

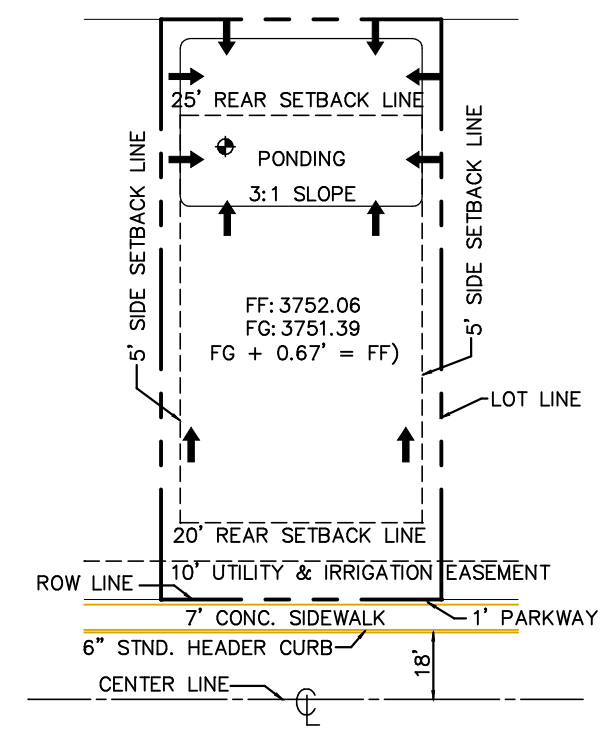
HACIENDAS DEL RIO UNIT TWO

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

PRELIMINARY PLAT

CURVE	RADIUS	LENGTH	CURVE TABLE	BEARING	DELTA
C48	351.00'	354.08'	193.75'	S23°41'12"W	57°47'53"
C49	351.00'	361.23'	198.45'	S60°03'18"E	58°57'58"
C52	20.00'	31.42'	20.00'	S45°02'57"W	90°00'00"
C53	20.00'	29.58'	18.24'	S60°03'18"E	84°44'18"
C54	20.00'	33.25'	21.93'	N42°25'06"E	95°15'42"
C55	40.00'	12.64'	6.37'	S80°53'58"E	18°06'09"
C56	70.00'	22.97'	11.59'	N81°15'00"W	18°48'11"
C57	70.00'	65.39'	35.30'	S62°35'09"W	53°31'32"
C58	70.00'	67.65'	36.73'	S08°08'05"W	55°22'34"
C59	40.00'	4.77'	2.39'	N16°08'13"W	6°49'58"
C60	40.00'	7.87'	3.95'	S05°39'57"W	11°16'11"
C61	40.00'	13.17'	6.64'	N07°55'50"E	18°51'19"
C62	70.00'	34.41'	17.56'	S03°19'44"W	28°10'00"
C63	70.00'	65.59'	35.42'	S37°35'47"E	53°41'01"
C64	70.00'	54.21'	28.55'	S86°37'33"E	44°22'32"
C65	40.00'	13.17'	6.64'	S80°37'04"W	18°51'46"
C66	20.00'	29.58'	18.24'	N47°34'54"W	84°44'18"
C67	325.00'	51.31'	25.71'	N00°41'23"W	90°22'44"
C68	325.00'	220.43'	114.64'	N21°54'49"E	38°51'39"
C69	20.00'	37.22'	26.92'	S83°54'59"E	106°48'44"
C70	377.00'	124.45'	62.80'	N39°59'02"W	18°54'51"
C71	377.00'	141.54'	71.61'	N60°11'48"W	21°30'40"
C72	377.00'	122.29'	61.69'	N80°14'43"W	18°35'08"
C73	20.00'	30.75'	15.37'	S45°29'40"E	88°05'14"
C74	30.00'	47.91'	24.00'	S08°02'17"W	91°30'00"
C75	20.00'	29.58'	18.24'	N47°34'54"W	84°44'18"
C76	20.00'	37.22'	26.92'	N42°25'06"E	95°15'42"
C77	30.00'	46.34'	23.22'	S45°42'03"E	88°30'00"
C78	377.00'	96.01'	48.27'	N02°05'00"E	14°35'29"
C79	377.00'	132.67'	67.03'	N19°27'39"E	20°09'49"
C80	377.00'	112.55'	56.70'	N38°05'44"E	17°06'20"
C81	20.00'	26.95'	15.97'	S08°02'17"W	77°13'13"
C82	20.00'	17.08'	9.10'	S65°01'51"E	48°55'04"
C83	50.00'	125.22'	62.61'	N42°25'06"E	143°32'42"
C84	50.00'	117.19'	59.12'	S48°48'03"E	134°17'35"
C85	20.00'	17.08'	9.10'	N06°06'47"W	48°55'04"
C86	325.00'	108.55'	54.79'	N40°08'26"W	19°08'13"
C87	325.00'	213.79'	110.93'	N68°33'16"W	37°41'27"
C88	325.00'	12.13'	6.06'	N88°28'08"W	2°08'17"
C89	20.00'	32.08'	20.68'	S44°30'20"W	91°54'46"
C90	60.00'	115.94'	57.97'	N11°19'50"E	110°19'50"
C91	377.00'	50.11'	25.09'	S34°20'06"E	7°36'58"
C92	325.00'	63.35'	31.77'	S37°06'37"W	11°00'04"

LINE	LENGTH	BEARING
L1	5.01'	N89°57'03"W
L2	8.20'	N00°02'57"E
L3	23.00'	S89°57'03"W
L4	15.00'	N89°57'03"W
L5	69.82'	S05°12'45"E
L6	20.01'	N89°32'17"W



TYPICAL LOT DRAINAGE DETAIL
SCALE: 1"=50'

CHAPTER 395 OF THE TEXAS LOCAL GOVERNMENT CODE AUTHORIZES THE CITY OF EL PASO TO ADOPT AND IMPROVE WATER AND WASTEWATER IMPACT FEES. THIS PLAT UNIT FULFILLS AN OBLIGATION MANDATED BY CHAPTER 395 AND SETS THE ASSESSMENT OF THE IMPACT FEE 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 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 CAPACITY	WATER	WASTEWATER
LESS THAN 1 INCH	1.00	\$659	\$927
1 INCH	1.67	\$1,101	\$1,548
1 1/2 INCH	2.50	\$1,650	\$2,317
2 INCH	3.33	\$2,200	\$3,086
3 INCH	5.00	\$3,350	\$4,650
4 INCH	6.67	\$4,500	\$6,214
6 INCH	10.00	\$6,650	\$9,278
8 INCH	13.33	\$8,800	\$12,342
10 INCH	16.67	\$10,950	\$15,406
12 INCH	20.00	\$13,100	\$18,470

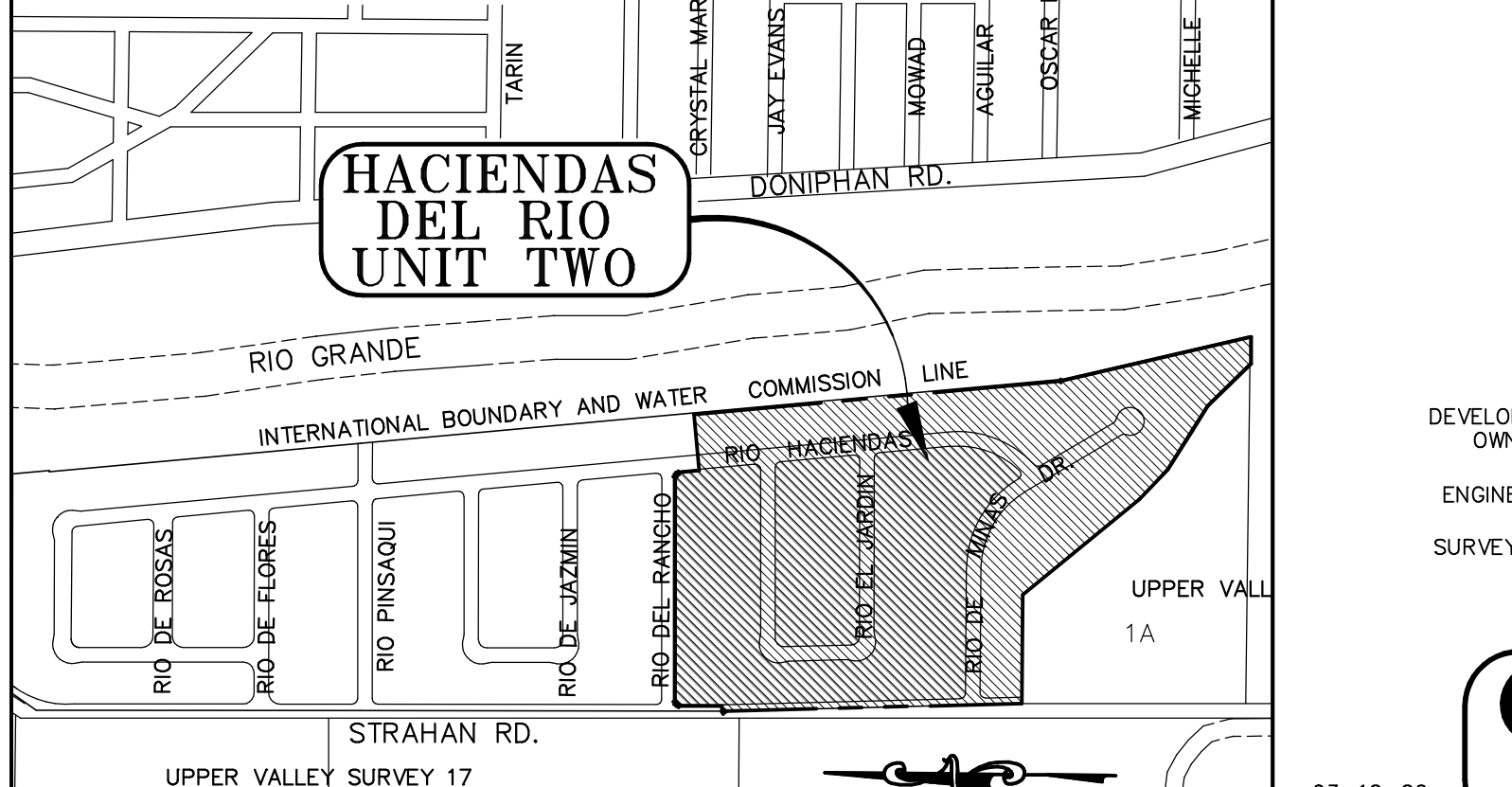
STREET	LINEAR FEET
RIO HACIENDAS CIRCLE	1,232.94 FEET
RIO EL JARDIN DRIVE	1,799.93 FEET
RIO DE MINAS DRIVE	1,276.40 FEET

LEGEND:
 ROW = RIGHT-OF-WAY
 MON. = MONUMENT
 PROP. = PROPERTY
 AC. = ACRES
 SF = SQUARE FEET
 E.O.P. = EDGE OF PAVEMENT
 INV. = INVERT
 PP = POWER POLE
 GM = GAS METER
 CMP = CORRUGATED METAL PIPE
 RCP = REINFORCED CONCRETE PIPE
 C = CENTERLINE
 □ = PROPOSED COUNTY MONUMENT

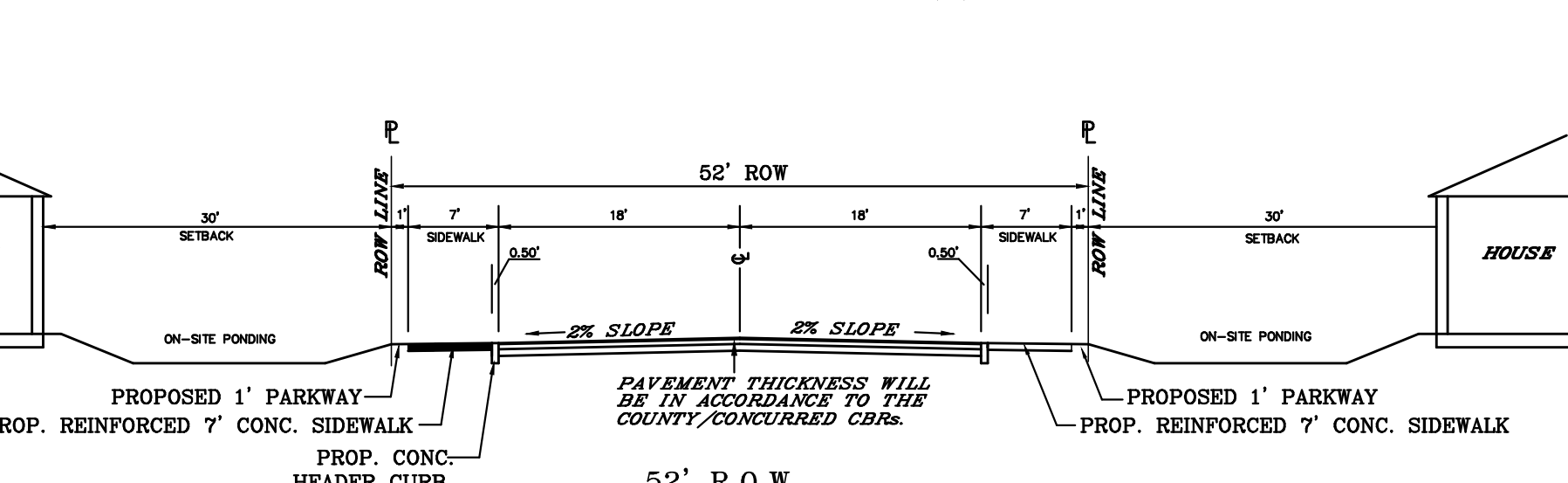
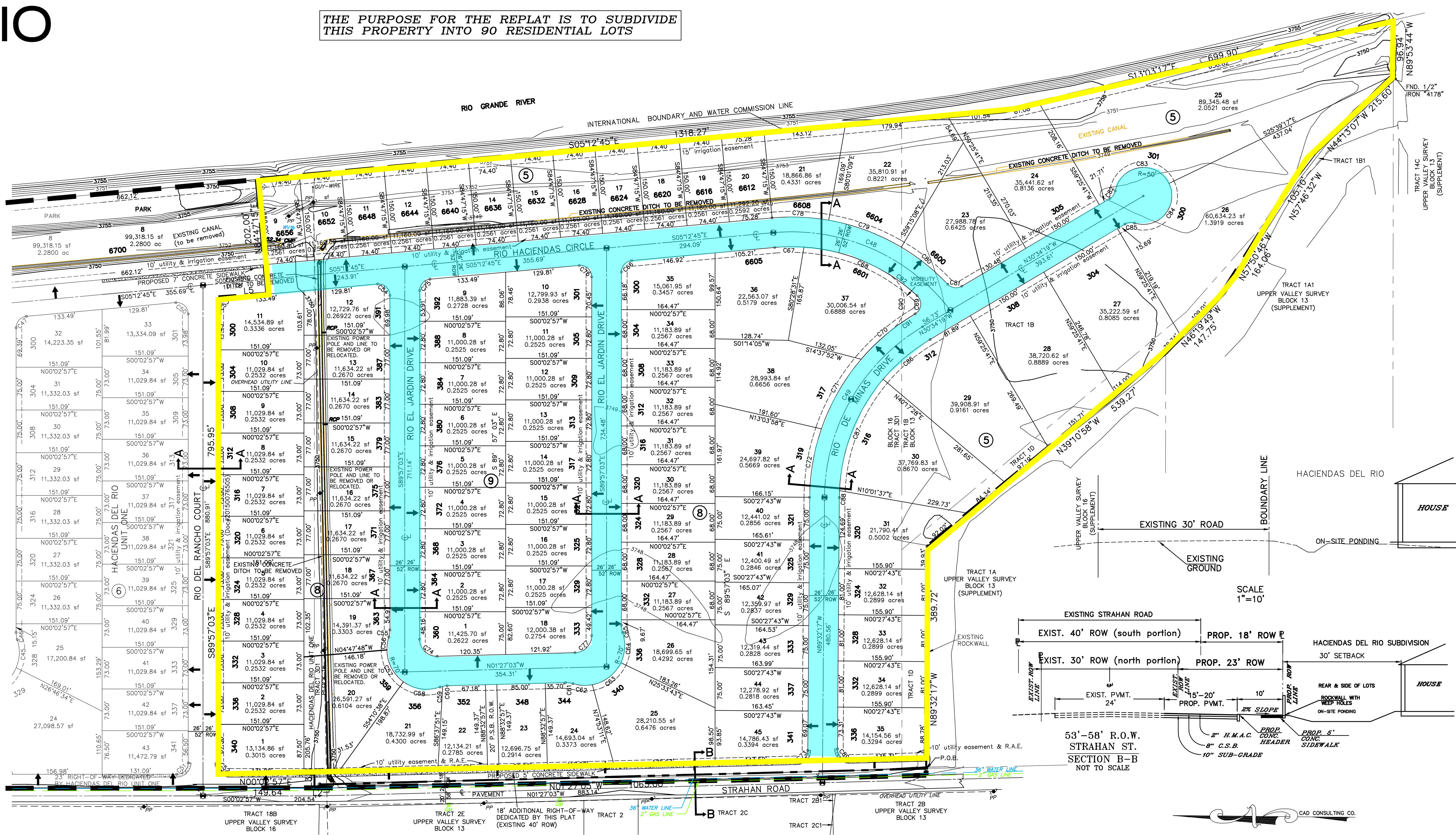
SCHOOL DISTRICT
 CANUTILLO INDEPENDENT SCHOOL DISTRICT
 7311 BOSQUE RD. 79835

TOTAL RESIDENTIAL LOTS
 90

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. 1-10 INTERSTATE AND WOODROW BEAN (TRANSMOUNTAIN) INTERSTATE AND 0.40 MILES (MORE OR LESS) WEST OF THE CITY LIMITS OF THE 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.



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



PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
HACIENDAS DEL RIO PARTNERS L.P. (OWNER)	550 S. MESA HILLS DR. SUITE F-4	EL PASO, TX 79912	(915) 585-8200
ENGINEER	4S ENGINEERING SERVICES (F-05017)	3616 McRAE BLVD. EL PASO, TX 79925	(915) 591-3312
SURVEYOR	CAD CONSULTING COMPANY	1790 LEE TREVINO DRIVE SUITE 309 EL PASO, TX 79936	(915) 633-6422

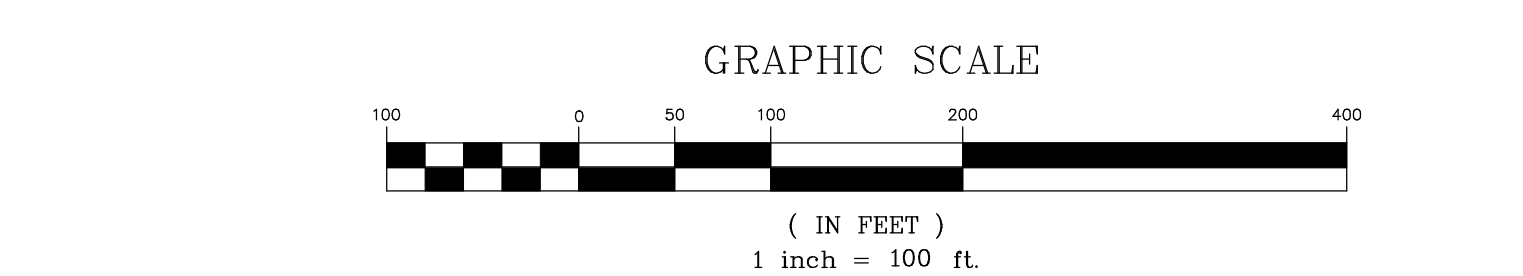
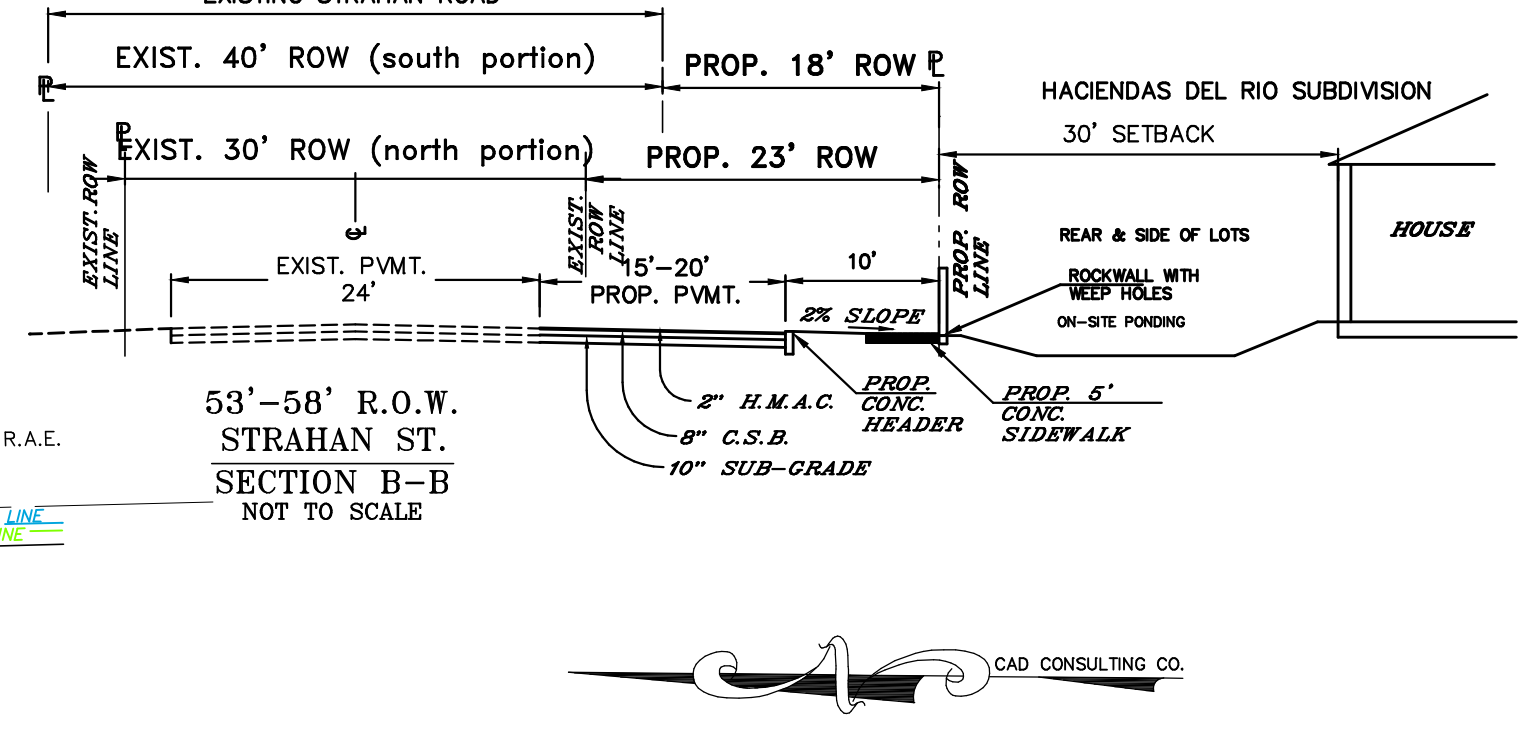
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CAD CONSULTING COMPANY
 1790 N. LEE TREVINO DR. SUITE 309
 EL PASO, TEXAS 79936
 TEL (915) 633-6422

RESIDENTIAL ON SITE PONDING REQUIREMENTS:

- 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 WITHOUT WRITTEN PERMISSION FROM THE DEPUTY DIRECTOR FOR ENGINEERING.
- 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;
- THE COUNTY SHALL BE GRANTED PERMANENT RIGHT OF ACCESS TO INSPECT THE LOT ELEVATION AND THE PERMANENT ELEVATION MARKERS;
- 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.
- DEVELOPER/BUILDER SHALL COMPLY WITH ALL PROVISIONS OF THE DRAINAGE GRADING AND DRAINAGE PLAN FOR THE SUBDIVISION.
- DESIGN MANUAL OF THE CITY OF EL PASO, ENGINEERING DEPARTMENT.

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 STORMWATER RUNOFF GENERATED FROM THEIR RESPECTIVE LOT PLUS ONE-HALF THE RUNOFF GENERATED FROM ALL ADJUTING 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 (1) VERTICAL TO THREE (3) HORIZONTAL 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. PERMANENT ELEVATION MARKERS SHALL NOT BE MOVED, COVERED OR ALTERED WITH WRITTEN PERMISSION FROM THE CITY COUNTY ENGINEER.
- 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 CERTIFICATE OF COMPLIANCE, REQUIRED TO OBTAIN UTILITY SERVICES WILL BE ISSUED ONLY AFTER THE COUNTY OF EL PASO HAS PERFORMED THE INSPECTION.
- NO PERSON SHALL BE PERMITTED TO IMPAIR THE FUNCTIONALITY OF ON-SITE PONDING OR GRADING PROVISIONS. IF ANY RESIDENTIAL LOT CONVEYED BY DEED SHALL BE COVERED BY IMPROVEMENTS, EITHER TEMPORARY OR PERMANENT, WHICH SHIELD STORMWATER, 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 PONDING 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 PONDING OR GRADING PROVISIONS 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 AN IMPENDENT DANGER OF LOSS OF LIFE, LIMB OR PROPERTY.
- OWNER OF PROPERTY UTILIZING ON-SITE PONDING WARES 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 INDUCTIVE REFUSE WITHOUT THE REQUIREMENT FOR BOND OR OTHER SECURITY.
- THE CONVEYANCE OF PROPERTY PERTAINING 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:**
- WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (HACIENDAS DEL RIO) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SEWER FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF:
 - 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 ONE HALF OF THE RUNOFF GENERATED FROM ALL ADJUTING STREET RIGHT-OF-WAYS DIRECTLY FRONTING THE LOT.
 - NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
 - HACIENDAS DEL RIO PARTNERS L.P. HAS OBTAINED A PERMIT FROM THE EL PASO COUNTY PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FOR INSTALLATION OF UTILITY. CONSTRUCTION OF DRIVEWAYS OR ANY OTHER PURPOSE.
 - RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS 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 RECORDS 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.
 - LOT CORNERS WILL BE SET UP ON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
 3. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
 - INSTRUMENT NO. _____ DATE _____
 16. 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 ADJUTING STREET RIGHT-OF-WAYS DIRECTLY FRONTING THE LOT.
 - ALL PROVISIONS OF SECTION 1916.060 "RESIDENTIAL ON SITE PONDING" SHALL BE ADHERED TO.
 - NO DIRECT VEHICULAR ACCESS SHALL BE PERMITTED FROM STRAHAN ROAD ON THE FOLLOWING LOTS: LOTS 1, 20 TO 25 AND 45, BLOCK 8 AND LOTS 9 AND 10, BLOCK 5.
 - NO RESIDENTIAL STREET ACCESS SHALL BE PERMITTED TO RIO HACIENDAS CIRCLE FROM LOTS 11, 12 AND 35, BLOCK 8 AND LOTS 9 AND 10, BLOCK 9.
 - NO RESIDENTIAL ACCESS SHALL BE PERMITTED TO RIO DE MINAS DR. FROM LOT 37, BLOCK 8 AND LOT 23, BLOCK 5.
 - VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ADJUTING STRAHAN RD. SHALL BE FROM HACIENDAS DEL RIO UNIT TWO DEDICATED STREETS ONLY.
 - THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
 - INSTRUMENT NO. _____ DATE _____
 - NO STRUCTURES EXCEEDING 36 INCHES IN HEIGHT SHALL BE WITHIN THE VISIBILITY EASEMENT LOCATED AT LOT 37, BLOCK 8.
 - THIS PROPERTY IS WITHIN THE WESTSIDE IMPACT FEE SERVICE AREA AND IS SUBJECT TO THE APPLICABLE FEES.
 - ROADS WILL NOT BE MAINTAINED BY THE COUNTY OF EL PASO UNTIL PAID BY HACIENDAS DEL RIO PARTNERS, L.P., AND LEGALLY APPROVED AND ACCEPTED BY ALL LOT OWNERS.
 - LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE SIDEWALKS, DRIVEWAYS AND PARKWAYS ADJUTING THEIR PROPERTY INCLUDING DOUBLE FRONTAGE LOTS.
 - ON-SITE SEWERAGE FACILITIES, OR DRINKING WATER SUPPLIES.