of-way must be per Design Standards for Construction and Municipal Code.
16. This subdivision shall provide for postal delivery service. The subdivisor 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.
17. When planning Sidewalks the municipal Code Chapter 19.21 of Sidewalks shall be followed, and Chapter 13.04.020 Sidewalk Specifications.
18. For driveways the municipal code chapter 13.12 shall be followed.
19. Any type of water valve, manhole, or city monument must have a concrete apron.
20. New asphalt or any new concrete structures must be compliant before acceptance and any type of damages must be restored before doing the final walkthrough.
21. Any damaged structure must be restored to same or better condition, including asphalt, concrete, manholes, or water valves.

I, Michael Cleo Billingsley, a Registered Professional Land Surveyor in Texas, hereby certify that the above plat and description of the **RANCHO DEL REY LOGISTICS PARK UNIT 3** were prepared from a survey of the property made on the ground by me or under my supervision on January 20, 2021.



THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY
PURPOSE AND SHALL NOT
BE USED OR VIEWED OR
RELIED UPON AS A FINAL
ENGINEERING DOCUMENT

Bryce T. Eckeberger
Professional Engineer No. 132213

RANCHO DEL REY LOGISTICS PARK UNIT 3 is located along the southeast side of Americas Avenue (Loop 375), approximately 0.25 miles northeast of its intersection with N. Loop Drive. The only nearby municipality is the City of El Paso. According to the official map in the office of the Secretary of the City of El Paso, (population 678,415), **RANCHO DEL REY LOGISTICS PARK UNIT 3** lies inside City Limits of the City of El Paso.

Under Local Government Code 232, "floodplain" means any area in the 100-year floodplain that is susceptible to being inundated by water from any source or that is identified by FEMA under the National Flood Insurance Act. By its signature below, I certify that **RANCHO DEL REY LOGISTICS PARK UNIT 3** lies within a flood zone designation of "AH", "X (Shaded)", and "X" as designated in Panel No. 48021400408 and Panel No. 48021400409, both dated February 16, 2006 and Panel No. 48021400518, dated October 15, 1992, of the Flood Insurance Rate Maps, El Paso County, Texas. Zone "AH" indicates areas of flood protection less than 1% annual chance flood (usually of areas of flooding); Zone "X (Shaded)" indicates Areas of 0.2% annual chance flood; and Zone "X" indicates Areas of 1% annual chance flood with average depths of less than 1 foot and with drainage areas less than one square mile, and areas protected by levees form 1% annual chance flood; areas of Zone "X" indicates areas determined to be outside the 0.2% annual chance floodplain.

Kimley»»Horn

OWNER	ENGINEER	SURVEYOR
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