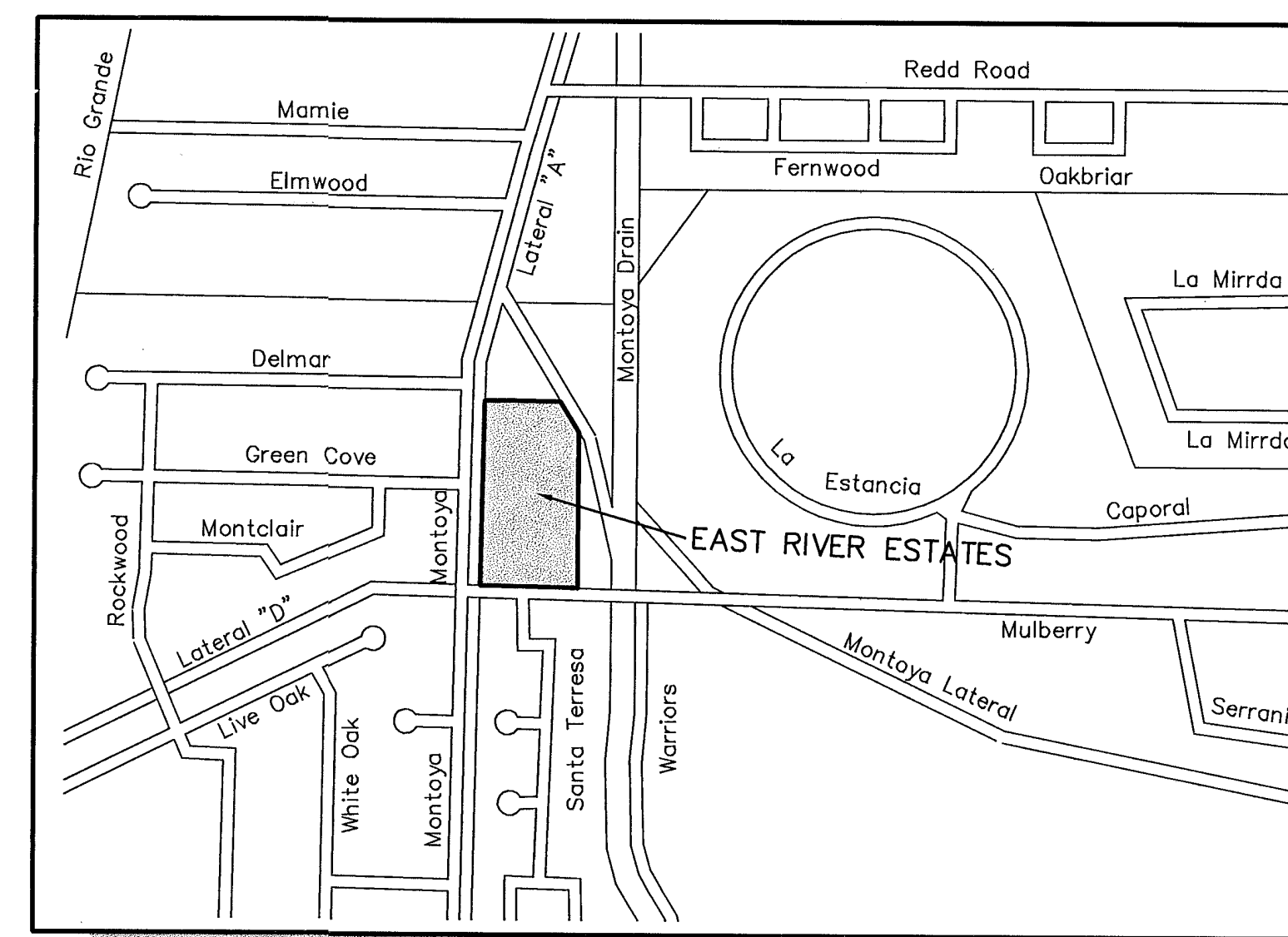
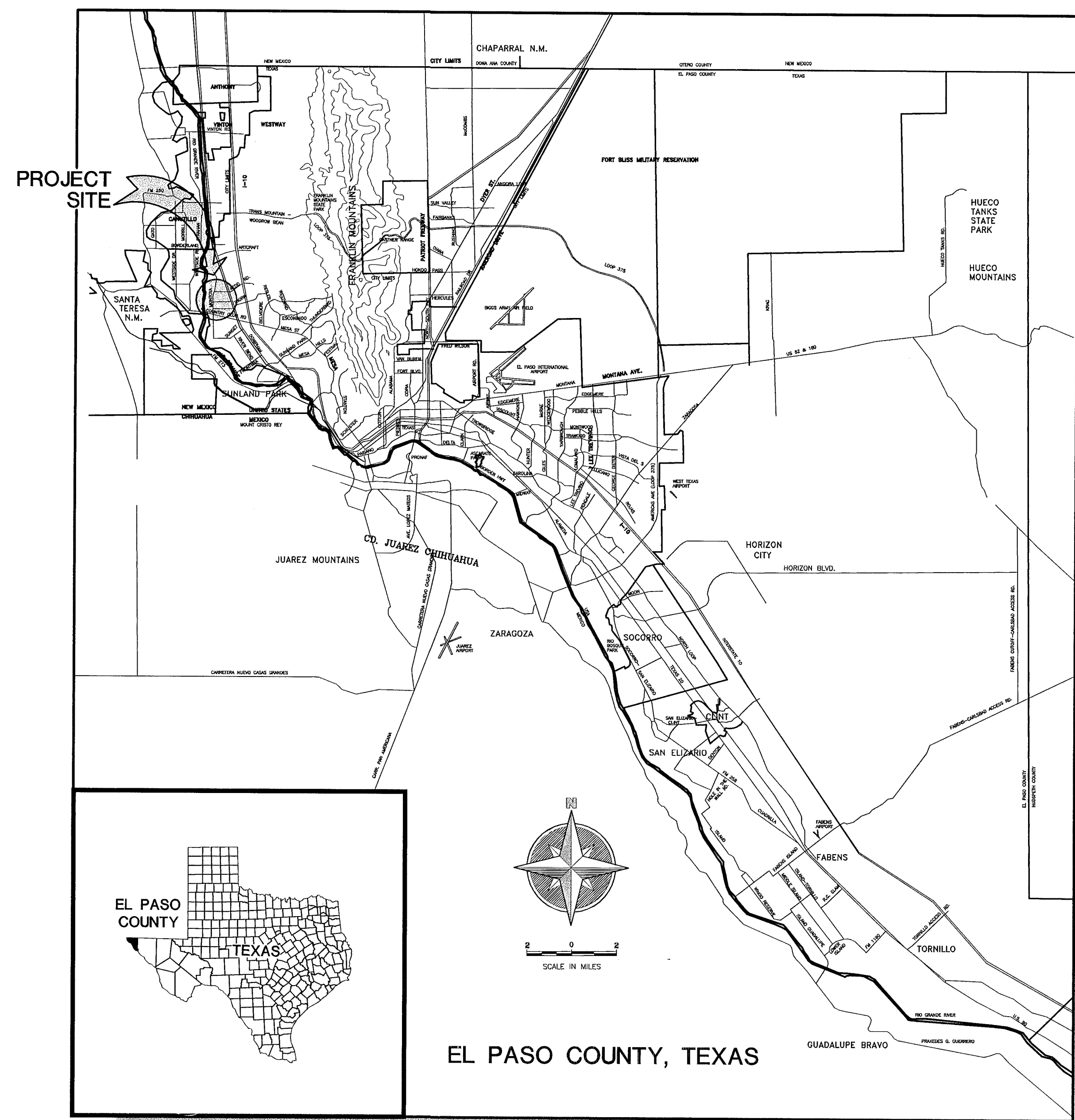


EAST RIVER ESTATES

SUBDIVISION IMPROVEMENT PLANS

TRACT 21A, BLOCK 6
 UPPER VALLEY SURVEY
 CITY OF EL PASO, EL PASO COUNTY, TEXAS
 CONTAINING ±6.100 ACRES

VICINITY MAP



LOCATION MAP

SCALE: 1" = 600'

INDEX

SUBDIVISION PLAT.....	C-1
GRADING AND DRAINAGE PLAN	C-2
EAST RIVER LANE STREET PLAN AND PROFILE	C-3
GRADING SECTIONS AND DETAILS	C-4
STANDARD DETAILS	C-5
STREET LIGHTING	C-6
STORMWATER POLLUTION PREVENTION PLAN	C-7

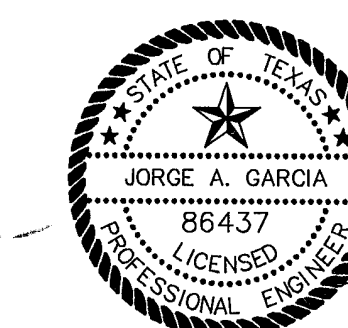
CIVIL ENGINEER

PREPARED BY:

444 EXECUTIVE CENTER BLDG., SUITE 134 - EL PASO, TX - 79902
 PHONE (915) 351-8033 - FAX (915) 351-8055

LAND SURVEYOR

Cutts Land Surveying, Inc.
 Professional Land Surveyors
 1100 Montana Avenue, Suite 206 Ph. (915) 534-9391
 El Paso, Texas 79902 Fx. (915) 534-9394



J. Garcia
 9/30/05

RECORD DRAWING

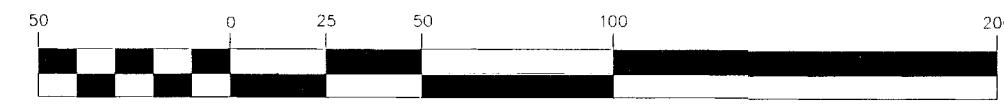
600714

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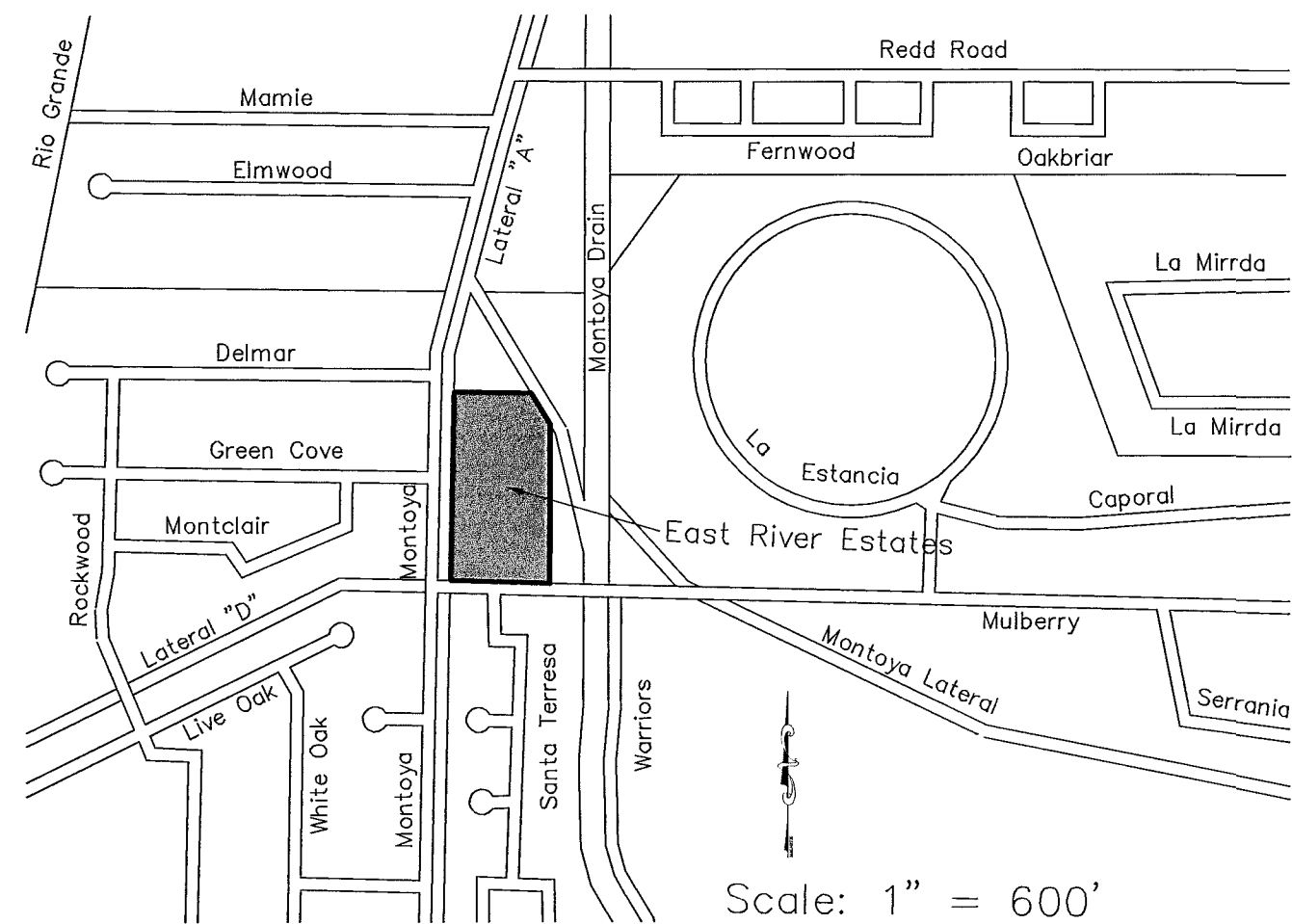
EAST RIVER ESTATES

TRACT 21A, BLOCK 6,
UPPER VALLEY SURVEYS,
EL PASO, EL PASO COUNTY, TEXAS
CONTAINING 6.100± ACRES

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft



Vicinity Map

Scale: 1" = 600'

DEDICATION

THE STATE OF TEXAS
COUNTY OF EL PASO

MONTOYA PROPERTY DEVELOPMENT COMPANY, LP, 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 street right-of-way and utility easements, as hereon laid down and designated, including easements for overhead of service wires, conduits and pipes for underground utilities and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

By: MR. ROBERT V. GIBSON, Manager
MR. ROBERT V. GIBSON, Manager

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared ROBERT V. GIBSON know to me to be the person whose name is subscribed to the foregoing instrument acknowledge to me that he executed the same as the act and deed of said corporation for the purpose and considerations herein expressed. Given under my hand and seal of office this 16th day of February, 2004.

L. Denise Ramirez
Notary Public in and for El Paso County

3/17/07
My Commission Expires

CITY PLANNING COMMISSION

This subdivision is hereby approved as to the Platting and as to the conditions of the Dedication in accordance with Chapter 212 of the Local Government Code of Texas this 21 Day of August, 2004, A.D.

Rudy Valdez Secretary
Oscar Venegas Chairperson

Approved for Filing this 1st Day of April, 2004, A.D.

Inoue Ramirez - Interim
City Engineer

FILING

Filed and Recorded in the office of the County Clerk of El Paso County, Texas this 14 Day of April, 2004, A.D. in Volume 79, Page 58, File No. 20040033878

Waldo Alarcon
County Clerk

Pat Santana
By Deputy

- NOTES: (1) Restrictive Covenants for this subdivision are filed in the office of the County Clerk, Deed and Record Section, Instrument No. _____, Book _____, Page _____, Date _____.
- (2) Set 1/2 inch rebar with cap marked (T&U2027) at all corners unless otherwise noted after construction of Roadways and Utilities.
- (3) Tax Certificates for the subdivision are in the office of the County Clerk, Deed and Record Section, Instrument No. 20040033879, Book _____, Page _____, Date 4/14/04.
- (4) This is to certify that water and sewer services will be provided to East River Estates by the El Paso Water Utilities/Public Service Board in accordance with their Rules and Regulations and with Section 16.343 of the Texas Water Code. Water and sewer service will be extended to the Subdivision from existing facilities located on Mulberry Avenue.
- (5) U.S. Postal Service delivery will be provided through neighborhood delivery and collection box units.

No.	Delta	Radius	Length	Bearing	Chord
C1	90°43'00"	20.00'	31.67'	N44°41'30"W	28.46'
C2	45°34'23"	30.00'	23.86'	N23°27'11"E	23.24'
C3	45°34'05"	50.00'	39.77'	N23°27'20"E	38.73'
C4	90°00'18"	50.00'	78.54'	N44°19'51"W	70.71'
C5	45°34'41"	50.00'	39.77'	S67°52'39"W	38.73'
C6	89°59'42"	50.00'	78.54'	S00°05'28"W	70.71'
C7	45°34'23"	30.00'	23.86'	S22°07'11"E	23.24'
C8	89°17'00"	20.00'	31.17'	S45°18'30"W	28.11'

No.	Bearing	Distance
T1	S00°01'51"E	6.12'
T2	N01°41'00"W	20.01'
T3	S89°57'00"W	4.53'

- ⊙ Existing city monument
- ⦿ Proposed city monument

**Upper Valley Surveys
Block 6**

Subdivision improvement plans prepared by and under the supervision of SiteWork Engineering, LLC.

Jorge A. Garcia, PE TX No. 86437
SiteWork Engineering, LLC
4120 Rio Bravo Drive, Suite 201
El Paso, TX 79902

Jerry E. Cutts
Jerry E. Cutts, RPLS 2027

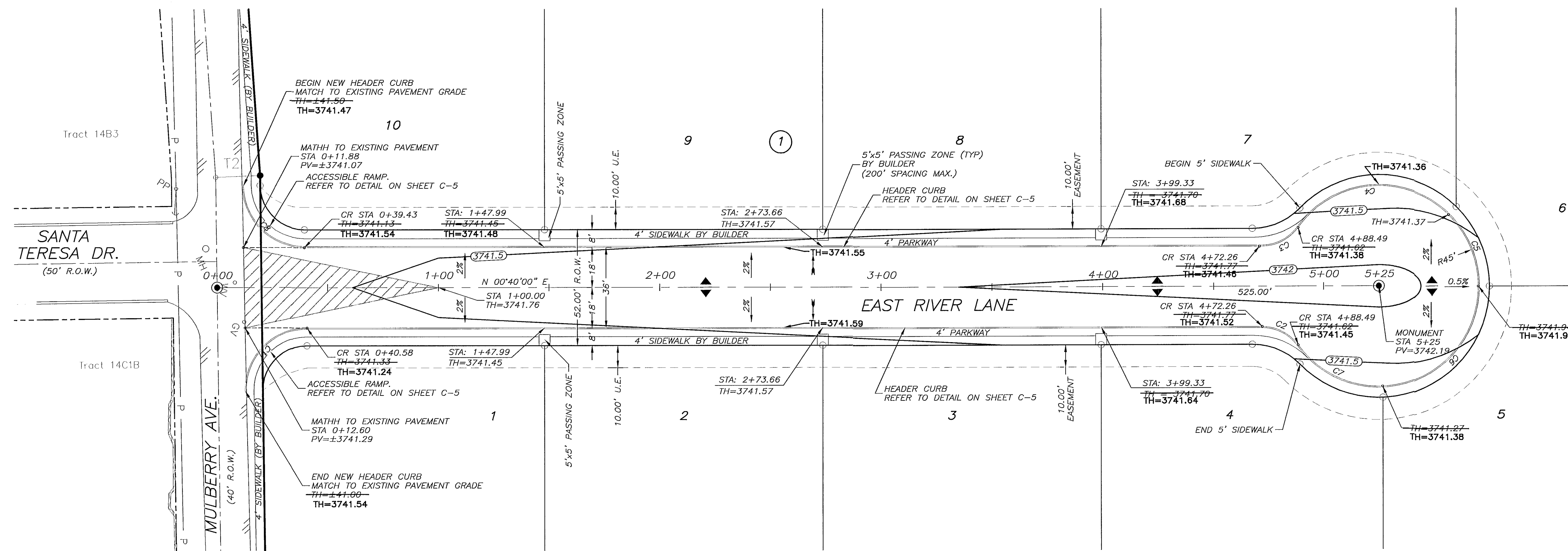
RECORD DRAWING

I hereby certify that this plat represents an on the ground survey made under my supervision in compliance with current Texas Board of Professional Surveying Technical and Professional Standards.

Cutts Land Surveying, Inc.

Professional Land Surveyors
1100 Montana Avenue, Suite 206 El Paso, Texas 79902 Ph. (915) 534-9391 Fx. (915) 534-9394

600714



PLAN VIEW
SCALE: H 1" = 30'

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	TANGENT
C1	44.33	28.00	90°43'00"	S44°41'30"W	39.84	28.35
C2	18.93	20.00	54°13'27"	S27°46'44"W	18.23	10.24
C3	18.93	20.00	54°13'27"	N26°26'44"W	18.23	10.24
C4	77.48	45.00	98°39'19"	S04°13'48"E	68.26	52.37
C5	35.79	45.00	45°34'08"	S82°26'56"W	34.85	18.90
C6	69.01	45.00	87°52'07"	N45°23'56"W	62.45	43.36
C7	44.26	45.00	56°21'20"	N26°42'47"E	42.50	24.11
C8	43.63	28.00	89°17'00"	N45°18'30"E	39.35	27.65

LEGEND

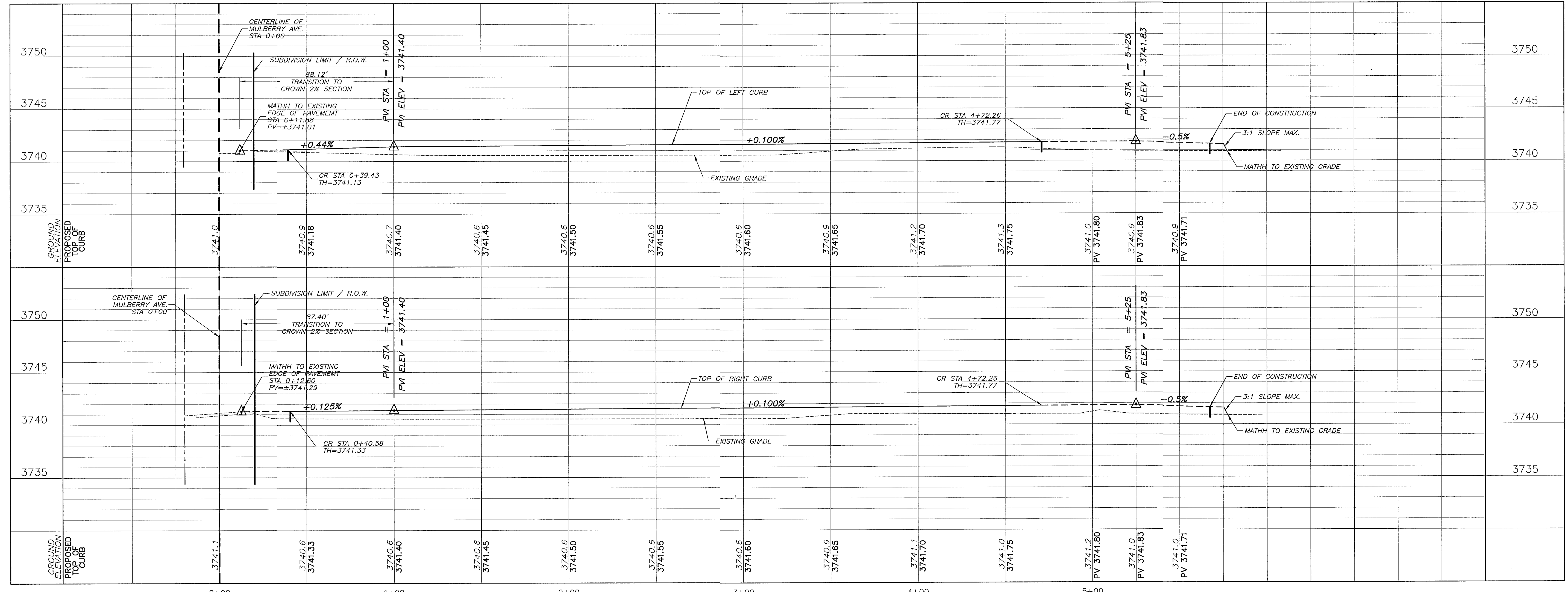
- PROPOSED CITY MONUMENT
- PROPOSED SPOT ELEVATION
- STA=X+00
- TH=XXX
- SUBDIVISION LIMIT
- PROPOSED CONTOUR
- RUNOFF DIRECTION
- PROPOSED LOW POINT
- PROPOSED HIGH POINT
- SPOT ELEVATION DENOTES AS-BUILT CONDITIONS

- NOTES:**
- IT IS THE CONTRACTOR RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES FOR THE EXACT LOCATION OF UNDERGROUND AND OVERHEAD UTILITIES INCLUDING UTILITIES NOT SHOWN ON PLANS. THE CONTRACTOR SHALL PROTECT ALL EXISTING UNDERGROUND AND OVERHEAD STRUCTURES AND UTILITIES DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ELEVATIONS ON SITE AND SHALL CONTACT THE DESIGN ENGINEER TO REPORT ANY DISCREPANCIES OMISSIONS AND/OR ERRORS ON PLANS PRIOR TO COMMENCING WORK.
 - THE CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVAL AND RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANIES.

WARNING!!! BEFORE YOU DIG

COORDINATION WITH UTILITIES:
CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO ANY EXCAVATION AND/OR RELOCATION OF EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION WORK.

SOUTHERN UNION GAS CO. 3700 POLLARD ST. EL PASO, TEXAS 79936 ARRANDO REDA, 686-7243	EL PASO ELECTRIC CO. 501 WEST SAN ANTONIO ST. EL PASO, TEXAS 79901 MR. BILL ENGELS, (915) 543-4108 MOBILE, (915) 539-7184	EL PASO WATER UTILITIES 1154 HAWKINS DR. EL PASO, TEXAS 79961 (915) 594-5540
SOUTHWESTERN BELL TELEPHONE 11000 FELLINGHAM DR. EL PASO, TEXAS 79935 MR. JOE GRANADOS (915) 565-3140	TIME WARNER COMMUNICATIONS 820 CONANTO ST. EL PASO, TEXAS 79906 CONSTRUCTION, (915) 775-7414	TEXAS EXCAVATION SAFETY SYSTEM ANYWHERE IN TEXAS 1-800-344-8377



PROFILE
SCALE: H 1" = 30'
V 1" = 5'

RECORD DRAWING

REFERENCE BENCHMARK:
EXISTING CITY MONUMENT AT THE INTERSECTION OF MULBERRY DRIVE AND WARRIORS DRIVE.
ELEVATION = 3742.20 FT (CITY DATUM)

NO.	DATE	DESCRIPTION
1	2/24/04	CITY COMMENTS
2	3/7/04	CITY COMMENTS

EAST RIVER ESTATES

PROJECT NAME:
TRACT 21A, BLOCK 6,
UPPER EIGHTH SUBDIVISION,
EL PASO, EL PASO COUNTY, TEXAS

PROJ. NO. 0311	SCALE: SHOWN
ISSUED DATE: 12/19/2003	
ISSUED PURPOSE: RECORD DRAWINGS	

SITENETWORK

ENGINEERING
444 EXETER STREET, SUITE 200, EL PASO, TEXAS 79902
PHONE (915) 351-6003, FAX (915) 351-8025

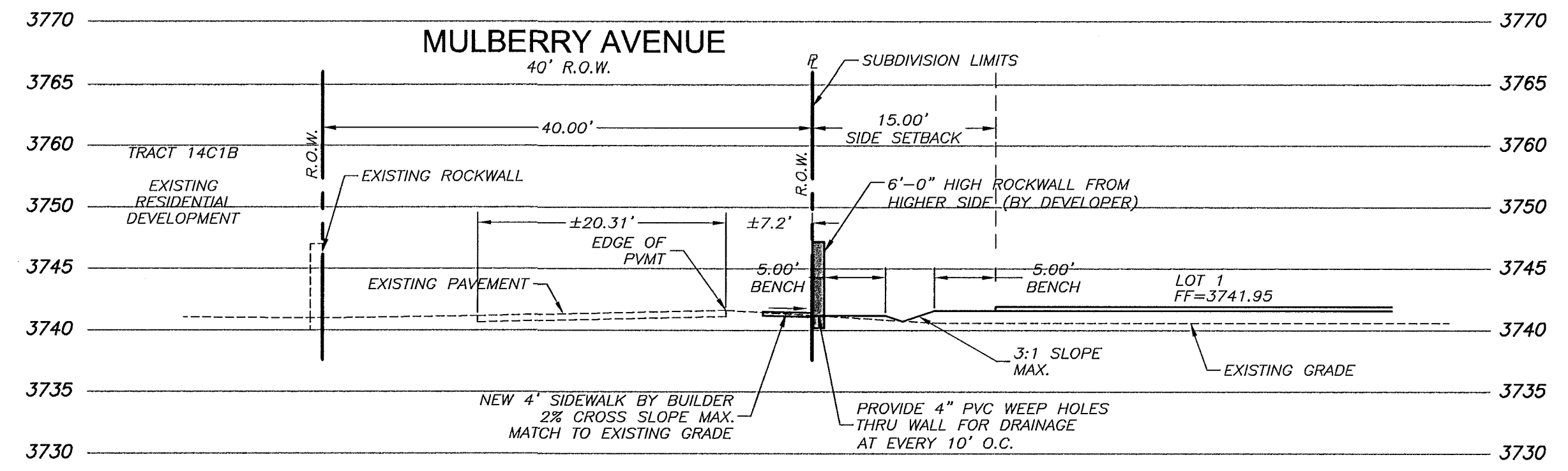
ENGINEER'S SEAL
STATE OF TEXAS
JORGE A. GARCIA
66437
LICENSED PROFESSIONAL ENGINEER

SHEET TITLE:
STREET PLAN AND PROFILE

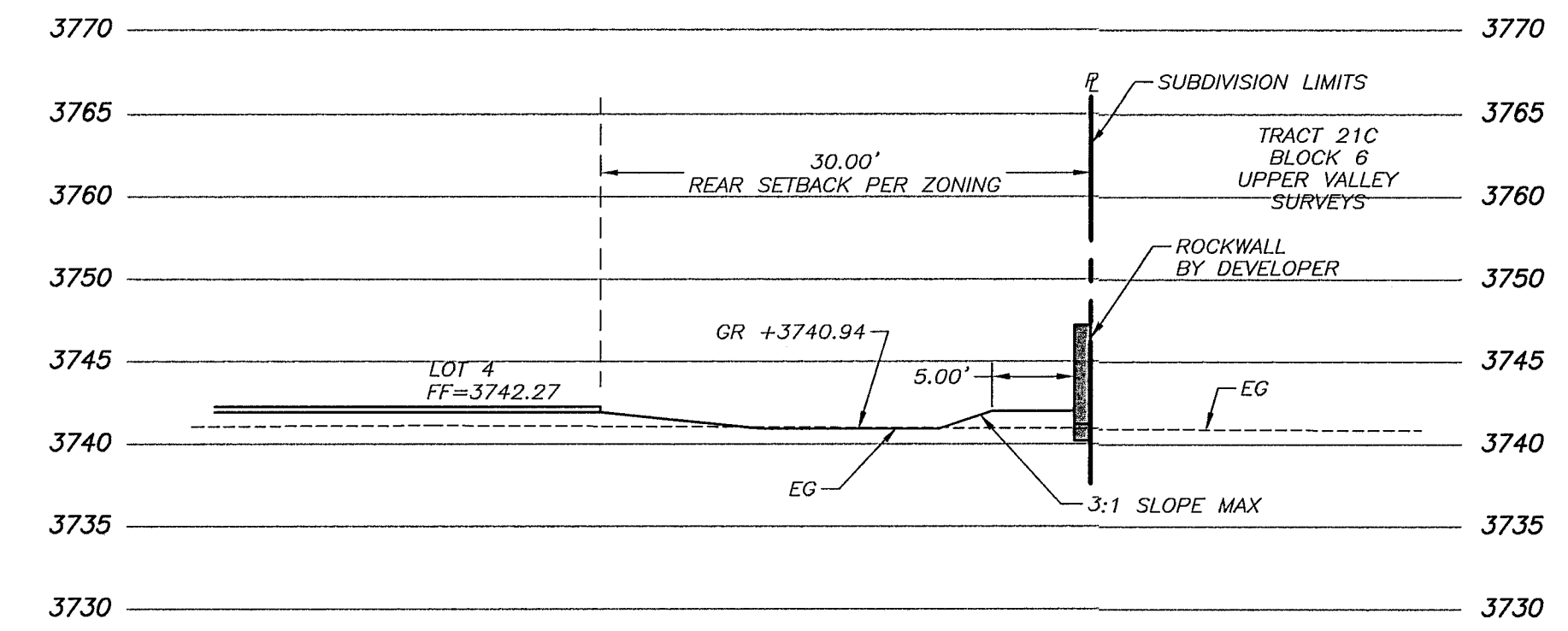
SHEET NO.
C-3
SHEET 3 OF 7

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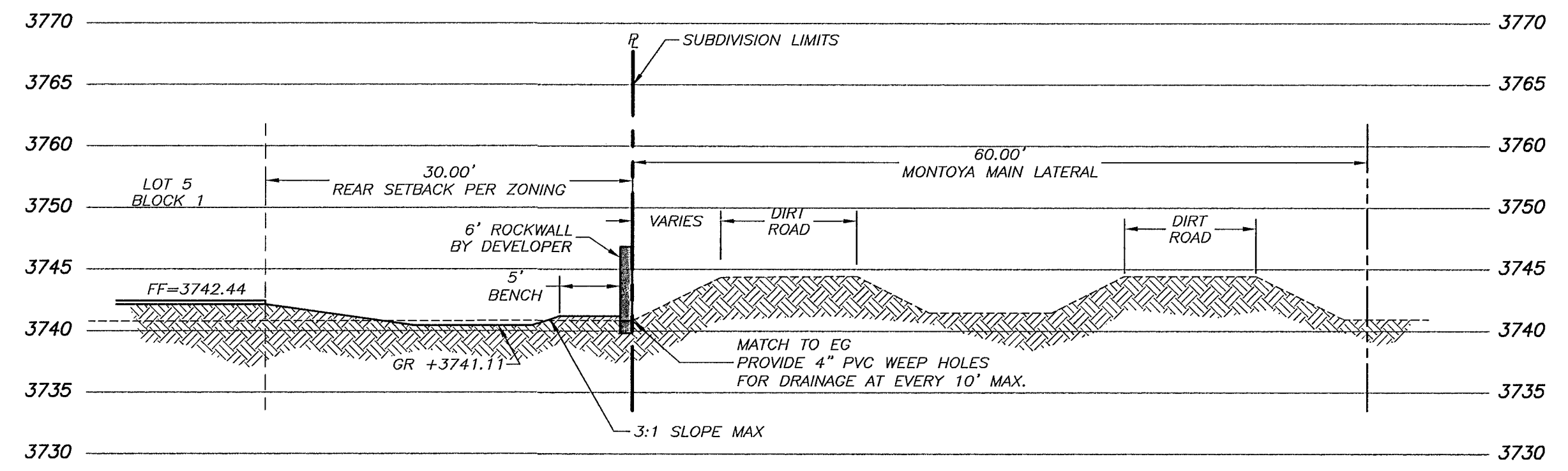
600714



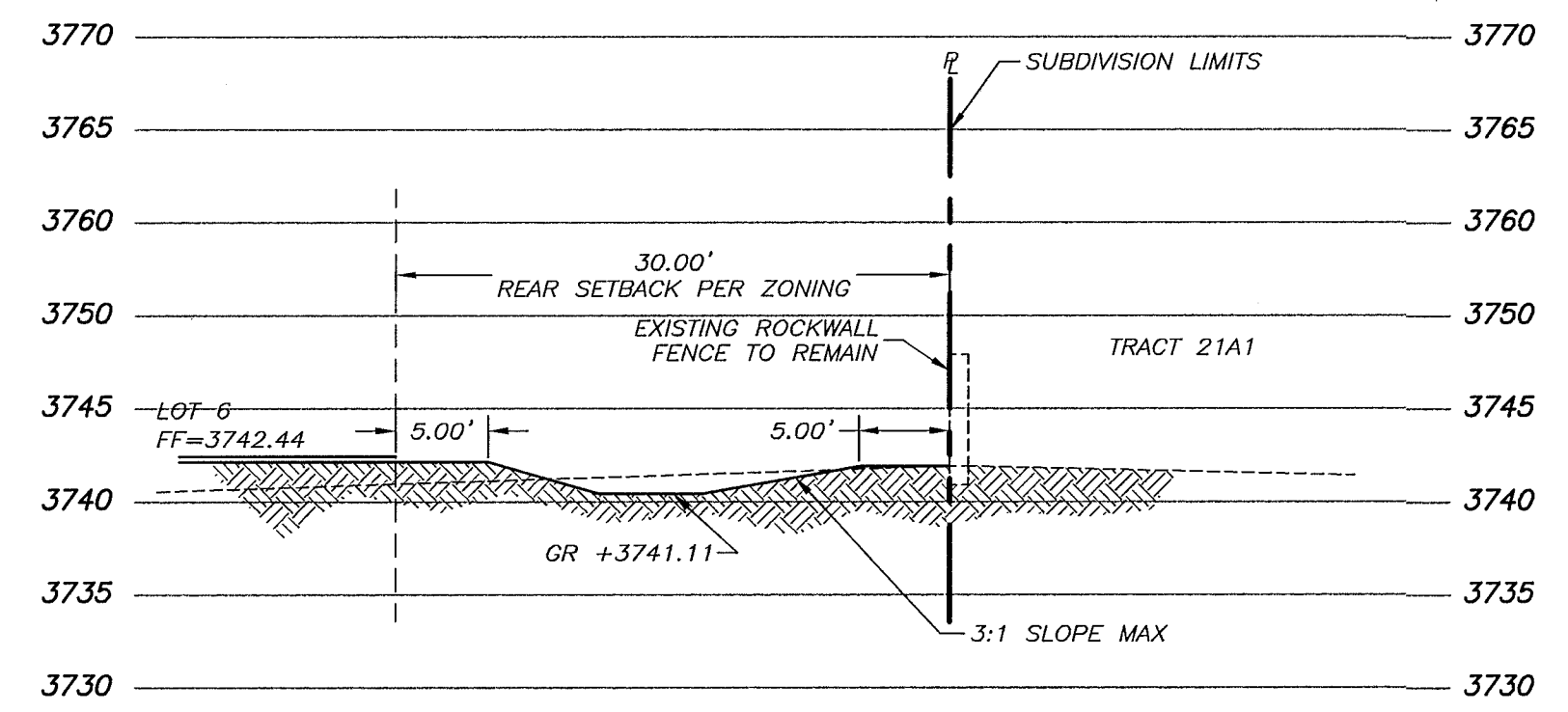
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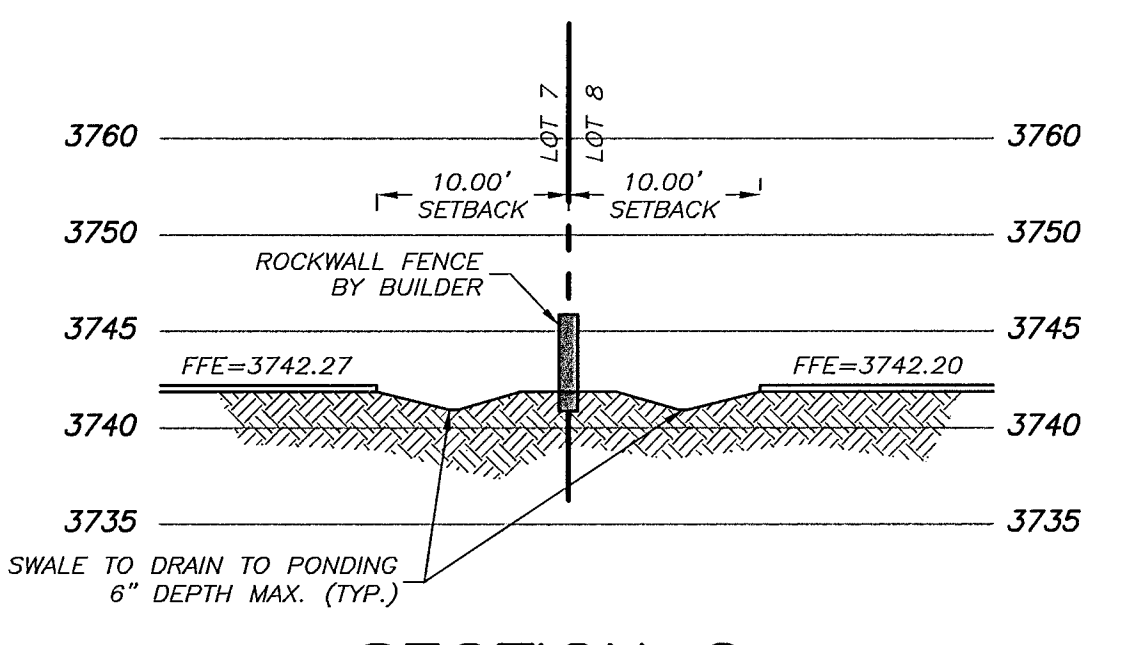
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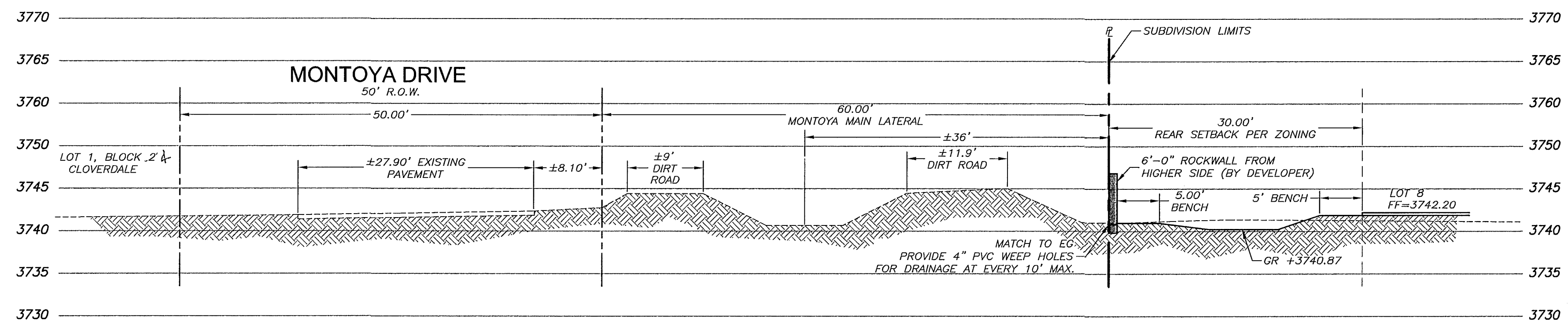
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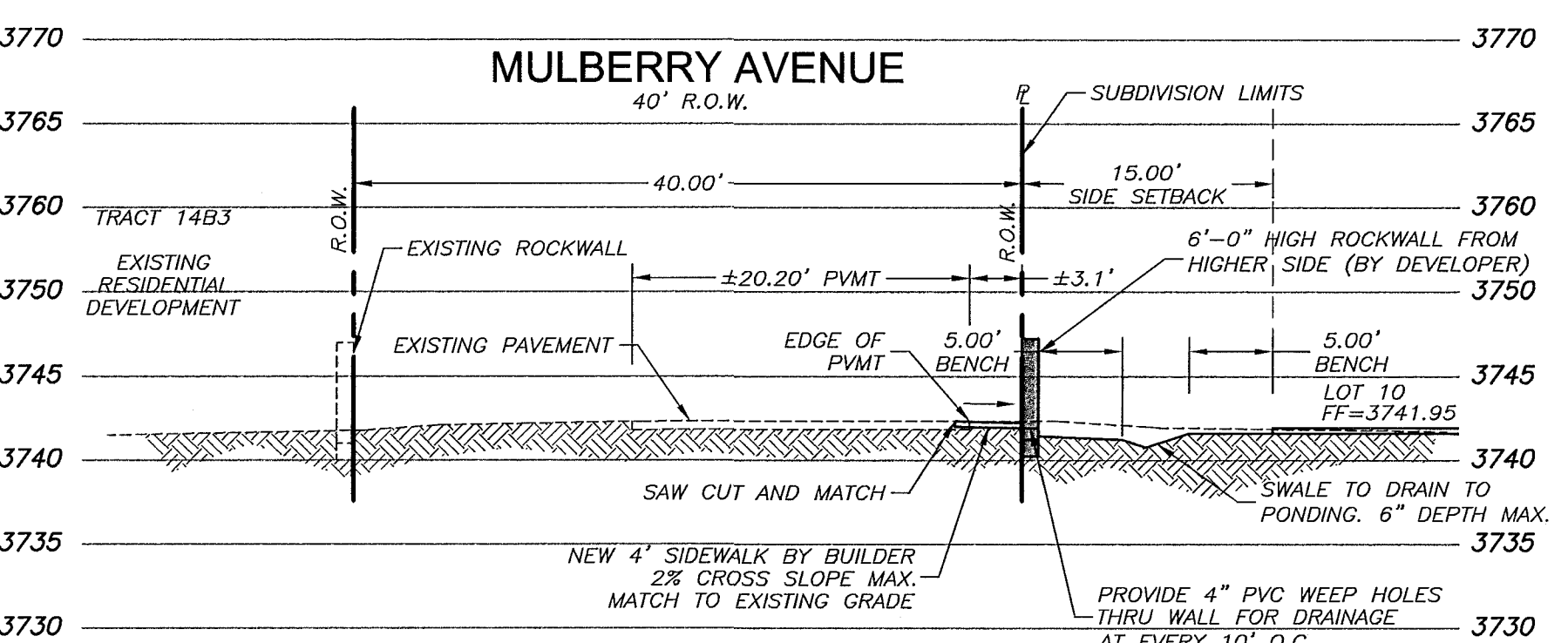
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SCALE 1" = 10'



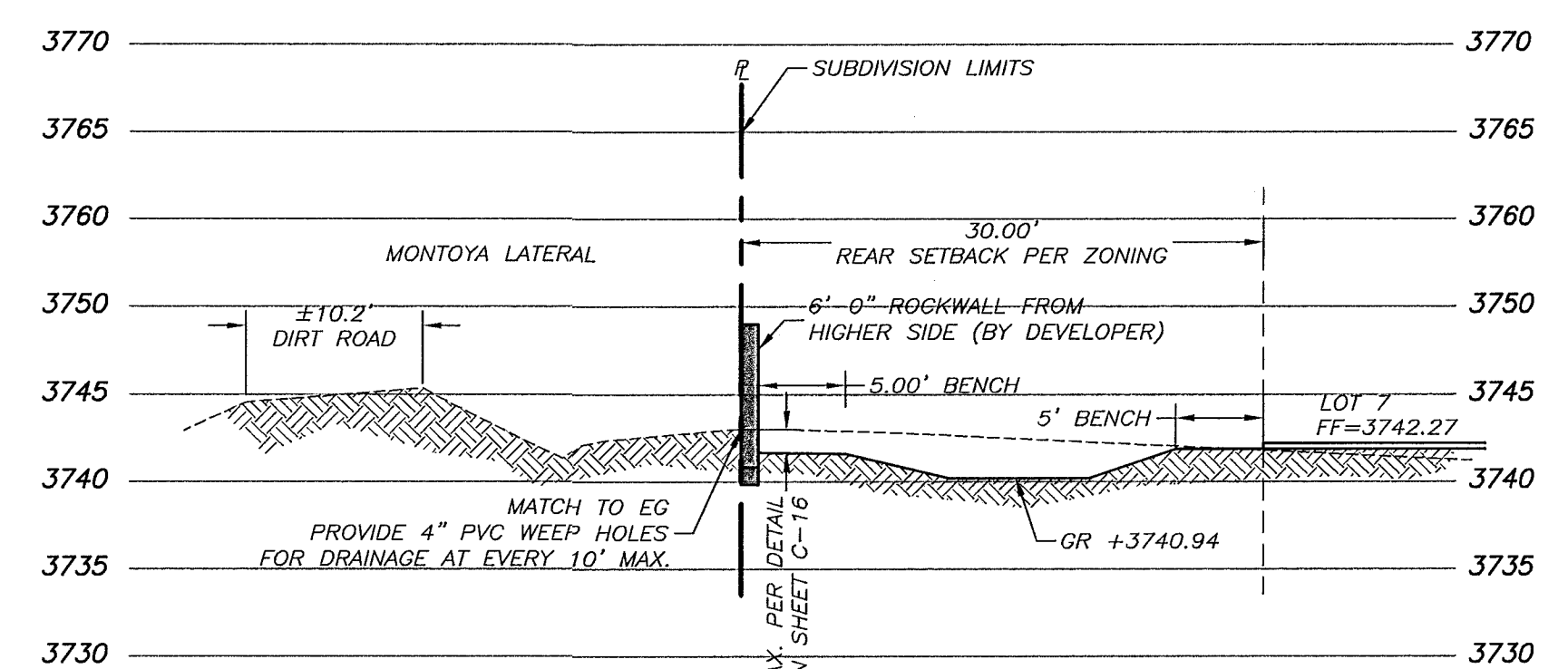
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SCALE 1" = 10'



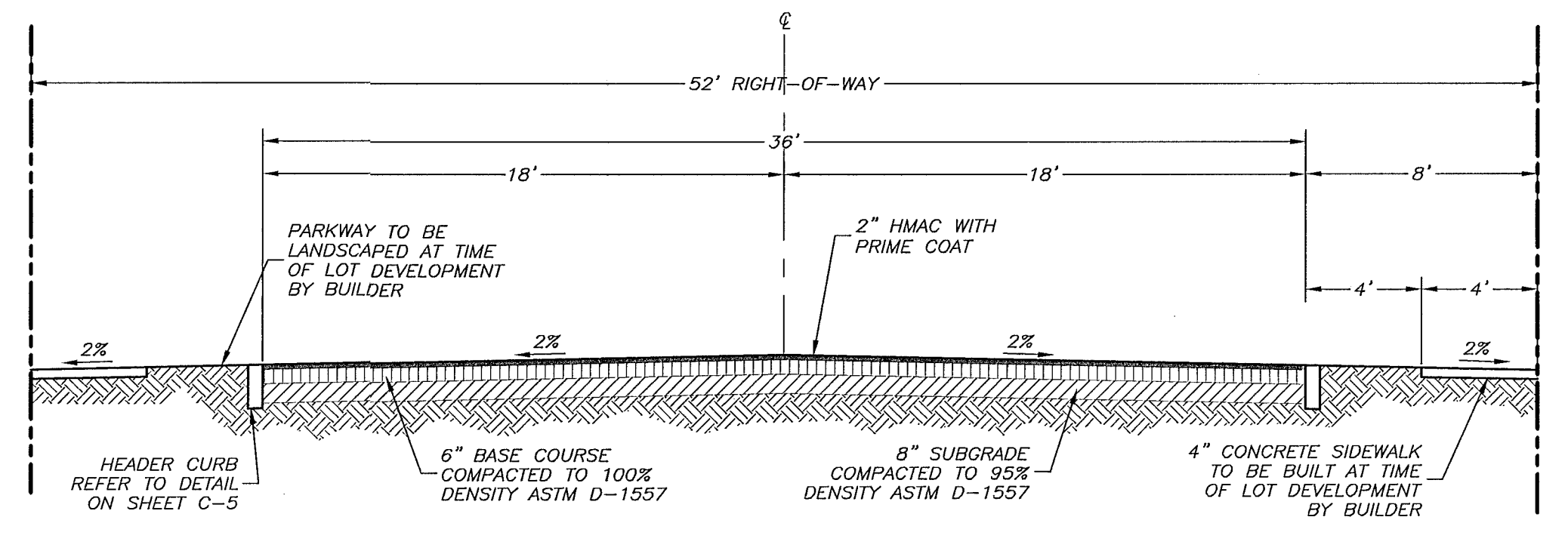
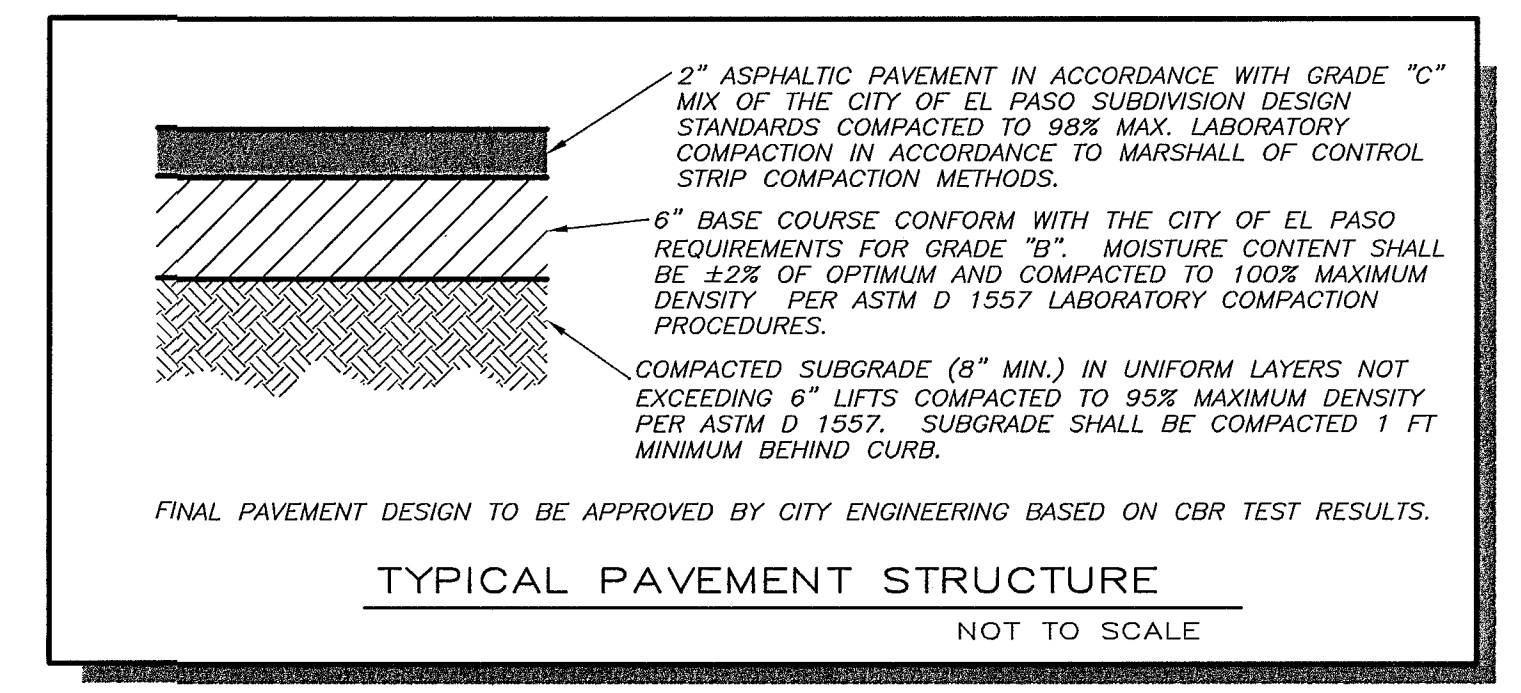
SECTION E
SCALE 1" = 10'



SECTION F
SCALE 1" = 10'



SECTION H
SCALE 1" = 10'



- COMPACTION NOTES:**
1. THE COMPACTION REQUIREMENTS DESCRIBED HERE ARE MINIMUM COMPACTION REQUIREMENTS. THE CONTRACTOR SHALL ALSO PROVIDE COMPACTION AS REQUIRED BY GEOTECHNICAL REPORT.
 2. UNDER LAWN OR UNPAVED SURFACES: CONTRACTOR SHALL COMPACT TOP SIX INCHES OF SUBGRADE AND EACH LAYER OF BACKFILL MATERIAL TO 90% DENSITY AS PER ASTM D-1557.
 3. UNDER STRUCTURES, BUILDING PADS, CURBS, STEPS AND PAVEMENTS: CONTRACTOR SHALL COMPACT TOP TWELVE INCHES OF SUBGRADE AND EACH LAYER OF BACKFILL MATERIAL TO 95% DENSITY AS PER ASTM D-1557.
 4. UNDER WALKWAYS: CONTRACTOR SHALL COMPACT SIX INCHES OF SUBGRADE AND EACH LAYER OF BACKFILL MATERIAL TO 95% DENSITY AS PER ASTM D-1557.

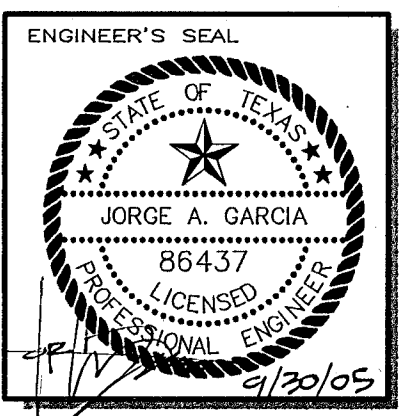
REFERENCE BENCHMARK:
EXISTING CITY MONUMENT AT THE INTERSECTION OF MULBERRY DRIVE AND WARRIORS DRIVE. ELEVATION = 3742.20 FT (CITY DATUM)

REVISION	DATE	DESCRIPTION
1	2/24/04	CITY COMMENTS
2	3/10/04	CITY COMMENTS

EAST RIVER ESTATES
PROJECT NAME:
TRACT 21A, BLOCK 6,
UPPER VALLEY CITY,
EL PASO, EL PASO COUNTY, TEXAS

PROJ. NO. 0311	SCALE: SHOWN
ISSUED DATE: 12/19/2003	
ISSUED PURPOSE: RECORD DRAWINGS	

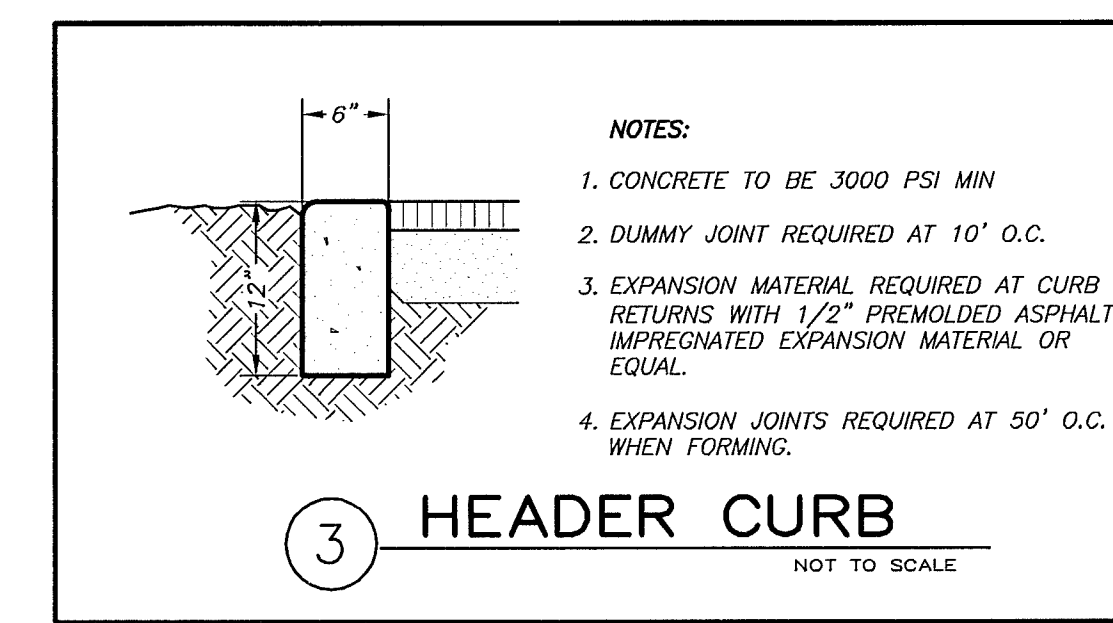
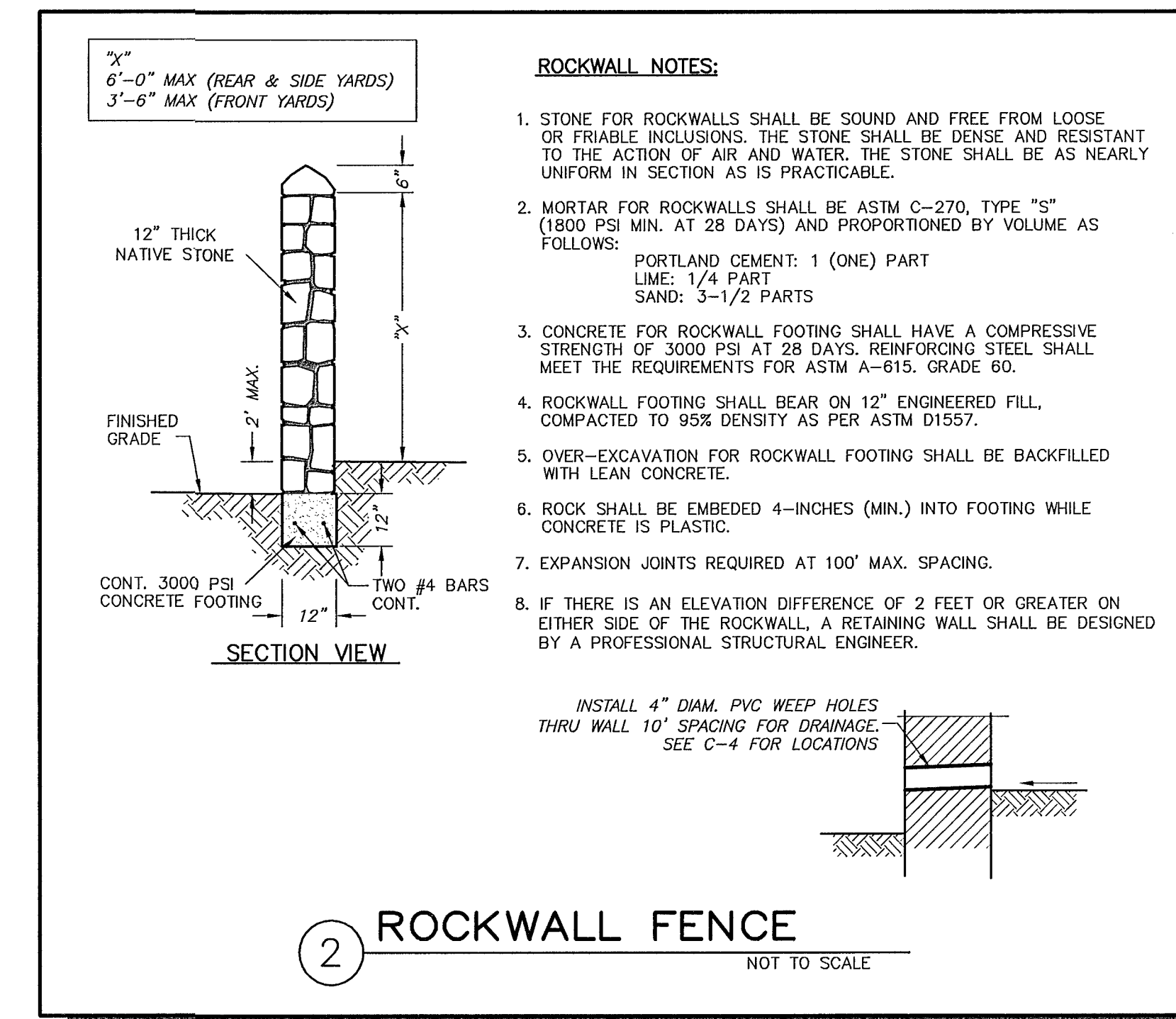
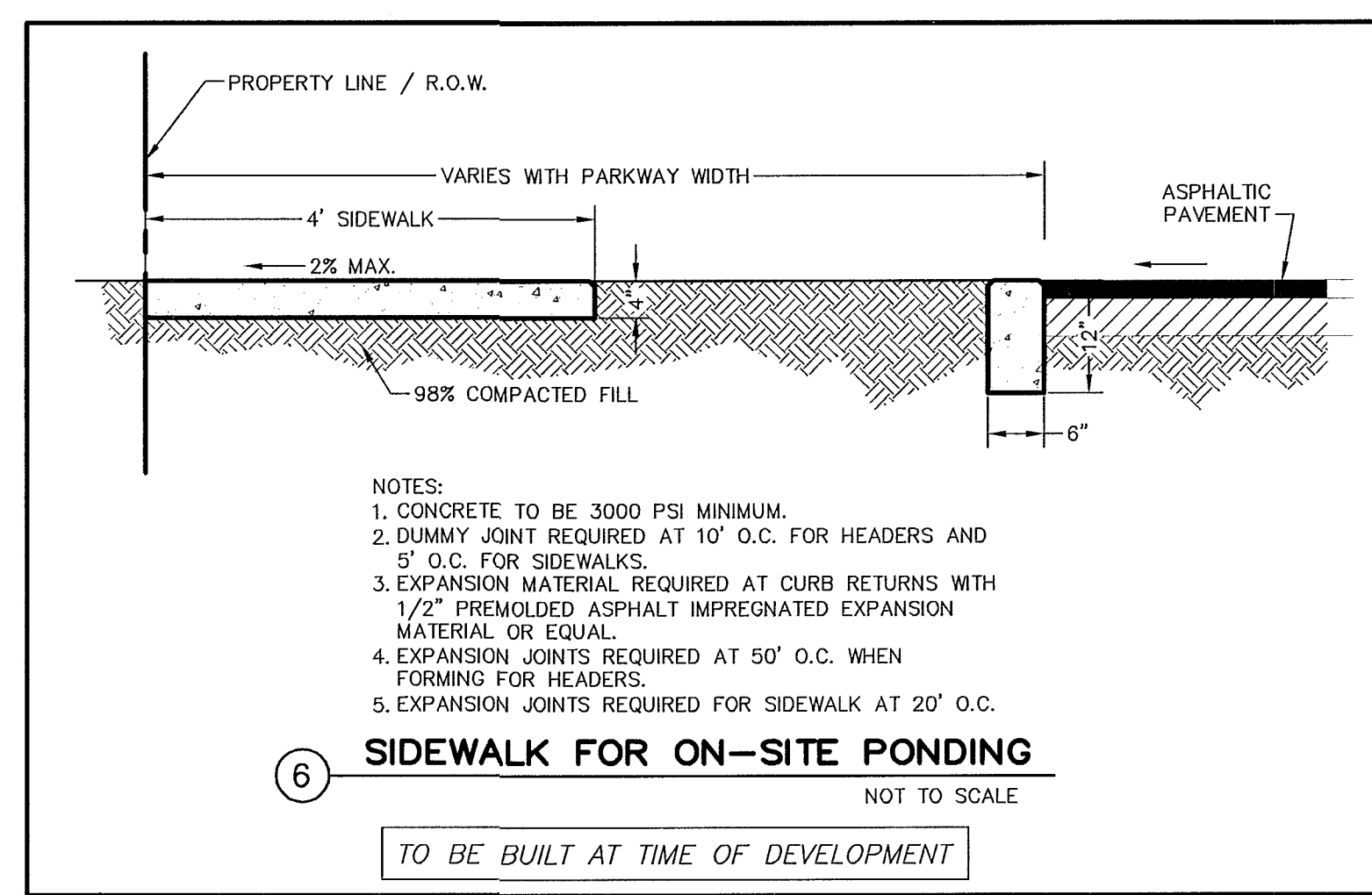
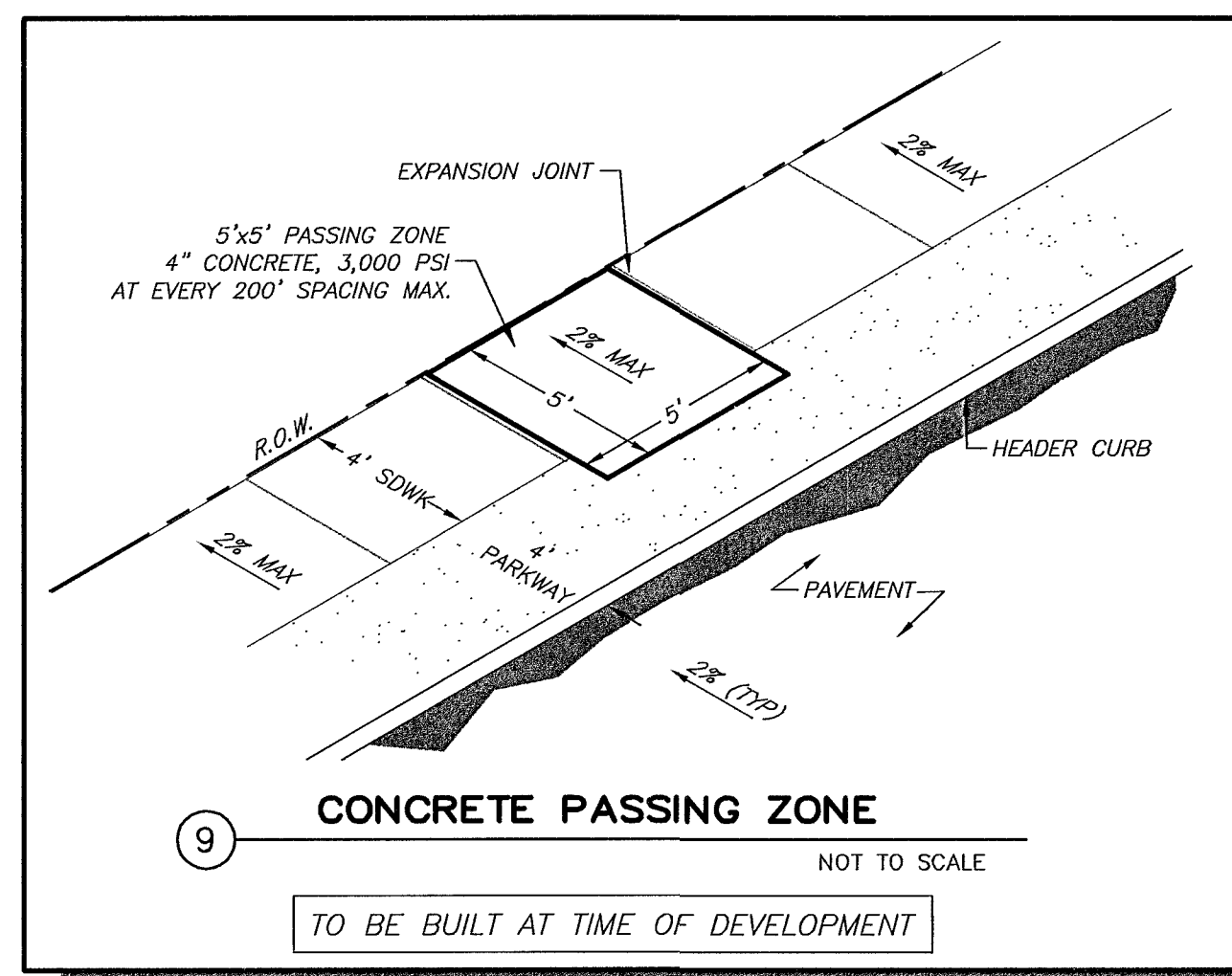
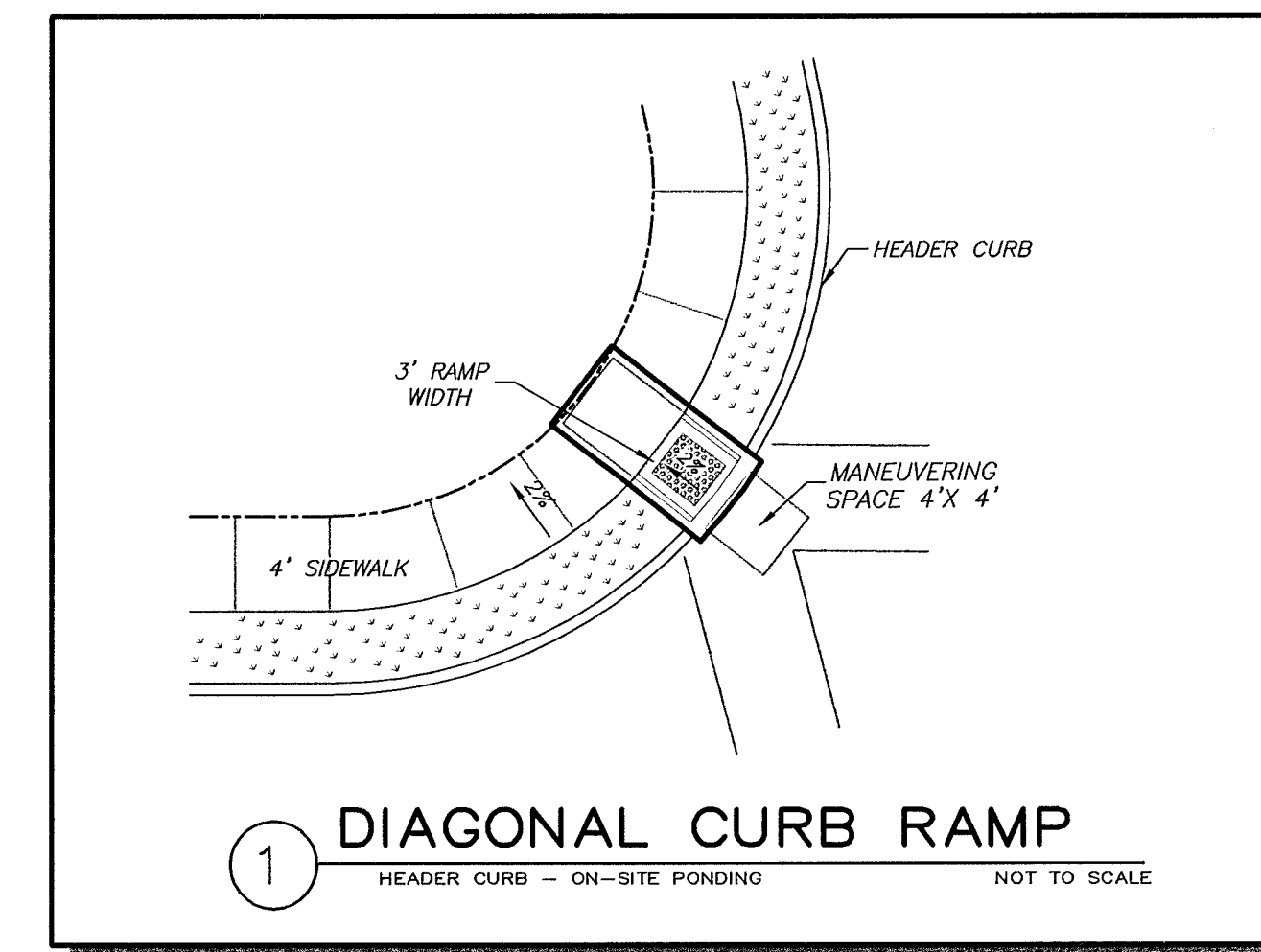
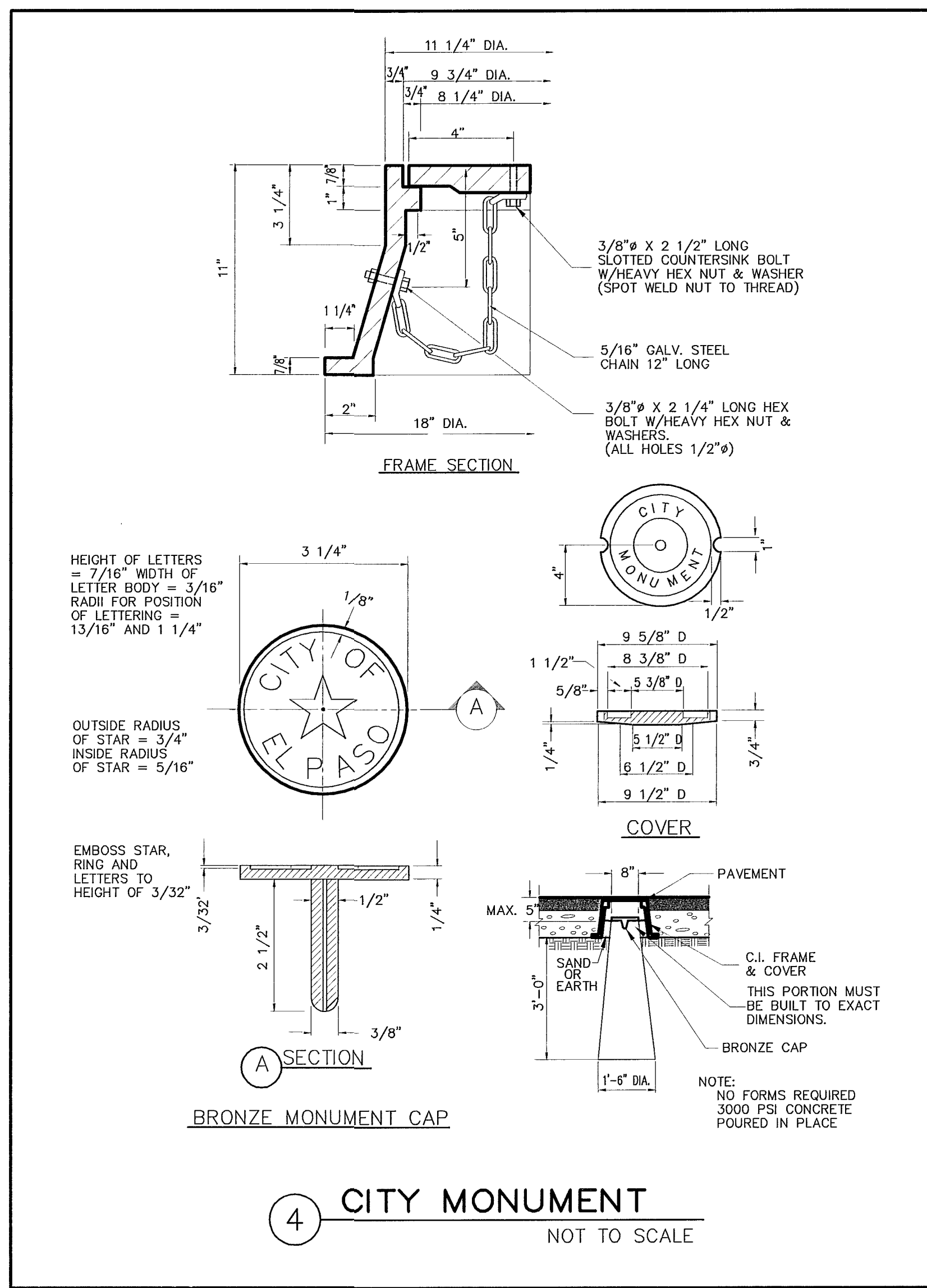
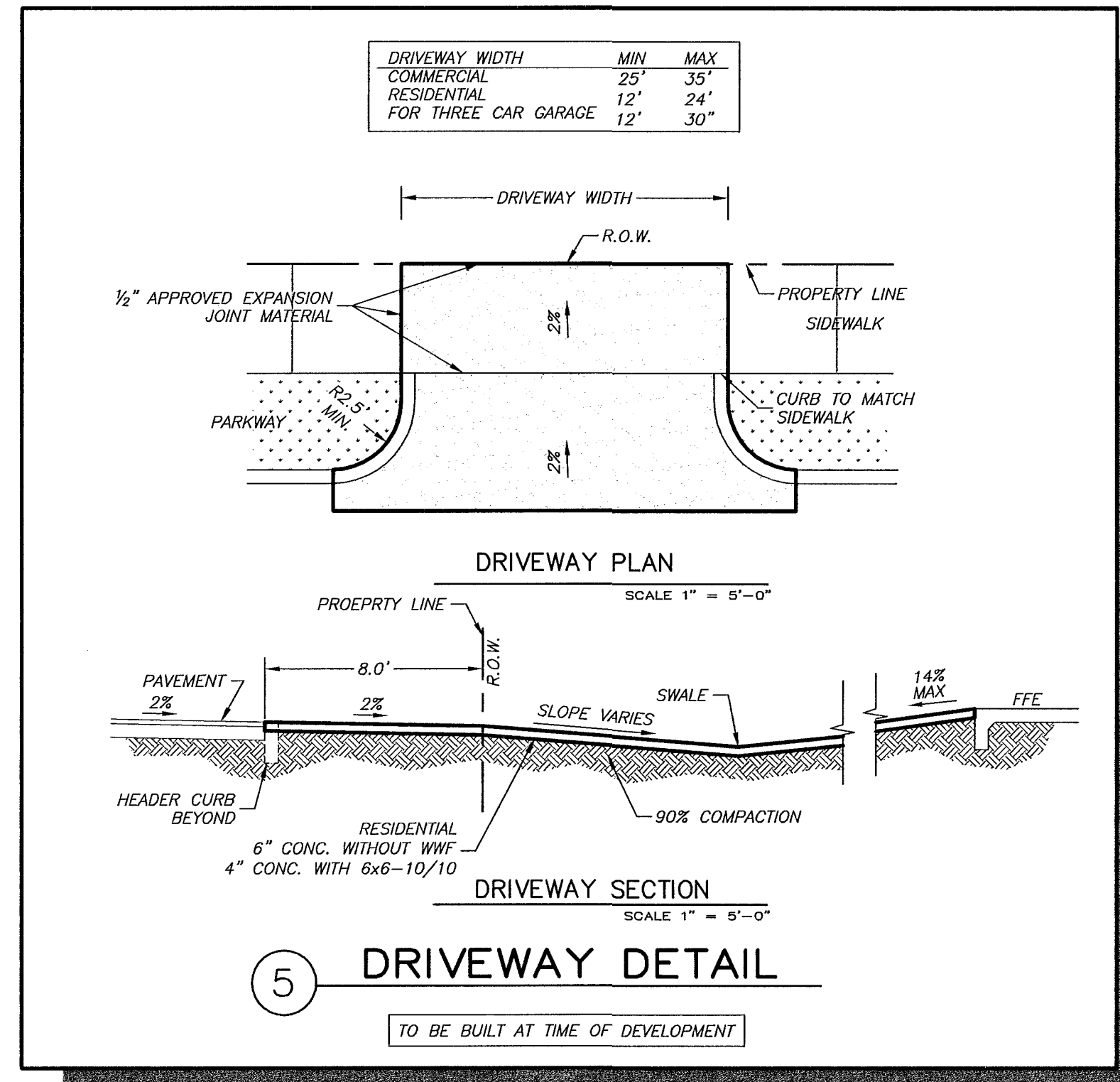
PREPARED BY:
SITENWORK ENGINEERING
444 EXECUTIVE CENTER BLVD., SUITE 134-EL PASO, TX 79902
PHONE: (915) 551-6552 FAX: (915) 551-6552



SHEET TITLE:
GRADING SECTIONS
SHEET No. **C-4**
SHEET 4 OF 7

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600714



REFERENCE BENCHMARK:
EXISTING CITY MONUMENT AT THE INTERSECTION OF MULBERRY DRIVE AND WARRIORS DRIVE.
ELEVATION = 3742.20 FT (CITY DATUM)

REVISIONS:

NO.	DATE	DESCRIPTION
1	2/20/04	CITY COMMENTS
2	3/10/04	CITY COMMENTS

EAST RIVER ESTATES

TRACT 21A, BLOCK 6,
UPPER VALLEY SURVEY, TEXAS
EL PASO, EL PASO COUNTY, TEXAS

PROJECT NAME:

PROJ. NO. 0311
SCALE: SHOWN
ISSUED DATE: 12/19/2003
ISSUED PURPOSE: RECORD DRAWINGS

SITENWORK
ENGINEERING

444 EXECUTIVE CENTER BLVD., SUITE 134-EL PASO, TX 79902
PHONE (915) 351-6033 - FAX (915) 351-6055

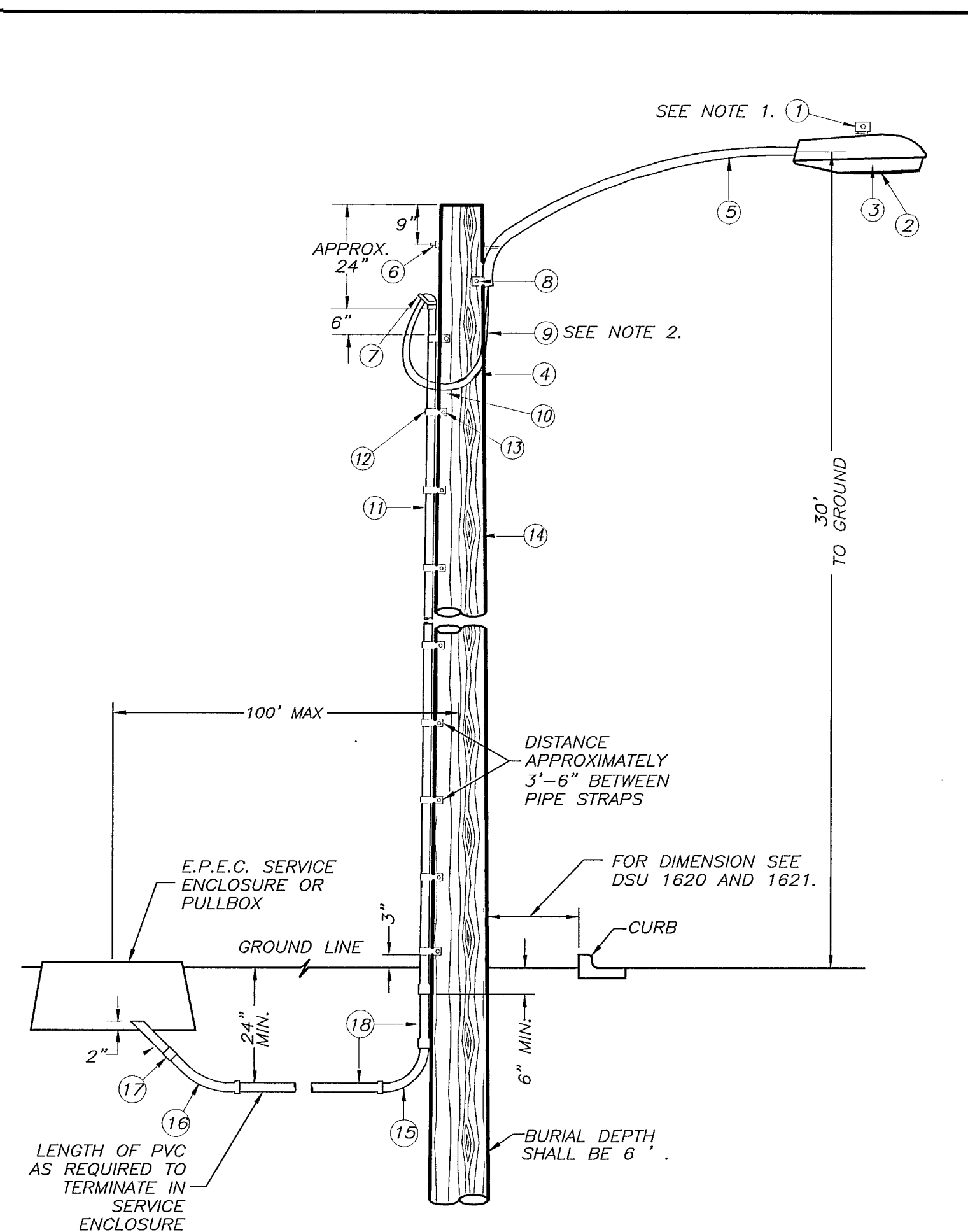
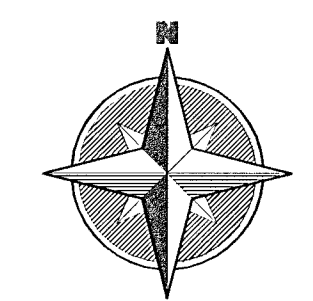
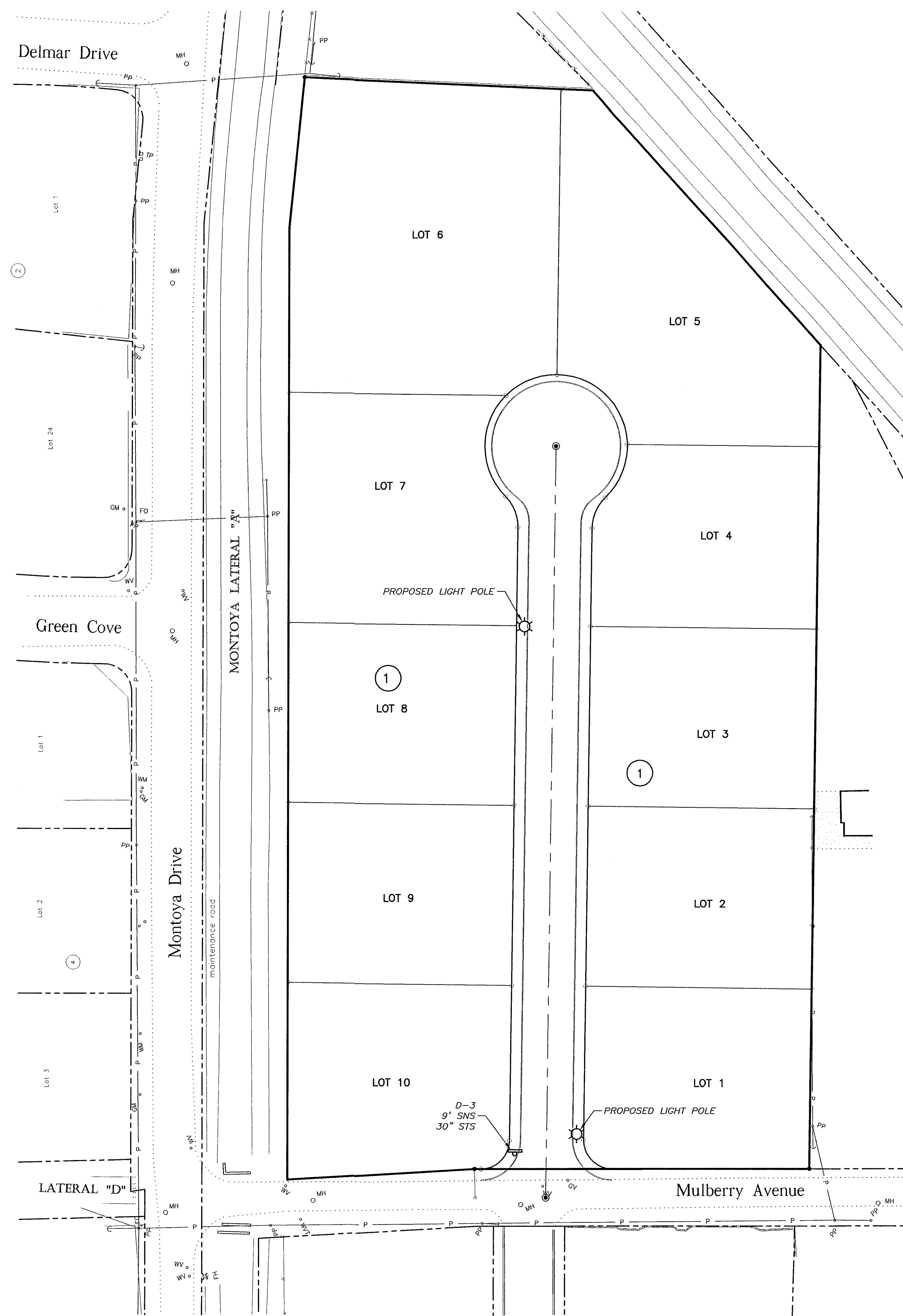
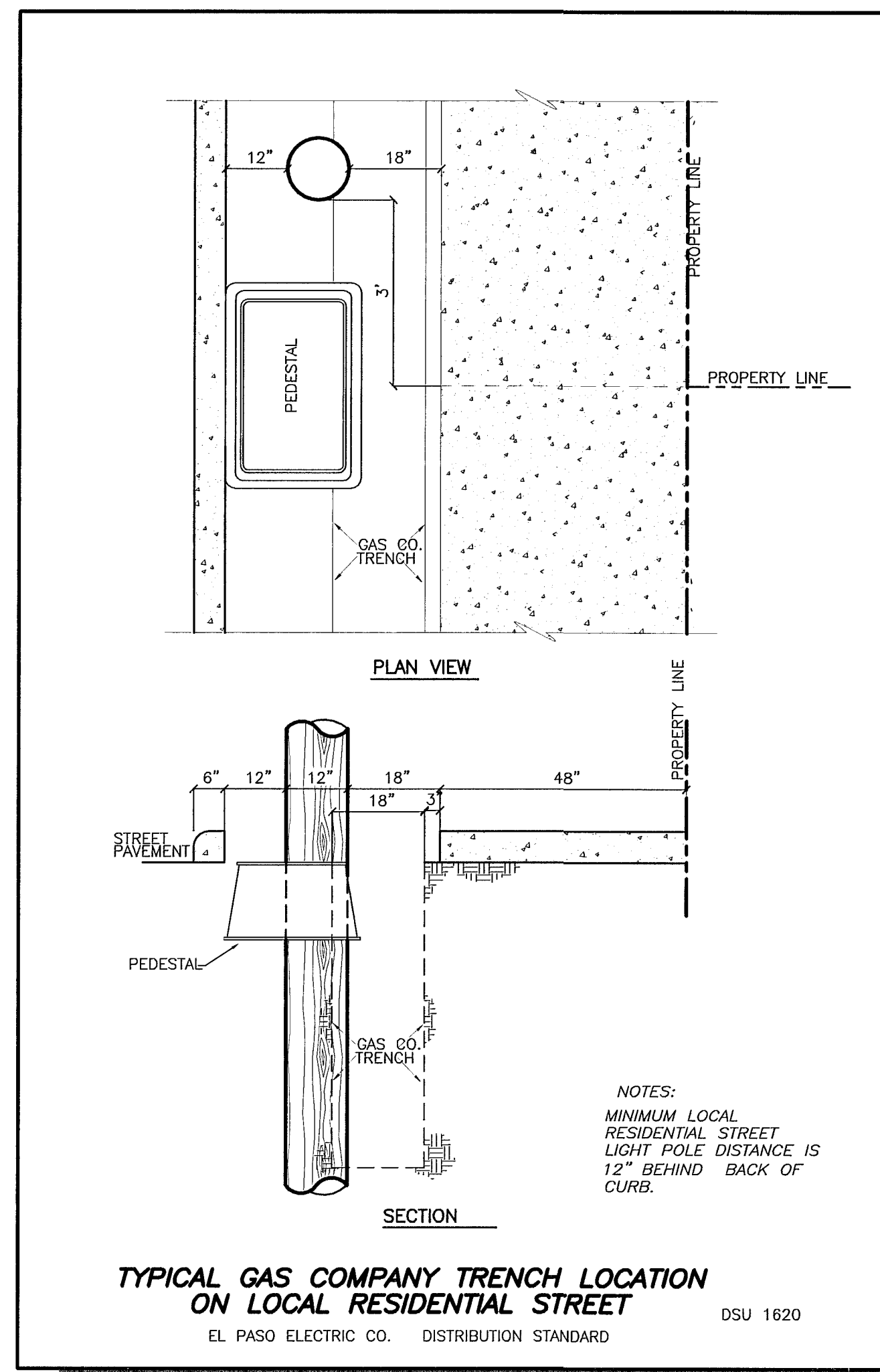
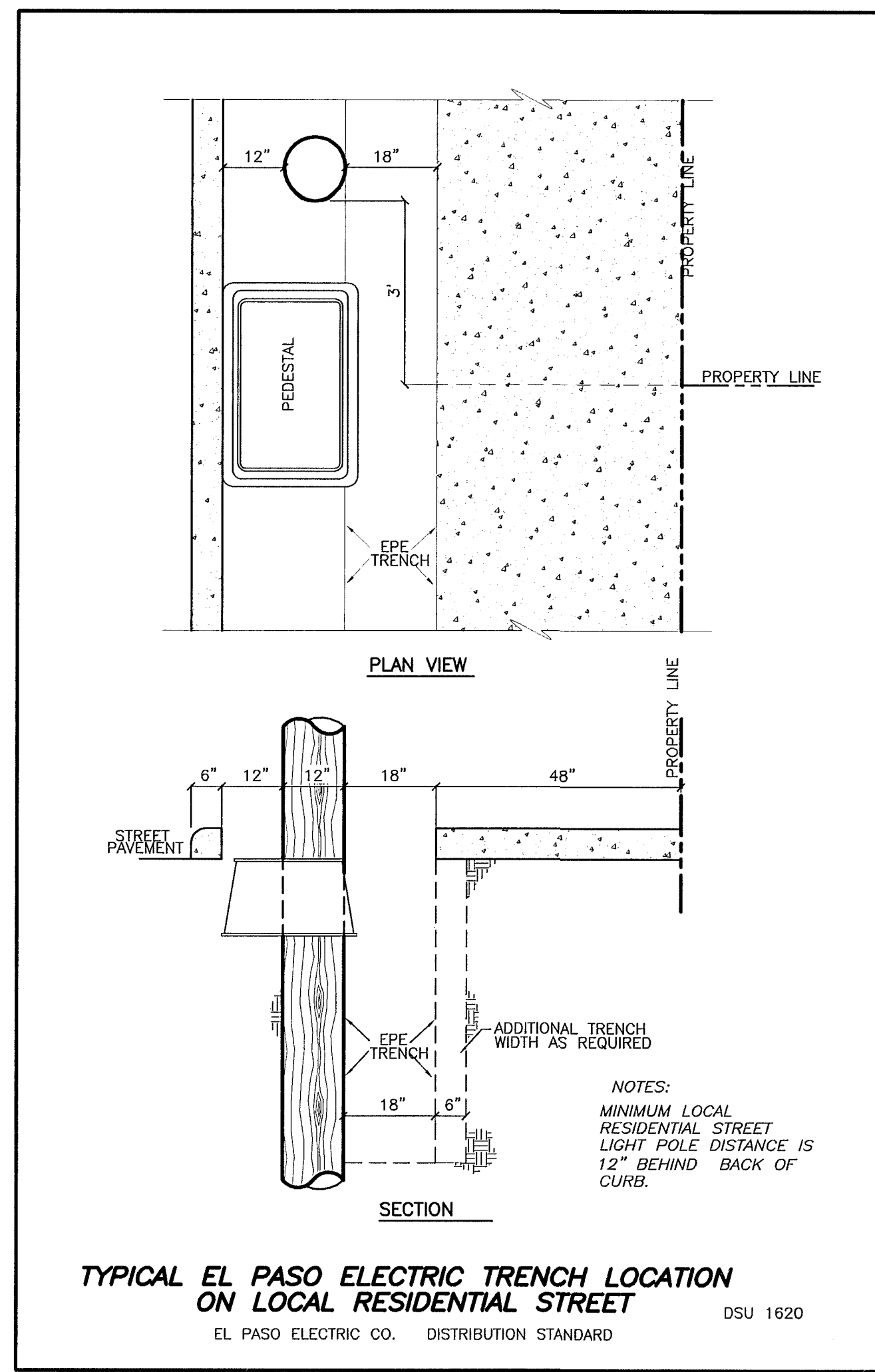
ENGINEER'S SEAL

STATE OF TEXAS
JORGE A. GARCIA
86437
LICENSED PROFESSIONAL ENGINEER

SHEET TITLE: SITE DETAILS
SHEET No. C-5
SHEET 5 OF 7

RECORD DRAWING

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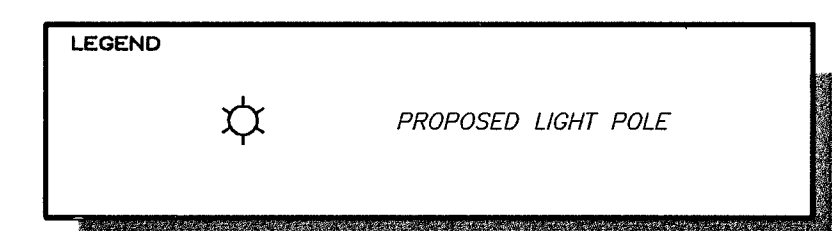


ITEM No.	DESCRIPTION	STOCK No.	QTY
1	PHOTOCELL, 240V - SEE NOTE 1	21-225	1
2	HPS LAMP, 100W	21-085	1
3	LUMINAIRE, 100W H.P.S.	21-335	1
4	SLEEVES, #12-10	05-140	2
5	MAST ARM, 6"x1/4"	21-200	1
6	MACHINE BOLT, 3/8"x12"	02-470	1
	SQUARE GALV. WASHER, 3/8"x3/4"	02-780	1
	COIL-SPRING WASHER, 3/8"	02-786	1
	LOCKNUT, 3/8"	02-705	1
7	SERVICE ENTRANCE CAP FOR 1" PVC CONDUIT	17-281	1
8	LAG BOLT 1/2"x3"	02-343	2
9	CABLE #10, 2 CONDUCTOR, 600 V, UF	13-600	8'
10	COPPER CABLE, #12, 19 SOLID, 600 V, BLUE	13-702	60'
11	SCHEDULE 80 1" PVC CONDUIT	17-280	30'
12	PIPE STRAP FOR 1" PVC CONDUIT, 2-HOLE	17-283	7
13	NAL, STAINLESS STEEL SCREW 2.5 IN	14-427	.25#
14	POLE 35 FT CLASS IV	09-035	1
15	1" PVC 90 DEGREE ELBOW	17-297	1
16	1" PVC CONDUIT	17-299	AS REQ
17	1" PVC 45 DEGREE ELBOW	17-298	1
18	1" PVC COUPLING	17-296	1

- NOTES:**
1. MOUNT SO THAT PHOTO CONTROL FACES NORTH.
 2. ITEM 9 SHALL NOT BE SPLICED INSIDER ITEM 5.
 3. INTALLATION MUST COMPLY WITH LOCAL CODE REQUIREMENTS.
 4. FOR ANY CLARIFICATION, EXCEPTIONS OR QUESTIONS REGARDING CODE INTERPRETATION, CONTACT THE EL PASO ELECTRIC COMPANY DISTRIBUTION DEVELOPMENT DEPARTMENT.
 5. ON STREETS WHERE SIDEWALK IS ADJACENT TO CURB, STREET LIGHT POLE SHALL BE INSTALLED IN THE SIDEWALK NEXT TO PROPERTY LINE. MINIMUM 36 INCHES ADA REQUIREMENT FROM BACK OF CURB TO FACE OF POLE MUST BE MET.

UNDERGROUND RESIDENTIAL STREET LIGHT WOOD POLE
BASED ON THE EL PASO ELECTRIC CO. DISTRIBUTION STANDARD

RECORD DRAWING



REFERENCE BENCHMARK:
EXISTING CITY MONUMENT AT THE INTERSECTION OF MULBERRY DRIVE AND WARRIORS DRIVE.
ELEVATION = 3742.20 FT (CITY DATUM)

NO.	DATE	DESCRIPTION
1	2/24/04	CITY COMMENTS
2	3/19/04	CITY COMMENTS

EAST RIVER ESTATES
TRACT 21A, BLOCK 6,
UPPER VALLEY COUNTRY,
EL PASO, EL PASO COUNTY, TEXAS

PROJECT NAME:

PROJ. NO. 0311
SCALE: SHOWN
ISSUED DATE: 12/19/2003
ISSUED PURPOSE: RECORD DRAWINGS

PREPARED BY:
SITENWORK ENGINEERS
444 EXECUTIVE CENTER BLVD., SUITE 1324, EL PASO, TX 79902
PHONE (815) 251-8033 - FAX (815) 251-8055

ENGINEER'S SEAL
STATE OF TEXAS
Jorge A. Garcia
86437
LICENSED PROFESSIONAL ENGINEER
1/30/05

SHEET TITLE:
ILLUMINATION PLAN AND DETAILS
SHEET No. **C-6**
SHEET 6 OF 7

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