RIO VALLEY SUBDIVISION

REPLAT "A"

A 57.0342 ACRE SUBDIVISION BEING A REPLAT OF
A PORTION OF RIO VALLEY SUBDIVISION
CITY OF EL PASO, EL PASO COUNTY, TEXAS.

DEDICATION

RIO VALLEY, LLC, PROPERTY OWNER OF THIS LAND DOES HEREBY PRESENT THIS PLAT AND DEDICATES, IF NOT PREVIOUSLY DEDICATED, ITS RESPECTIVE PORTION OF SAID PROPERTY TO THE USE OF THE PUBLIC, THE STREETS, PONDING AREA, UTILITY EASEMENTS, PARK SITES AND ALLEYS, AS HEREON LAID DOWN AND DESIGNATED, INCLUDING EASEMENTS FOR OVERHANG OF SERVICE WIRES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES, THE RIGHT TO INGRESS AND EGRESS FOR SERVICE AND CONSTRUCTION, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS.

JACK WINTON (OWNER) _____ DATE

ACKNOWLEDGMENT

STATE OF TEXAS
CITY OF EL PASO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN 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 PLAN COMMISSION

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 _____ 20 _____ A.D.

EXECUTIVE SECRETARY OF THE CITY PLAN COMMISSION _____ CHAIRPERSON

APPROVED FOR FILING THIS _____ DAY OF _____ 20 _____ A.D.

CITY DEVELOPMENT DIRECTOR

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS THIS _____ DAY OF _____ 20 _____ A.D. IN DOCUMENT NO. _____, OF THE PLAT RECORDS.

COUNTY CLERK _____ BY DEPUTY

PLAT NOTES & RESTRICTIONS

1. THIS SUBDIVISION IS INTENDED FOR COMMERCIAL AND RESIDENTIAL USE. COMMERCIAL LOTS ARE AS FOLLOWS: LOTS 14 & 16, BLOCK 11, LOT 1, BLOCK 14, LOT 1, BLOCK 15 AND LOT 1, BLOCK 16. TOTAL RESIDENTIAL LOTS IS 240.
2. SEWAGE SERVICE WILL BE PROVIDED BY EL PASO WATER UTILITIES (PUBLIC SERVICE BOARD).
3. WATER SERVICE WILL BE PROVIDED BY EL PASO WATER UTILITIES (PUBLIC SERVICE BOARD).
4. SUBJECT PROPERTY LIES WITHIN ZONE "X" (INDICATES AREAS DETERMINED TO BE WITHIN 500 YEAR FLOOD; AREAS OF 100 YEAR FLOOD WITH DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD) AS DESIGNATED ON EL PASO COUNTY FEMA FLOOD RATE INSURANCE RATE MAP PANEL NO. 480212-0125-B, DATED SEPTEMBER 4, 1991.
5. THIS SUBDIVISION IS SITUATED WITHIN THE CITY OF EL PASO, EL PASO COUNTY, TEXAS.
6. THE PROPERTY OWNER SHALL CONSTRUCT A CONCRETE DRIVEWAY BETWEEN THE STREET CURB AND THE PROPERTY LINE AT THE TIME OF SITE DEVELOPMENT AND/OR HOME CONSTRUCTION.
7. THE PROPERTY OWNER SHALL OBTAIN THE PROPER PERMIT FROM THE CITY OF EL PASO AND/OR BRIDGE DEPARTMENT PRIOR TO CUTTING ANY STREET CURB FOR DRIVEWAY INSTALLATION OR ANY OTHER REASON.
8. NO ROAD(S) WILL BE MAINTAINED BY THE CITY OF EL PASO PRIOR TO PAVING BY THE DEVELOPER AND LEGALLY APPROVED AND ACCEPTED BY THE CITY OF EL PASO.
9. RESTRICTIVE COVENANTS FRO THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK DEED AND RECORD SECTION. INSTRUMENT NO. _____ BOOK _____ PAGE _____ DATE _____
10. IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 232.025(6), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN A SUBDIVIDER 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.
11. TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE IN THE OFFICE OF THE EL PASO COUNTY CLERK DEED AND RECORD SECTION INSTRUMENT NO. _____
12. U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION UNITS.
13. THE PROPOSED SUBDIVISION IS SUBJECT TO ON-SITE PONDING.
14. CONSTRUCTION OF ROCK WALLS ALONG LINEAR PARKS SHALL BE COMPLETED BY THE DEVELOPER. THE DEVELOPER SHALL CLEAN AND MAINTAIN PARK SITES AND ADJACENT LOTS UNTIL HOME OR BUILDING CONSTRUCTION IS COMPLETED.
15. THE DEVELOPER IS RESPONSIBLE FOR SIDEWALK, RAMP AND CONCRETE HEADERS CONSTRUCTION, AS INDICATED ON IMPROVEMENT PLANS.
16. ALL UTILITY EASEMENTS CONTAINED HEREON MAY BE UTILIZED FOR IRRIGATION PURPOSES, AS REQUIRED BY THE EL PASO COUNTY IMPROVEMENT DISTRICT NO. 1.
17. THE FOLLOWING LOTS WILL BE DEDICATED TO THE CITY OF EL PASO AS PARKS AND/OR PONDS: LOT 6, BLOCK 3, LOT 9, BLOCK 4, LOT 23, BLOCK 5, LOT 5, BLOCK 6, LOTS 5 & 14, BLOCK 7, LOT 2, BLOCK 8, LOT 9, BLOCK 9, LOTS 9 & 20, BLOCK 10, LOTS 1 & 2, BLOCK 12, LOTS 10 & 24, BLOCK 13 AND LOT 12, BLOCK 14.
18. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE TEXAS CENTRAL STATE PLANE COORDINATE SYSTEM ZONE NO. 4203 AND ALL DISTANCES CONTAINED HEREON ARE AT SURFACE.
19. INFORMATION CONTAINED WITHIN PARENTHESIS ARE RECORD DATA AS DESIGNATED ON PLAT MAP OF BLOCK 14, UPPER VALLEY SURVEYS, PLAT RECORDS, EL PASO COUNTY, TEXAS.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT
C1	34.67	300.00	6°37'15"	N00°14'54"W	34.65	17.35
C2	34.67	300.00	6°37'15"	S00°14'54"E	34.65	17.35
C3	70.63	50.00	80°57'23"	S48°07'52"W	70.73	50.11
C4	76.43	50.00	87°32'33"	N41°52'34"W	70.63	49.88
C5	31.55	300.00	6°04'52"	S00°01'15"W	31.53	15.94
C6	31.55	300.00	6°04'52"	N00°01'15"E	31.53	15.94
C7	36.17	600.00	3°27'42"	N01°14'22"E	36.16	19.09
C8	36.17	600.00	3°27'42"	S01°14'22"W	36.16	19.09
C9	78.65	50.00	90°07'25"	S48°07'25"W	70.78	50.11
C10	78.65	50.00	90°07'25"	N48°07'25"E	70.78	50.11
C11	39.32	25.00	90°07'25"	N48°06'55"E	35.39	25.05
C12	6.52	275.00	1°21'27"	N02°23'59"E	6.52	3.26
C13	25.26	275.00	5°15'57"	N00°53'58"W	25.25	12.64
C14	21.02	325.00	3°42'19"	S01°46'22"E	21.01	10.51
C15	97.94	25.00	82°57'40"	N43°20'00"W	94.41	23.71
C16	39.32	25.00	90°07'25"	N48°07'25"E	35.39	25.05
C17	9.45	25.00	21°39'50"	N07°46'19"W	9.40	4.78
C18	30.06	75.00	22°57'43"	S07°07'15"E	29.86	15.23
C19	63.37	75.00	67°41'32"	S36°12'22"W	59.75	46.59
C20	39.22	25.00	89°53'37"	S41°53'06"E	35.32	24.95
C21	39.32	25.00	90°07'25"	S48°07'25"W	35.39	25.05
C22	39.22	25.00	89°53'35"	N41°52'34"W	35.32	24.95
C23	39.32	25.00	90°07'25"	N48°07'25"E	35.39	25.05
C24	39.22	25.00	89°53'35"	N41°52'34"W	35.32	24.95
C25	39.32	25.00	90°07'25"	N48°07'25"E	35.39	25.05
C26	11.48	325.00	2°01'32"	N02°03'05"E	11.48	5.74
C27	26.07	325.00	4°35'48"	N01°15'37"W	26.07	13.04
C28	11.94	275.00	2°29'16"	S02°16'54"E	11.94	5.97
C29	41.13	25.00	94°13'23"	S46°03'02"W	36.64	26.93
C30	29.19	275.00	6°04'52"	N00°01'15"E	29.18	14.61
C31	16.25	325.00	2°51'54"	S01°35'14"E	16.25	8.13
C32	57.61	25.00	86°39'33"	N43°29'06"W	54.31	23.58
C33	39.22	25.00	89°53'35"	S41°52'34"E	35.32	24.95
C34	39.32	25.00	90°07'25"	N48°07'25"E	35.39	25.05
C35	39.32	25.00	90°07'25"	S48°07'25"W	35.39	25.05
C36	39.22	25.00	89°53'35"	N41°52'34"W	35.32	24.95
C37	39.22	25.00	89°53'35"	S41°52'34"E	35.32	24.95
C38	39.32	25.00	90°07'25"	N48°07'25"E	35.39	25.05
C39	39.32	25.00	90°07'25"	S48°07'25"W	35.39	25.05
C40	39.22	25.00	89°53'35"	N41°52'34"W	35.32	24.95
C41	39.22	25.00	89°53'35"	S41°52'35"E	35.32	24.95
C42	39.32	25.00	90°07'25"	N48°07'25"E	35.39	25.05
C43	21.35	575.00	2°07'38"	N01°38'54"E	21.35	9.56
C44	15.23	575.00	1°31'03"	N00°11'25"E	15.23	7.62
C45	57.63	25.00	86°35'53"	N43°41'56"W	54.17	23.41
C46	39.32	25.00	90°07'25"	S48°07'25"W	35.39	25.05
C47	37.81	25.00	86°39'39"	S43°29'03"E	34.31	23.58
C48	16.26	325.00	2°51'59"	N01°35'13"W	16.26	8.13
C49	29.19	275.00	6°04'52"	S00°01'15"W	29.18	14.61
C50	39.32	25.00	90°07'25"	S48°07'25"W	35.39	25.05
C51	39.22	25.00	89°53'35"	N41°52'34"W	35.32	24.95
C52	39.76	625.00	3°38'42"	S01°14'22"W	39.75	19.88
C53	40.91	25.00	93°46'07"	N42°16'05"E	36.50	26.70
C54	39.22	25.00	89°53'35"	S41°52'34"E	35.32	24.95
C55	39.32	25.00	90°07'25"	N48°07'25"E	35.39	25.05
C56	9.46	25.00	21°41'15"	S13°54'20"W	9.41	4.79
C57	31.16	75.00	23°47'49"	N12°51'04"E	30.93	15.80
C58	82.04	75.00	62°40'31"	N30°23'06"W	78.01	45.67
C59	9.45	25.00	21°39'34"	N07°46'04"W	9.39	4.78
C60	31.49	75.00	24°03'22"	S06°34'17"E	31.26	15.98
C61	82.11	75.00	62°43'47"	S32°49'25"W	78.07	45.72
C62	39.22	25.00	89°53'35"	S41°52'34"E	35.32	24.95
C63	39.32	25.00	90°07'25"	S48°07'25"W	35.39	25.05
C64	39.32	25.00	90°07'25"	S48°07'25"W	35.39	25.05
C65	39.22	25.00	89°53'35"	N41°52'34"W	35.32	24.95
C66	23.57	15.00	90°01'25"	N48°12'25"E	21.22	15.01
C67	34.84	625.00	3°11'39"	N01°27'53"E	34.84	17.43
C68	4.92	625.00	0°27'03"	N00°21'09"W	4.92	2.46
C69	40.91	25.00	93°46'07"	S42°16'05"W	36.50	26.70
C70	9.45	25.00	21°39'50"	S07°46'21"E	9.40	4.78
C71	148.56	75.00	113°29'22"	N38°06'34"E	125.44	114.37
C72	24.01	15.00	91°43'32"	S49°01'29"W	21.53	15.46
C73	36.62	25.00	83°57'37"	N49°55'08"E	34.69	24.35
C74	39.22	25.00	89°53'35"	S41°52'34"E	35.32	24.95
C75	38.62	25.00	88°30'59"	N48°53'58"E	34.89	24.36
C76	39.32	25.00	90°07'25"	N48°07'25"E	35.39	25.05
C77	9.43	25.00	21°36'17"	S76°00'44"E	9.37	4.77
C78	61.00	75.00	46°36'07"	N59°35'39"W	59.33	32.30
C79	61.23	75.00	46°46'40"	N55°50'42"W	59.55	32.44
C80	9.46	25.00	21°41'10"	N52°20'33"E	9.41	4.79
C81	9.46	25.00	21°41'31"	S73°57'13"E	9.42	4.80
C82	61.33	75.00	46°51'18"	N59°31'39"W	59.64	32.50
C83	39.22	25.00	89°53'35"	S41°52'34"E	35.32	24.95
C84	39.32	25.00	90°07'25"	N48°07'25"E	35.39	25.05
C85	39.32	25.00	90°07'25"	S48°07'25"W	35.39	25.05
C86	39.22	25.00	89°53'35"	N41°52'34"W	35.32	24.95
C87	36.56	575.00	3°38'42"	S01°14'22"W	36.57	18.30
C88	39.32	25.00	90°07'25"	S48°07'25"W	35.39	25.05
C89	39.22	25.00	89°53'35"	N41°52'34"W	35.32	24.95
C90	37.63	25.00	86°13'53"	S43°41'56"E	34.17	23.41
C91	39.32	25.00	91°29'01"	N41°53'21"W	35.61	25.66
C92	23.59	15.00	90°07'25"	N48°07'26"E	21.24	15.03
C93	39.32	25.00	90°07'25"	S48°07'25"W	35.39	25.05
C94	39.32	25.00	91°29'01"	N41°53'21"W	35.61	25.66
C95	39.22	25.00	89°53'37"	N41°53'05"W	35.32	24.95

LINE TABLE

LINE	LENGTH	BEARING
L1	36.01	S86°47'52"E
L2	18.00	N03°03'54"E
L3	7.00	S86°47'52"E
L4	36.01	S86°47'52"E
L5	7.00	S86°47'52"E
L6	36.01	S86°47'52"E
L7	17.00	S03°03'43"W
L8	18.00	S03°03'43"W
L9	17.00	S03°03'43"W
L10	18.00	S03°03'43"W
L11	32.09	S03°03'43"W
L12	30.25	S03°03'43"W
L13	81.38	S03°03'43"W
L14	30.25	S03°03'43"W
L15	20.61	S86°46'52"E
L16	13.22	N03°03'43"E
L17	20.94	N03°03'43"E
L18	2.21	N03°01'13"W
L19	25.14	N03°01'13"W
L20	24.95	S86°46'52"E
L21	25.05	S86°46'52"E
L22	33.45	S03°03'43"W
L23	10.27	N03°03'43"E
L24	9.97	N03°03'43"E
L25	10.16	N03°03'43"E
L26	25.15	N03°03'43"W
L27	14.05	S76°56'19"E
L28	12.05	N03°03'43"E
L29	15.50	S04°40'09"W
L30	15.04	S03°03'43"W
L31	14.34	S00°03'43"W
L32	8.59	N03°34'59"W
L33	25.95	N03°03'43"E
L34	21.05	N03°03'43"E

CERTIFICATION

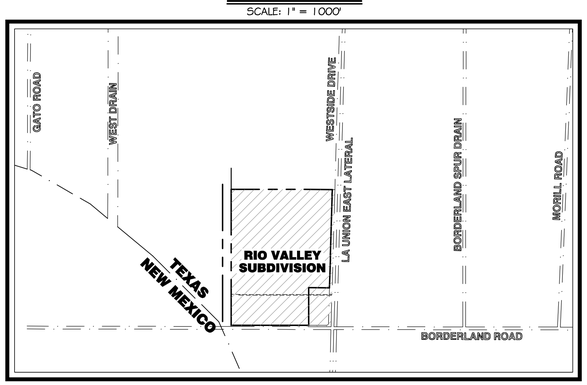
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS PERFORMED BY ME OR UNDER MY SUPERVISION, REFLECT THE EXISTING CONDITIONS AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS, EXCEPT AS SHOWN.

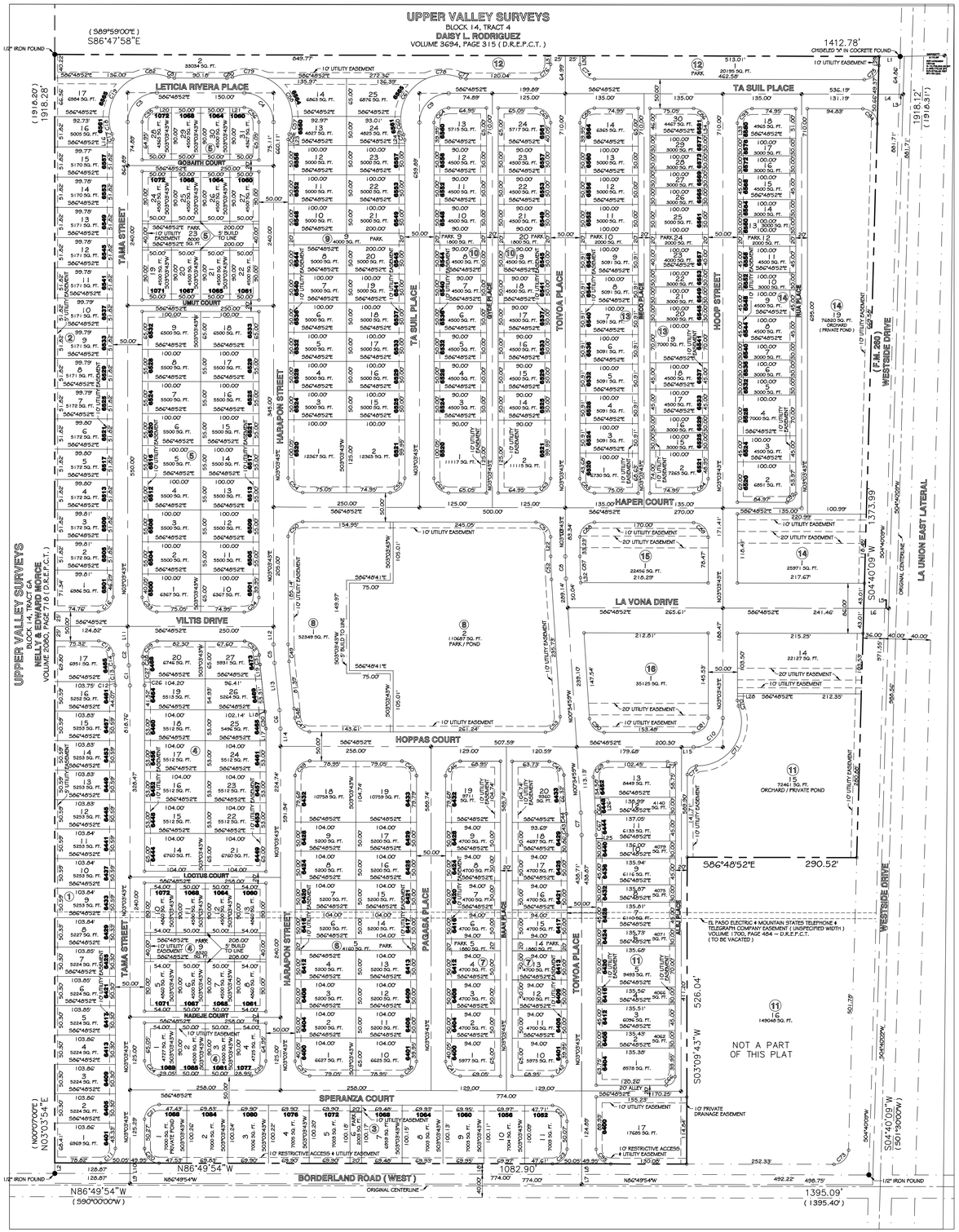
JOSEPH AMAYA
TEXAS LICENSE NO. 5855

G. GLEN KISTENMACHER REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTERED PROFESSIONAL ENGINEER
TEXAS NO. 65021

VICINITY MAP

SCALE: 1" = 1000'





REVISED: 4/22/14
REVISED: 4/8/14
REVISED: 3/20/14
REVISED: 3/6/14

KISTENMACHER ENGINEERING COMPANY
CONSULTING ENGINEERING — 6044 GATEWAY EAST, SUITE 600 — 6336 GREENVILLE AVE, SUITE C
LAND PLANNING — EL PASO, TEXAS 79925 — DALLAS, TEXAS 75206
SURVEYING — 915-778-4476 — 214-234-0011