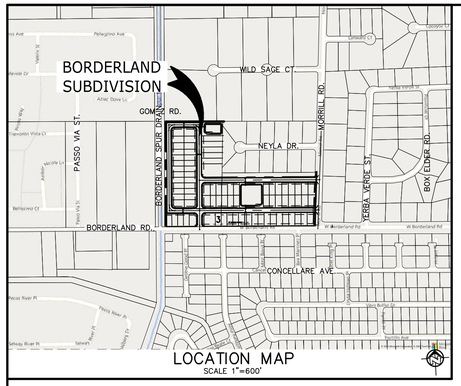
BORDERLAND SUBDIVISION

A PORTION OF TRACT 9F1, AND A PORTION OF TRACT 9F2, BLOCK 13, UPPER VALLEY, EL PASO COUNTY, TEXAS.
CONTAINING: 17.521 ACRES ±



LOCATION MAP
SCALE 1"=600'

BORDERLAND SUBDIVISION IS LOCATED IN NORTHWESTERN EL PASO COUNTY ON THE NORTHWEST SIDE OF THE INTERSECTION OF WEST BORDERLAND ROAD AND MORRILL ROAD. 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 677,456), BORDERLAND SUBDIVISION LIES APPROXIMATELY 3 FEET FROM THE CITY LIMITS AND IS WITHIN THE CITY'S TWO–MILE EXTRA–TERRITORIAL JURISDICTION (ETJ) UNDER THE LOCAL GOVERNMENT CODE § 42.021 AND THE CITY'S FIVE–MILE ETJ UNDER LOCAL GOVERNMENT CODE § 212.001.

PLAT NOTES AND RESTRICTIONS

1. SET 1/2" IRON WITH SLI CAP STAMPED "TX 2989" ON ALL PROPERY CORNERS UNLESS OTHERWISE INDICATED. BEARINGS ARE GRID AND BASED ON THE STATE PLANE COORDINATE SYSTEM CENTRAL ZONE OF TEXAS 4203 (NAD83). ALL DISTANCES ARE AT GROUND LEVEL.
2. 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.
3. ALL INFORMATION SHOWN HEREON WITH RESPECT TO UNDERGROUND CONDITIONS WAS DETERMINED BY DATA COLLECTED THROUGH SURVEY CREW OBSERVATION AND OTHER INFORMATION TAKEN FROM EXISTING PLANS AND MAPS OF RECORD. NO UNDERGROUND UTILITIES EXISTING OR ABANDONED WERE EXPOSED OR LOCATED. UNLESS SPECIFICALLY ACCEPTED BY SLI ENGINEERING, INC. IN WRITING, SLI ENGINEERING, INC. MAKES NO CLAIM, EXPRESSED OR IMPLIED, AS TO THE UNDERGROUND SITE CONDITIONS.
4. THIS SUBDIVISION LIES WITHIN THE CANUTILLO INDEPENDENT SCHOOL DISTRICT.
5. AS PER SECTION 19 CODE 19.08.010, SECTION D, ALL DRAINAGE STRUCTURES AND PONDING AREAS SERVING THE SUBDIVISION SHALL BE CONSTRUCTED AS PART OF THE INITIAL PHASE OF THE DEVELOPEMENT.
6. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT No._____ DATE:_____
7. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT No._____ DATE:_____
8. LOT CORNERS FOR THIS PLAT SHALL BE SET ONCE RECORDED.
9. BUILDINGS SETBACKS SHALL CONFORM TO APPENDIX 3: ALTERNATIVE SUBDIVISION DESIGN STANDARDS FROM THE COUNTY OF EL PASO SUBDIVISION REGULATIONS. SIDE SETBACKS WILL BE A MINIMUM OF 5 FEET; WHEN ABUTTING A STREET, THE SETBACK WILL BE 10 FEET. FRONT SETBACK WILL BE 15 FEET WITH A REQUIRED 20 FOOT DRIVEWAY SETBACK. REAR SETBACK WILL BE A MINIMUM OF 20 FEET.
10. THE OWNERS HAVE OBTAINED A PERMIT FROM THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FOR INSTALLATION OF UTILITIES CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
11. IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 232.025(6), A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
12. THE LOTS WILL BE USED FOR RESIDENTIAL PURPOSES ONLY.
13. ACCESS TO LOTS WITHIN THE SUBDIVISION IS PROVIDED FROM MORRILL ROAD AS WELL AS WEST BORDERLAND ROAD.
14. THE REASON FOR THE SUBDIVISION IS TO DIVDE 2 LARGE TRACTS INTO 86 LOTS
15. ALL LOTS TO PROVIDE A GRADING AND DRAINAGE PLAN PREPARED BY A LICENSED TEXAS PROFESSIONAL ENGINEER PRIOR TO LOT DEVELOPMENT.
16. LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE SIDEWALKS, DRIVEWAYS AND PARKWAYS ABUTTING THEIR PROPERTY.
17. NO MORE THAN ONE SINGLE–FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
18. LOT 1 THROUGH LOT 5, BLOCK 1 AND LOT 1 THROUGH LOT 18, BLOCK 5 ARE RESTRICTED TO ACCESS OFF BORDERLAND ROAD.
19. THE DRAINAGE PONDS ARE TO BE DEDICATED TO AND MAINTAINED BY THE COUNTY OF EL PASO BY THIS PLAT.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY

BORDELAND SUBDIVISIONN IS LOCATED WITH EL PASO COUNTY, TEXAS APPROXIMATELY LESS THAN 1.3 MILE WEST OF THE CITY LIMITS OF EL PASO, TEXAS, IN THE EAST–WEST DIRECTION AND ABUTTING THE CITY OF EL PASO LIMITS IN THE NORTH–SOUTH DIRECTION . THE SUBDIVISION IS WITHIN THE CITY OF EL PASO'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.00, 212.001

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 480212 0125 B, DATED SEPTEMBER 4, 1991 THIS PROPERTY LIES IN FLOOD ZONE "X".
ZONE "X", INDICATE AREAS OF MINIMAL FLOODING.

BEARING BASIS:

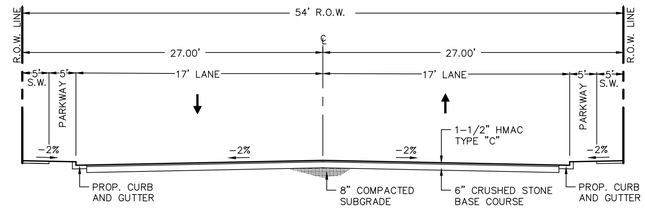
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTRAL NAD–83 TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS

VERTICAL DATUM:

VERTICAL DATUM BASED ON WEST TEXAS AIRPORT REFERENCE POINT TX04A (NGS PID NO. AB6217) NAVD 88 DATUM AND REFERENCED TO NAD83, HAVING AN ELEVATION OF 3751.87.

SCHOOL DISTRICT
THE CANUTILLO INDEPENDENT SCHOOL DISTRICT.

NUMBER OF LOTS
83 RESIDENTIAL LOTS
2 RETENTION PONDS
1 PUBLIC AREA



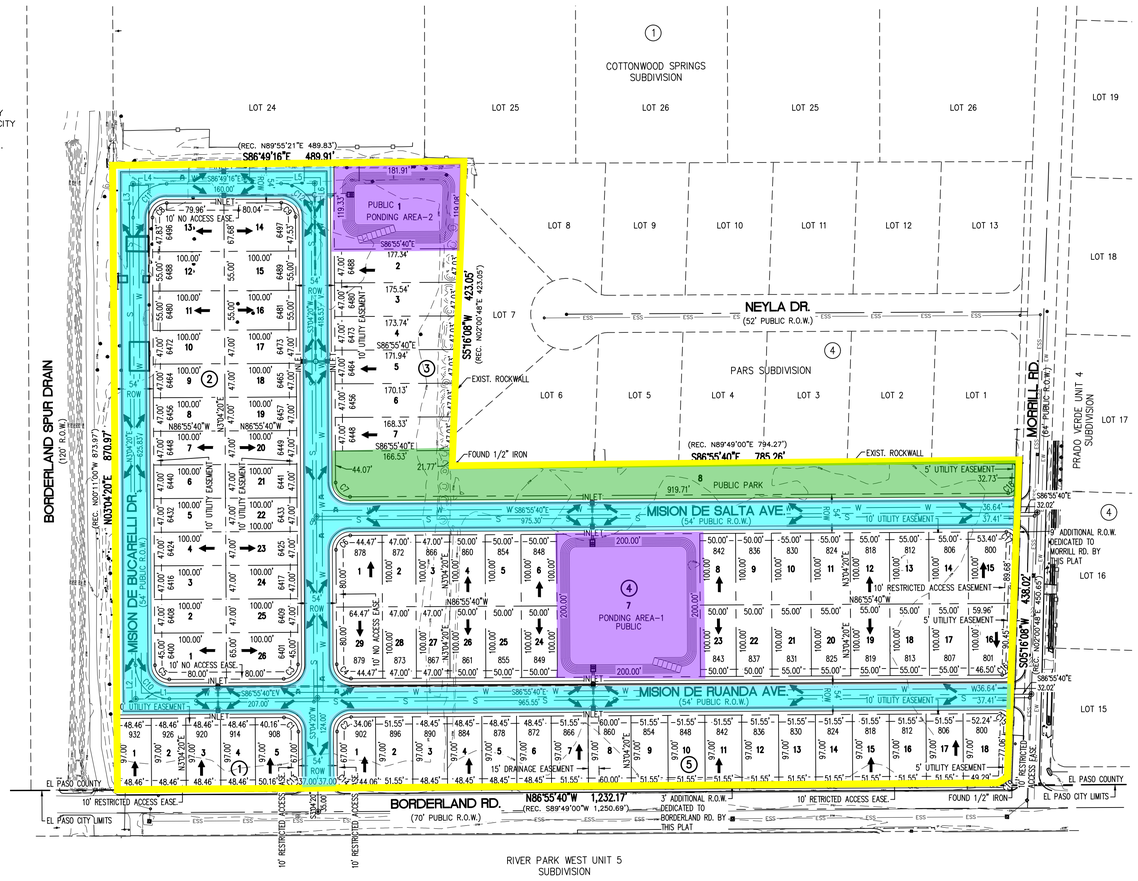
(PROPOSED)
54' R.O.W. TYPICAL SECTION
(LOCAL STREET)

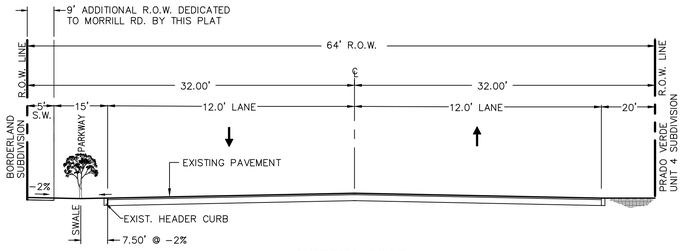
EXISTING CONDITIONS LEGEND

SANITARY SEWER MANHOLE	(S)	ELECTRIC METER	(E)
WATER METER	(W)	ELECTRIC BOX	EB
CHAIN LINK FENCE	—o—	POWER POLE	●
CANOPY	- - - - -	TELEPHONE PEDESTAL	TP
EASEMENT LINE	— — — —	BUSH	
BOUNDARY LINE	———	TREE	
UTILITY WATER LINE	—EW—	BUILDING STRUCTURE	
UTILITY SEWER LINE	—ESS—	CITY MONUMENT	
UTILITY ELECTRIC LINE	—OHE—	GAS METER	G

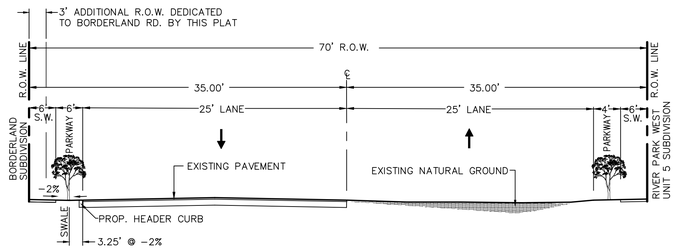
PROPOSED IMPROVEMENTS LEGEND

CITY MONUMENT	◉	EASEMENT LINE	— — —
BLOCK NUMBER	(1)	UTILITY WATER LINE	—W—
LOT NUMBER	1	UTILITY SEWER LINE	—S—
BOUNDARY LINE	———	DRAINAGE FLOW	➡





MORRILL ROAD
64' R.O.W. TYPICAL SECTION
(LOCAL STREET)
N.T.S.



WEST BORDERLAND ROAD
64' R.O.W. (VARIES) TYPICAL SECTION
(MINOR ARTERIAL)
N.T.S.

STREET NAME AND LENGTH TABLE

STREET NAME	LENGTH
MISION DE SALTA AVENUE	1007.32'
MISION DE RUANDA AVENUE	1241.49'
MISION DE BUCARELLI DRIVE	1801.94'

NOTES:

1. OWNER
   PROYECTO II, LLC
   JESUS VILLANUEVA
   6301 NORTHERN PASS STE. 7
   EL PASO, TEXAS 79912
2. ALL LOTS AND STREETS ARE TO DRAIN TO PROPOSED PONDING AREAS VIA SURFACE AND UNDERGROUND STORM SEWER SYSTEM.
3. SET ½" IRON WITH SLI PLASTIC CAP STAMPED TX 2998/NM 6698 AT ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED.
4. PROPERTY ZONED R1
5. NUMBER OF LOTS = 83 RESIDENTIAL
   1 PUBLIC PARK
   2 PONDING

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.42'	20.00'	28.28'	S41°55'40"E	90°00'00"
C2	20.00'	31.42'	20.00'	28.28'	N48°04'20"E	90°00'00"
C3	20.00'	31.42'	20.00'	28.28'	S48°04'20"W	90°00'00"
C4	20.00'	31.42'	20.00'	28.28'	N41°55'40"W	90°00'00"
C5	20.00'	31.42'	20.00'	28.28'	N41°55'40"W	90°00'00"
C6	20.00'	31.42'	20.00'	28.28'	N48°04'20"E	90°00'00"
C7	20.00'	31.42'	20.00'	28.28'	N41°55'40"W	90°00'00"
C8	20.00'	31.45'	20.04'	28.31'	N48°07'32"E	90°06'24"
C9	20.00'	31.38'	19.96'	28.26'	S41°52'28"E	89°53'36"
C10	47.00'	73.83'	47.00'	66.47'	S41°55'40"E	90°00'00"
C11	47.00'	73.91'	47.09'	66.53'	S48°07'32"W	90°06'24"
C12	47.00'	73.74'	46.91'	66.41'	N41°52'28"W	89°53'36"
C13	10.00'	15.71'	10.00'	14.14'	S48°04'20"W	90°00'00"
C14	10.00'	15.71'	10.00'	14.14'	N41°55'40"W	90°00'00"
C15	10.00'	16.09'	10.39'	14.41'	N40°49'46"W	92°11'48"
C16	10.00'	15.32'	9.62'	13.87'	S49°10'14"W	87°48'12"
C17	10.00'	16.09'	10.39'	14.41'	N40°49'46"W	92°11'48"
C18	10.00'	15.32'	9.62'	13.87'	S49°10'14"W	87°48'12"
C19	10.00'	15.32'	9.62'	13.87'	S49°10'14"W	87°48'12"

LINE TABLE		
LINE	LENGTH	BEARING
L1	47.00'	S86°55'40"E
L2	47.00'	N3°04'20"E
L3	47.09'	N3°04'20"E
L4	47.09'	S86°49'16"E
L5	46.91'	S86°49'16"E
L6	46.91'	S3°04'20"W

BLOCK 1		
Lot #	Area Sq. Ft.	Area Acres
1	4,700.62	0.11
2	4,700.62	0.11
3	4,700.62	0.11
4	4,700.62	0.11
5	5,728.22	0.13

BLOCK 2		
Lot #	Area Sq. Ft.	Area Acres
1	6,414.16	0.15
2	4,700.00	0.11
3	4,700.00	0.11
4	4,700.00	0.11
5	4,700.00	0.11
6	4,700.00	0.11
7	4,700.00	0.11
8	4,700.00	0.11
9	4,700.00	0.11
10	4,700.00	0.11
11	5,500.00	0.13
12	5,500.00	0.13
13	6,691.42	0.15
14	6,673.54	0.15
15	5,500.00	0.13
16	5,500.00	0.13
17	4,700.00	0.11
18	4,700.00	0.11
19	4,700.00	0.11
20	4,700.00	0.11
21	4,700.00	0.11
22	4,700.00	0.11
23	4,700.00	0.11
24	4,700.00	0.11
25	4,700.00	0.11
26	6,414.16	0.15

BLOCK 3		
Lot #	Area Sq. Ft.	Area Acres
1	21,404.41	0.49
5	8,038.63	0.18
6	7,953.89	0.18
7	7,869.16	0.18
8	43,716.48	1.00

BLOCK 4		
Lot #	Area Sq. Ft.	Area Acres
1	6,361.03	0.15
2	4,700.00	0.11
3	4,700.00	0.11
4	5,000.00	0.11
5	5,000.00	0.11
6	5,000.00	0.11
7	40,000.00	0.92
8	5,000.00	0.11
9	5,000.00	0.11
10	5,500.00	0.13
11	5,500.00	0.13
12	5,500.00	0.13
13	5,500.00	0.13
14	5,500.00	0.13
15	6,164.10	0.14
16	5,784.35	0.13
17	5,500.00	0.13
18	5,500.00	0.13
19	5,500.00	0.13
20	5,500.00	0.13
21	5,500.00	0.13
22	5,000.00	0.11
23	5,000.00	0.11
24	5,000.00	0.11
25	5,000.00	0.11
26	5,000.00	0.11
27	4,700.00	0.11
28	4,700.00	0.11
29	6,361.03	0.15

BLOCK 5		
Lot #	Area Sq. Ft.	Area Acres
1	5,136.66	0.12
2	5,000.00	0.11
3	4,700.00	0.11
4	4,700.00	0.11
5	4,700.00	0.11
6	4,700.00	0.11
7	5,000.00	0.11
8	5,820.00	0.13
9	5,000.00	0.11
10	5,000.00	0.11
11	5,000.00	0.11
12	5,000.00	0.11
13	5,000.00	0.11
14	5,000.00	0.11
15	5,000.00	0.11
16	5,000.00	0.11
17	5,000.00	0.11
18	5,851.87	0.13

PRELIMINARY PLAT

SLI ENGINEERING, INC.
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6600 WESTWIND DRIVE
EL PASO, TEXAS
(915) 584–4457
LICENSE NO. F–1902

DATE OF PREPARATION 08/20/24