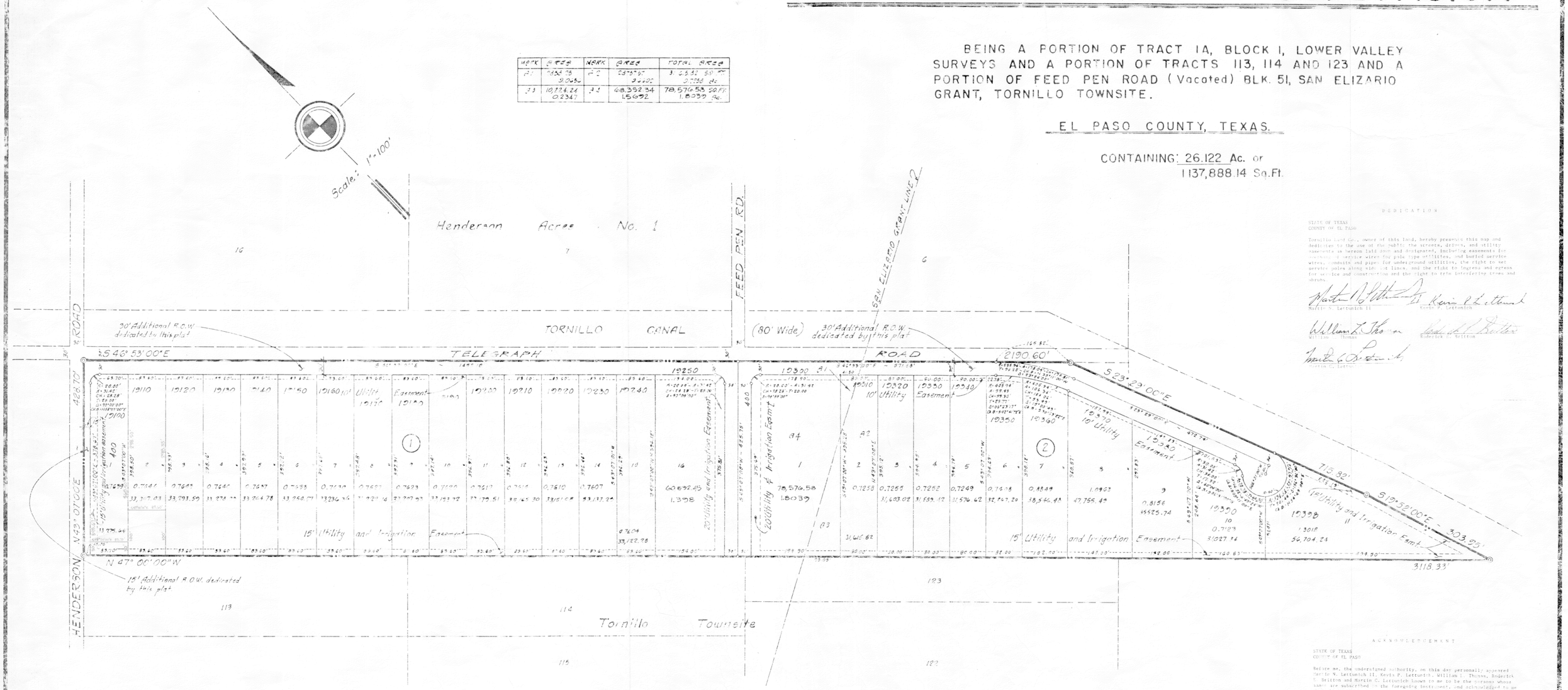
RANCHO HENDERSON SUBDIVISION

BEING A PORTION OF TRACT 1A, BLOCK 1, LOWER VALLEY SURVEYS AND A PORTION OF TRACTS 113, 114 AND 123 AND A PORTION OF FEED PEN ROAD (Vacated) BLK. 51, SAN ELIZARIO GRANT, TORNILLO TOWNSITE.

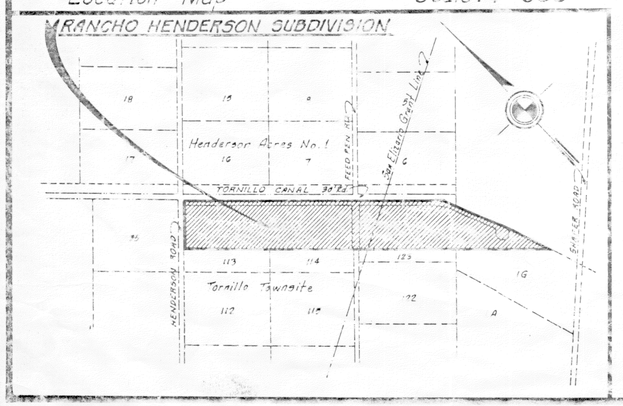
EL PASO COUNTY, TEXAS.

CONTAINING: 26.122 Ac. or 1137,888.14 Sq.Ft.

MARK	AREA	MARK	AREA	TOTAL AREA
A1	1,452.75 0.0334	A2	2,390.57 0.0549	3,843.32 SQ. FT. 0.0883 Ac.
A3	10,224.24 0.2347	A4	68,352.34 1.5692	78,576.58 SQ.FT. 1.8039 Ac.



Location Map Scale: 1"=600'



ANY FURTHER SUBDIVISION OF THESE LANDS MUST BE APPROVED BY THE COUNTY PLANNING COMMISSION AND COMMISSIONER'S COURT OF EL PASO COUNTY, TEXAS AND THE CITY PLAN COMMISSION

ALL ELEVATIONS ON THESE PLANS HAVE BEEN CHECKED BY THE CONSULTING ENGINEER WITH THE COUNTY ENGINEER, FOR COMPLIANCE WITH THE "FEMA" PROGRAM.

ALL LOTS ON THIS PLAT ARE SUBJECT TO ON-SITE PONDING OF STORM WATERS. THE TYPICAL STREET AND LOT DRAINAGE CROSS-SECTION, WHICH MUST BE STRICTLY ADHERED TO, IS SHOWN ON THE SUBDIVISION STREET AND DRAINAGE PLANS ON FILE IN THE CITY ENGINEER'S OFFICE.

"ON ALL LOTS NOT SERVED BY A PUBLIC SEWER, THE OWNER SHALL CONSTRUCT A SEPTIC TANK IN ACCORDANCE WITH PLANS APPROVED BY THE CITY-COUNTY HEALTH DEPARTMENT."

THE SUBDIVISION DEVELOPER SHALL ERECT A SIGN STATING THE AVAILABILITY OF POTABLE WATER AND PUBLIC SEWER SERVICE THAT WILL BE PROVIDED IN THE SUBDIVISION.

IT IS HEREBY EXPRESSED THAT THE LOT BUYERS WILL BE NOTIFIED IN WRITING THAT THERE WILL BE WATER BUT NO SEWER SERVICES PROVIDED BY THE OWNERS OF THIS SUBDIVISION.

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____, BOOK _____, PAGE_____, DATE_____.

THE STREETS IN THIS SUBDIVISION WILL BE ACCEPTED FOR MAINTENANCE ONLY THEY HAVE BEEN IMPROVED BY THE DEVELOPER OR THE PROPERTY OWNERS AND ACCEPTED BY THE COUNTY COMMISSIONER'S COURT OR THE COUNTY ROADS AND BRIDGES DEPARTMENT.

ONLY ONE SINGLE FAMILY DETACHED DWELLING IS PERMITTED ON EACH LOT IN THIS SUBDIVISION.

CALDERON ENGINEERING

DEDICATION

STATE OF TEXAS
COUNTY OF EL PASO

Tornillo Land Co., owner of this land, hereby presents this map and dedicates to the use of the public the streets, drives, and utility easements as hereon laid down and designated, including easements for overhead, 1 service wires for pole type utilities, and buried service wires, conduits and pipes for underground utilities, the right to set service poles along side lot lines, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

Martin N. Lettunich II — Kevin P. Lettunich

William L. Thomas — Roderick E. Britton

Martin G. Lettunich

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Martin N. Lettunich II, Kevin P. Lettunich, William L. Thomas, Roderick E. Britton and Martin G. Lettunich known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they execute the same for the purposes and considerations therein stated.

Given under my hand and seal this 10th day October 1995 A.D.

Cynthia M Ramirez
Notary Public in and for
El Paso County, Texas

My Commission expires 10/10/98

COUNTY COMMISSIONER'S COURT

Approved and accepted filed by Commissioner's Court of the County of El Paso Texas, this 6 day of June 1997

Charles Shark Morrow — County Judge
Henry Alonzo — County Roads Administrator

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 11th day of June A.D., in Volume 23 of the Plat Records, Page 28, File No. 97036063

Hector Enriquez, Jr. — County Clerk
Magdalena Ruiz — Deputy

Prepared by and under the supervision of Manuel Calderon, P.E.
Registered Professional Engineer No. 42337
Registered Professional Land Surveyor No. 2564

Manuel Calderon
10/1/95

Date of Preparation October 2

SCANNED
R-234
1998