RIVER PARK WE
UNIT EIGHT

BEING ALL OF TRACT 3A AND A PORTION OI
BLOCK 10 AND A PORTION OF ELLIS LA
UPPER VALLEY SURVEYS, EL PASO CC
CITY OF EL PASO, TEXAS
CONTAINING 11.618± ACRES

NOTES:

THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO RIVER PARK WEST UNIT EIGHT 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 SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON MILTON HENRY AVENUE AND ALINA BALTAZAR DRIVE AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION BY _____

TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION,

INSTRUMENT No. 2006001836 BOOK_____ PAGE_____ DATE_____.

VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING BORDERLAND SPUR DRAIN AND THE PUBLIC PARK SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.

INSTRUMENT No. 2006001839 BOOK_____ PAGE_____ DATE_____.

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.

INSTRUMENT No. 2006001838 BOOK_____ PAGE_____ DATE_____.

SET 5/8" REBAR WITH CAP STAMPED "LAND-MARK TX 4869 NM11402" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

INTERIOR LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.

"U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS".

ALL RESIDENTIAL LOTS WITHIN THIS DEVELOPMENT SHALL BE SUBJECT TO ON-SITE PONDING AND THE MAXIMUM DEPTH OF PONDING SHALL BE 12-INCHES WITH A 100-YEAR DESIGN STORM.

ALL LOTS SHALL HAVE PERMANENT ELEVATION MARKERS INSTALLED PRIOR TO BUILDING OCCUPANCY.

THE MOVING, COVERING OR ALTERING OF PERMANENT ELEVATION MARKERS IS PROHIBITED. FILLING OR CHANGING THE ELEVATION OF THE LOT OR THE POND IS PROHIBITED.

THE CITY OF EL PASO HAS THE RIGHT AND IS GRANTED PERMANENT RIGHT OF ACCESS TO INSPECT THE ON-SITE PONDING AND THE PERMANENT ELEVATION MARKERS.

THE IMPAIRMENT OF THE RESIDENTIAL ON-SITE PONDING IS PROHIBITED. THE RESIDENTIAL OWNER SHALL BE REQUIRED TO RESTORE THE FUNCTIONALITY OF THE ON-SITE PONDING OF THE LOT IN THE EVENT IT IS IMPAIRED.

THE DEED OF THE PROPERTY SHALL DECLARE THAT THE PROPERTY IS SUBJECT TO ON-SITE PONDING REQUIREMENTS, MAINTENANCE OF ELEVATION MARKERS, STANDING WATER ON LOT IN GRASS AND EGRESS FOR INSPECTION AND ALL OTHER RESTRICTIONS AS SET FORTH IN SECTION 19.16.060.

THE OWNERS OF THE RESIDENTIAL LOTS ON THIS PLAT, WHICH IS UTILIZING ON-SITE PONDING, SHALL WAIVE ANY CLAIM OR CASE OF ACTION AGAINST THE CITY, OFFICIALS, EMPLOYEES, FOR ANY DEATH, INJURY OR PROPERTY DAMAGE RESULTING FROM ALTERATION OF THE PONDING CAPACITY FOR THAT LOT.

ALL LOTS ARE RESTRICTED TO NO MORE THAN 50% OF THE AREA OF THE RESIDENTIAL LOT CONVEYED BY THE DEED MAY EVER BE COVERED BY IMPROVEMENTS OF ANY KIND, EITHER TEMPORARY OR PERMANENT, WHICH WILL SHED STORM WATERS ONTO THE LOT.

ALL OWNERS OF THESE PROPERTIES SHALL CORRECT ANY DRAINAGE PROBLEMS ON THE LOT WITHIN 45 CALENDAR DAYS OF THE RECEIPT OF SUCH NOTICE.

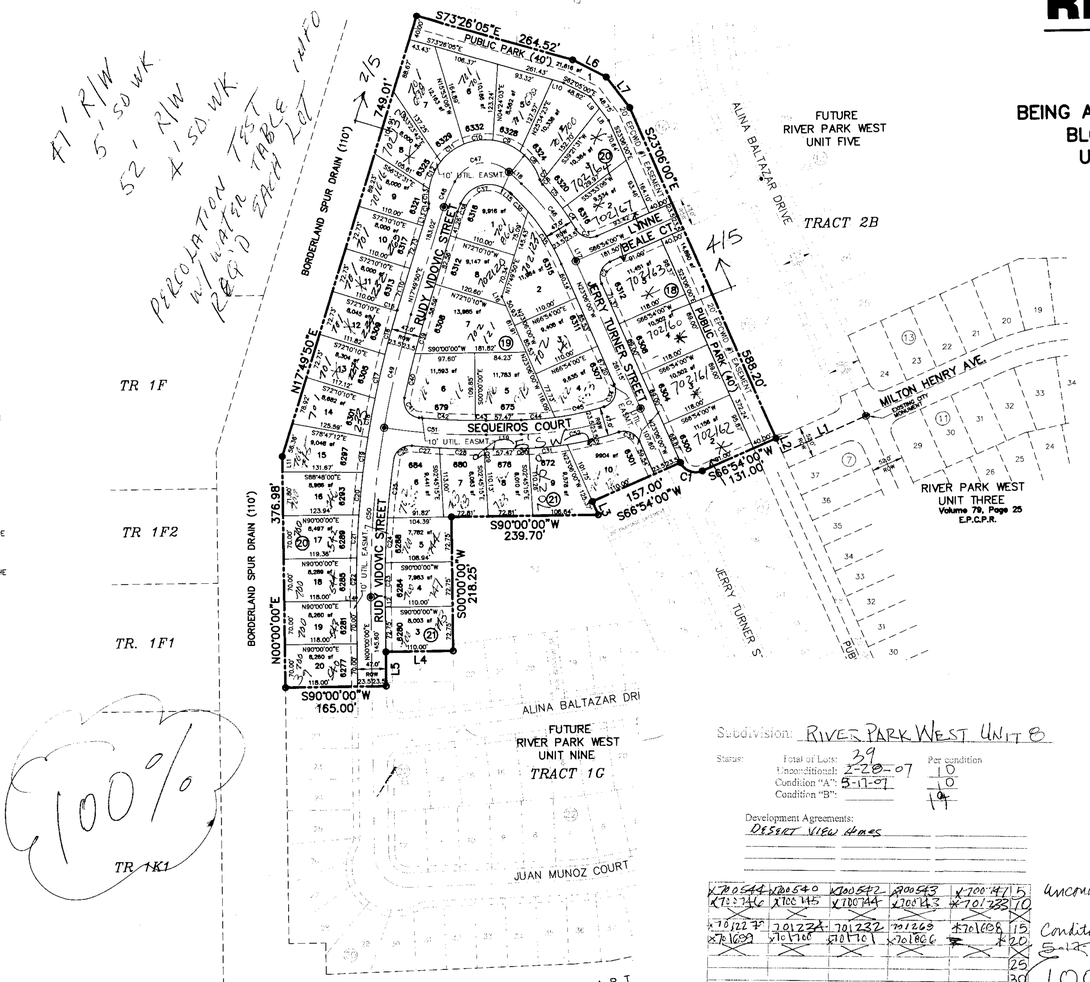
DEED RESTRICTIONS SHALL BE ENFORCED BY INJUNCTURE RELIEF WITHOUT THE REQUIREMENT FOR POND OR OTHER SECURITY.

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION SHALL COVERN; HOWEVER, IF ROCKWALLS ARE CONSTRUCTED ON THE EASTSIDE OF LOT 4, BLOCK 9 AND/OR THE WESTSIDE OF LOT 6, BLOCK 9 AND/OR THE WESTSIDE OF LOT 6, BLOCK 11, ROCKWALLS SHALL NOT EXCEED 36-INCHES IN HEIGHT.

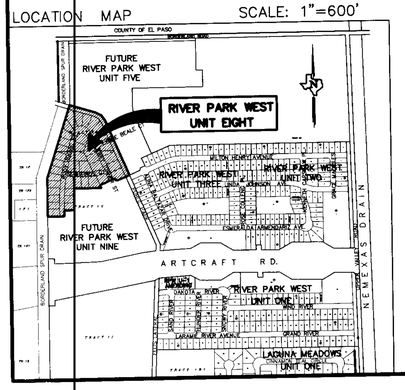
THIS SUBDIVISION LIES WITH IN ZONE "X" AS DESIGNATED IN PANEL NO. 480212 0125 B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE MAPS, EL PASO COUNTY, TEXAS (UNINCORPORATED AREAS).

◉ = PROPOSED CITY MONUMENT

LINE TABLE		
LINE	LENGTH	BEARING
L1	149.00'	N66°54'00"E
L2	26.00'	S23°06'00"E
L3	23.62'	S23°06'00"E
L4	110.00'	S90°00'00"W
L5	55.97'	S90°00'00"W
L6	61.72'	S62°05'00"E
L7	62.52'	S36°56'00"E
L8	24.53'	S36°56'00"E
L9	24.22'	S36°56'00"E
L10	18.35'	S73°26'05"E
L11	25.18'	N00°00'00"E
L12	16.89'	S00°00'00"W
L13	29.60'	N17°49'50"E
L14	3.60'	N00°00'00"E
L15	3.56'	S46°05'53"E
L16	16.18'	S23°06'00"E
L17	5.22'	N23°06'00"W
L18	27.85'	S46°05'53"E
L19	57.47'	S90°00'00"W



LOCATION MAP SCALE: 1"=600'



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	27.00'	42.41'	27.00	38.18'	N68°06'00"W	90°00'00"
C2	27.00'	42.41'	27.00	38.18'	S21°54'00"W	90°00'00"
C3	27.00'	39.53'	24.26	36.09'	S71°09'16"E	83°53'28"
C4	398.50'	40.58'	20.31	40.57'	N32°07'35"W	5°50'06"
C5	398.50'	50.83'	25.45	50.80'	N38°41'54"W	7°18'36"
C6	20.00'	4.31'	2.17	4.31'	S36°10'23"E	12°21'33"
C7	20.00'	4.58'	2.30	4.57'	S23°25'41"E	13°07'51"
C8	93.00'	56.95'	29.37	56.02'	N34°23'27"W	35°03'22"
C9	93.00'	48.24'	24.68	47.70'	N66°46'43"W	29°43'11"
C10	93.00'	48.21'	24.66	47.67'	S83°30'39"W	29°42'06"
C11	93.00'	48.05'	24.57	47.51'	S53°51'35"W	29°36'01"
C12	93.00'	48.25'	24.68	47.71'	S24°11'54"W	29°43'23"
C13	93.00'	24.23'	12.18	24.16'	S01°52'25"W	14°55'35"
C14	20.00'	8.18'	4.15	8.12'	N06°07'14"E	23°25'13"
C15	1523.50'	1.63'	0.82	1.63'	S17°48'00"W	0°03'41"
C16	1523.50'	72.76'	36.39	72.75'	S16°24'04"W	2°44'11"
C17	1523.50'	72.93'	36.47	72.92'	S13°39'41"W	2°44'34"
C18	1523.50'	64.90'	32.46	64.90'	S11°04'11"W	2°26'27"
C19	1523.50'	57.84'	28.92	57.84'	S08°45'42"W	2°10'31"
C20	1523.50'	69.48'	34.74	69.47'	S06°22'03"W	2°36'46"
C21	1523.50'	70.16'	35.08	70.15'	S03°44'31"W	2°38'18"
C22	1523.50'	64.42'	32.21	64.41'	S01°12'41"W	2°25'21"
C23	1476.50'	55.88'	27.94	55.87'	S01°05'03"W	2°10'06"
C24	1476.50'	72.90'	36.46	72.89'	S03°34'58"W	2°49'44"
C25	1476.50'	95.23'	47.63	95.22'	S06°50'42"W	3°41'44"
C26	27.00'	41.53'	26.14	37.56'	S32°45'42"W	88°08'16"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C27	1023.50'	45.36'	22.68	45.35'	S84°26'21"E	2°32'21"
C28	1023.50'	73.02'	36.53	73.01'	S87°45'09"E	4°05'16"
C29	1023.50'	3.63'	1.82	3.63'	S89°53'54"E	0°12'13"
C30	523.50'	11.71'	5.85'	11.71'	N89°21'33"E	1°16'53"
C31	523.50'	63.00'	31.54	62.96'	N85°16'16"E	6°53'42"
C32	523.50'	87.00'	43.60	86.90'	N77°03'44"E	9°31'21"
C33	27.00'	39.87'	24.57	36.34	N65°23'58"W	84°35'56"
C34	27.00'	45.53'	30.31	40.32'	N25°12'35"E	96°37'11"
C35	351.50'	102.09'	51.41	101.73'	N31°25'14"W	16°38'28"
C36	351.50'	39.00'	19.52	38.98'	N42°55'11"W	6°21'25"
C37	56.00'	96.64'	72.39	82.28'	S78°32'01"W	110°44'11"
C38	351.50'	14.22'	7.11	14.22'	S22°00'23"W	2°19'05"
C39	1476.50'	58.98'	29.50	58.98'	S16°41'06"W	2°17'26"
C40	1476.50'	73.34'	36.68	73.33'	S14°07'08"W	2°50'45"
C41	27.00'	45.37'	30.13	40.22'	S35°26'34"E	96°16'38"
C42	976.50'	92.39'	46.23	92.35'	S86°17'30"E	5°25'13"
C43	976.50'	17.01'	8.50	17.01'	S89°39'04"E	0°59'52"
C44	476.50'	55.43'	27.74	55.40'	N86°40'03"E	6°39'53"
C45	476.50'	81.63'	40.92'	81.53'	N78°25'39"E	9°48'56"
C46	375.00'	156.52'	79.29	149.51'	N34°35'57"W	23°55'53"
C47	56.00'	103.84'	74.65	89.59'	S80°46'41"W	106°14'51"
C48	375.00'	45.18'	22.62	45.15'	S24°12'11"W	6°54'11"
C49	1500.00'	189.15'	94.70	189.03'	S14°13'05"W	7°13'31"
C50	1500.00'	277.45'	139.22	277.25'	S05°18'10"W	10°36'20"
C51	1000.00'	167.24'	83.82	167.05'	S85°12'32"E	9°34'56"
C52	500.00'	200.27'	101.49	198.93'	N78°31'32"E	22°56'57"

Subdivision: RIVER PARK WEST UNIT 8

Status: Total of Lots: 39 Per condition
Unconditional: 2-28-07 10
Condition "A": 5-11-07 10
Condition "B": 19

Development Agreements:
DESERT VIEW HOMES

X700544	X700540	X700542	700543	X700741		10	Unconditional
X701746	X700745	X700744	700743	X701748		10	
X701227	701224	701232	701233	X701608		15	Condition "A" 5-11-07
X701609	X701760	X701761	X701866			20	
						25	
						30	100%
						35	
						40	

Date Note

A R T
(ROW V

168-R

DEDICATION

RPW DEVELOPMENT, LTD., the owner of this land does hereby present dedicates, if not previously dedicated, its respective portion of said pr of the public, the streets, drives, park and utility easements, as heree designated, including easements for overhang of service wires, conduit underground utilities, the right to ingress and egress for service and and the right to trim interfering trees and shrubs.

Witness our signature this 10th day of October

RPW DEVELOPMENT, LTD.

Randol S. O'Leary, MANAGING PARTNER

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

KIMBERLY A. RAMIREZ
Notary Public, State of Texas
My Commission Expires
March 22, 2009

Before me, the undersigned d appeared Randol S. O'Leary, Managing Partner of RPW DEVELOPMENT, LTD., know to be the person whose name is subscribed to the foregoing instrum acknowledged to me that he executed the same as the act and deec corporation for the purpose and considerations herein expressed.

Given under my hand and seal of office this 10th
October 2005.

Notary Public in and for El Paso County — My Commissio 3-22-0

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 Lo Government Code of Texas this _____ day of _____

Secretary — Chairperson

Approved for filing this 15th day of March

DEVELOPMENT SERVICES DIRECTOR

FILING

Filed and recorded in the office of the County Clerk of El Paso Count exas, this 24th day of February, 2007 A.D. _____ of the Plat Record, Page_____ File No. 2006

Waldo Alarcon — County Clerk — By Deputy

on improvement plans prepared under the supervision of CEA ing Group

E L. AZCARATE, P.E.
sed Professional Engineer
License No. 85075

This plat represents a survey n by me or under my supervision the current Texas Professional and Technical Stan

JERRY L. DREWES, R.P.L.S.
Registered Professional Land
Texas License No. 4869

ENGINEER

cea engineering group
1204 Montana Ave., El Paso, Texas 79902
Office 915.544.5232 Fax 915.544.5233
www.ceagroup.net
CONTACT: JORGE L. AZCARATE, P.E.

SURVEYOR

Land-Mark Profes Surveying, Inc
1420 Rensmeier Drive, Suite
El Paso, Texas 79935
(915) 598-1300
email: Land-marksurvey@c
"Serving Texas, New Mexico a

DATE OF REVISION: MAY
DATE OF REVISION: APRIL
DATE OF REVISION: APRIL
DATE OF PREPARATION: F