

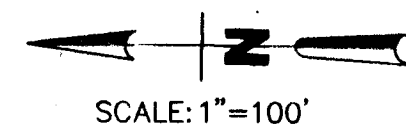
RIVER RUN ESTATES

BEING A REPLAT OF LOTS 1 THRU 27, BLOCK 4,
AND LOTS 6 THRU 11, BLOCK 3, ALL OF CHESTNUT COURT AND
PORTION OF COUNTRY OAKS DRIVE, RIVER RUN SUBDIVISION,
UNIT TWO, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

Containing: 13.468 ACRES

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	2226.96'	26.43'	26.43'	N00°14'31"E	00°40'48"
C2	2226.96'	163.43'	163.40'	N02°41'04"E	04°12'17"
C3	20.00'	33.28'	29.57'	S42°53'43"E	95°21'13"
C4	30.00'	13.53'	13.42'	N76°30'45"E	25°50'31"
C5	70.00'	63.15'	61.03'	N89°26'03"E	51°41'08"
C6	70.00'	11.57'	11.56'	S59°59'12"E	09°28'23"
C7	70.00'	13.12'	13.10'	S49°52'58"E	10°44'05"
C8	70.00'	16.39'	16.35'	S37°48'32"E	13°24'45"
C9	70.00'	51.72'	50.55'	S09°56'11"E	42°19'57"
C10	70.00'	28.39'	28.19'	S22°50'52"W	23°14'09"
C11	70.00'	13.53'	13.42'	S21°32'41"W	25°50'31"
C12	70.00'	184.33'	135.50'	S40°58'17"E	150°52'28"
C13	30.00'	13.53'	13.42'	S04°17'49"E	25°50'31"
C14	70.00'	73.53'	70.19'	S12°52'23"W	60°10'57"
C15	70.00'	67.60'	65.01'	S70°37'52"W	55°20'02"
C16	70.00'	43.00'	42.33'	N64°06'09"W	35°11'56"
C17	30.00'	13.60'	13.48'	N59°23'26"W	25°58'31"
C18	70.00'	184.13'	135.45'	S58°08'22"W	150°42'54"
C19	30.00'	51.85'	45.63'	N58°08'22"E	99°01'52"
C20	30.00'	51.94'	45.69'	N40°58'17"W	99°11'26"
C21	20.00'	28.65'	26.26'	S48°23'47"W	82°04'45"
C22	2226.96'	52.16'	52.15'	N05°27'28"E	01°20'31"
C23	2226.96'	27.54'	27.54'	N07°42'31"E	00°42'31"
C24	30.00'	46.61'	39.11'	N48°44'53"E	81°22'13"
C25	2226.96'	317.20'	316.93'	N03°58'57"E	08°09'40"
C26	1130.00'	13.78'	13.78'	N72°41'40"W	00°41'56"
C27	1160.00'	11.56'	11.56'	N72°41'45"W	00°34'15"
C28	2226.96'	52.16'	47.63'	N06°44'29"E	01°13'32"
C29	2196.96'	35.32'	70.64'	N07°08'30"E	01°50'32"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S08°37'26"W	23.41'
L2	N03°11'00"E	14.97'
L3	N38°41'00"E	16.64'
L4	N38°41'00"E	32.20'



THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO RIVER RUN ESTATES BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR 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 DUCKETT ROAD AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION ON JUNE, 2000.

TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. 2002015708 BOOK _____ PAGE NO. _____ DATE 2-27-02

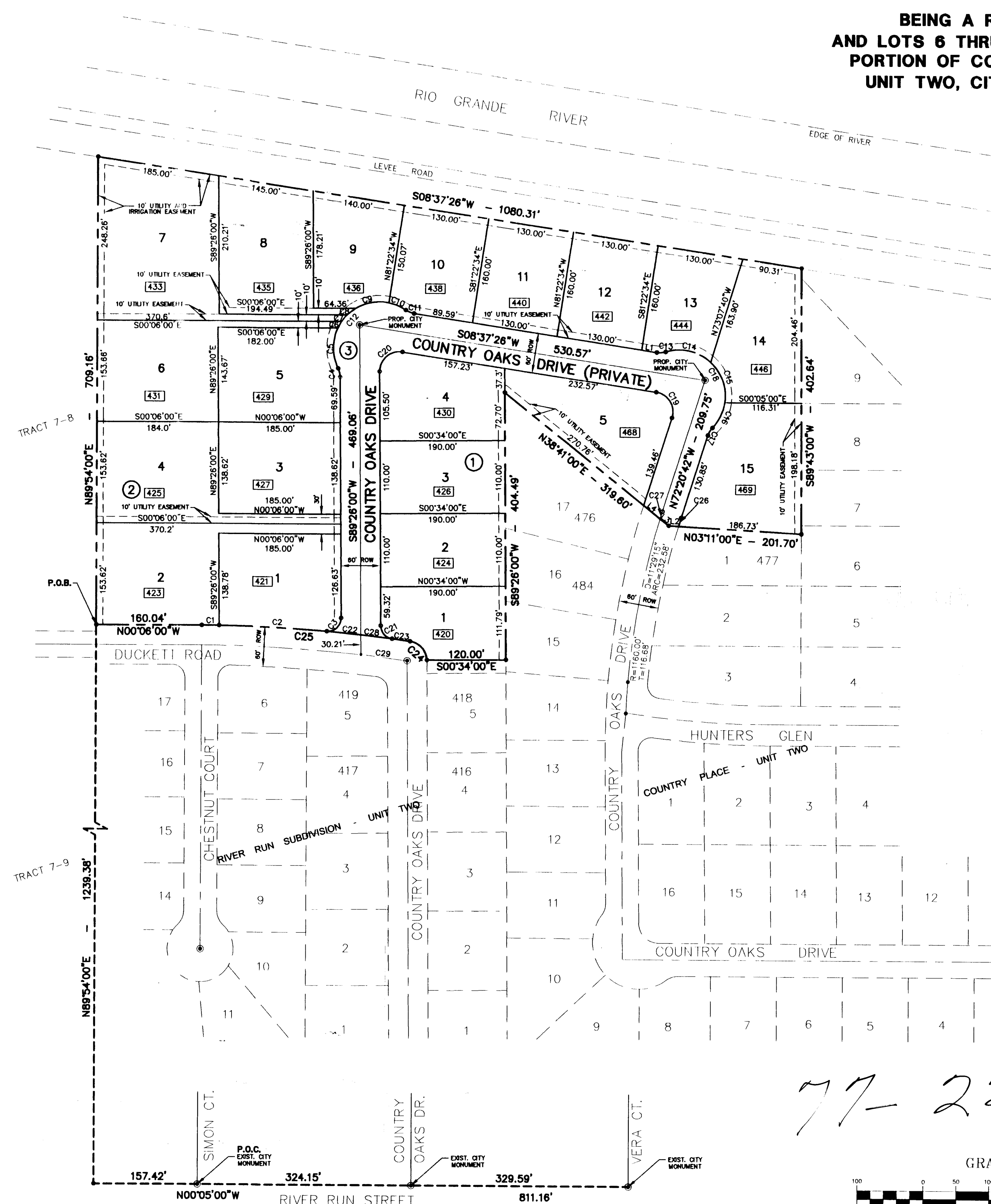
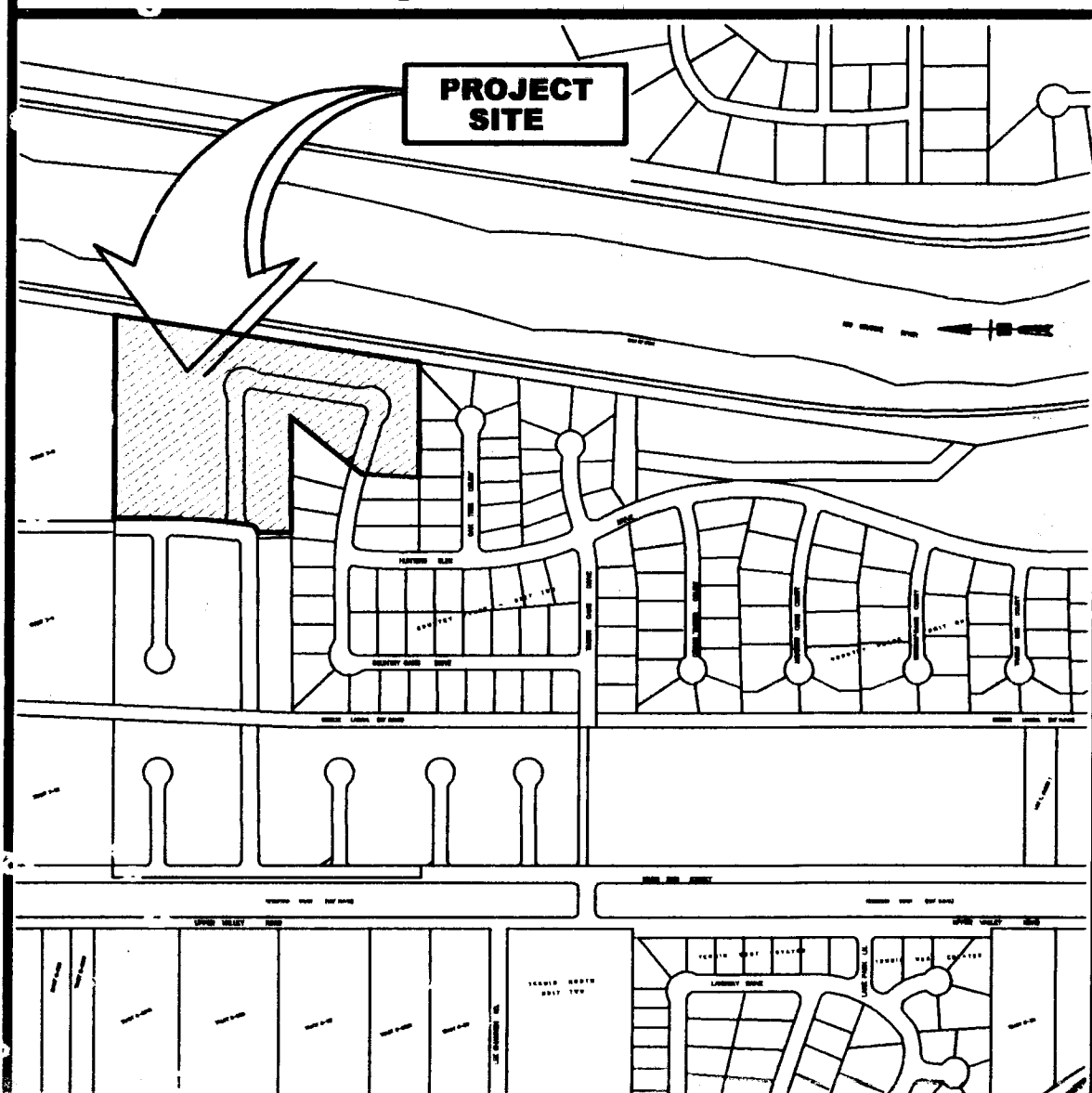
THIS SUBDIVISION LIES WITHIN THE EL PASO INDEPENDENT SCHOOL DISTRICT.

BENCHMARK:
CITY MONUMENT AT THE MONUMENT LINE INTERSECTION OF SIMON COURT AND RIVER RUN STREET.
ELEVATION: 3708.62 (CITY DATUM).

THIS SUBDIVISION LIES WITHIN ZONE "X" AS DESIGNATED IN PANEL NO. 480212-0125 B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS.

ALL LOTS IN THIS SUBDIVISION REQUIRE ON SITE PONDING OF STORM WATER.

Location Map Scale: 1"=600'



DEDICATION

STATE OF TEXAS §
COUNTY OF EL PASO §
I, GORDON E. WELCH INC., PROPERTY OWNER OF THIS LAND, HEREBY PRESENT THIS PLAT AND DEDICATE THE USE OF THE PUBLIC ALL EASEMENTS AS HEREON LAD DOWN AND DESIGNATED, INCLUDING EASEMENTS FOR OVERHANG OF SERVICE WIRES FOR POLE TYPE UTILITIES, AND BURIED 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.

GORDON E. WELCH

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF EL PASO §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF Dec 2002 BY Gordon Welch

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 6-16-2002

CITY PLAN COMMISSION

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS 11th DAY OF Dec 2002 A.D.

EXECUTIVE SECRETARY: Patricia D. Adams
CHAIRPERSON: [Signature]

APPROVED FOR FILING 28th DAY OF Dec 2002 A.D.

DEPUTY DIRECTOR FOR BUILDING SERVICES: [Signature]

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS THIS 27th DAY OF Feb 2002 A.D., IN VOLUME 77 OF THE PLAT RECORDS, PAGE 22 FILE NO. 2002015708

COUNTY CLERK: [Signature]

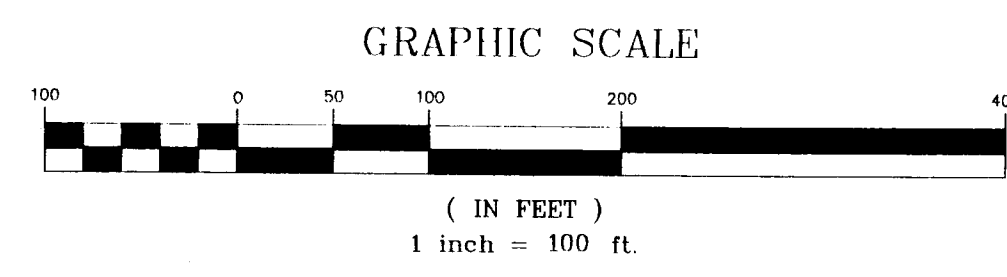
THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEY PROFESSIONAL AND TECHNICAL STANDARDS.

ISAAC CAMACHO 11/4/01
ISAAC CAMACHO R.P.L.S. 5337

SUBDIVISION IMPROVEMENT PLANS PREPARED BY AND UNDER THE SUPERVISION OF REGISTERED PROFESSIONAL ENGINEER

SERGIO J. ADAMS
5423

SERGIO T. ADAMS, P.E. 88423



Faught & Associates Inc.

CONSULTING ENGINEERS LAND SURVEYORS
433 EXECUTIVE CENTER EL PASO, TEXAS 79902 (915) 542-4900 FAX (915) 542-2867
JOB NO. E5460-09

DATE OF PREPARATION: JUNE, 2000.