TIERRA DEL ESTE 1. WATER AND SEWER SERVICES HAVE BEEN EXTENDED TO THIS SUBDIVISION (TIERRA DEL ESTE GMU UNIT ONE) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES. GMU UNIT ONE 2. THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED BEING A PORTION OF SECTIONS 38 & 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY Co. SURVEYS, 3. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION. CITY OF EL PASO, EL PASO COUNTY, TEXAS PROPOSED 4. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CONTAINING: 1.1559± ACRES TIERRA DEL ESTE GMU CLERK, DEED AND RECORD SECTION. -------5. SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS 6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 480212 0175B, DATED SEPTEMBER 4, 1991 THIS PROPERTY IS IN FLOOD HAZARD ZONE X OUTSIDE THE 500 YEAR FLOOD-PLAIN. 7. THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL COORDINATE INSTALLATION AND CONSTRUCTION WITH THE UNITED STATES POSTAL SERVICE IN DETERMINING THE TYPE OF DELIVERY SERVICE FOR THE PROPOSED SUBDIVISION. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE. 60' ACCESS, UTILITY AND DRAINAGE EASEMENT S89'58'35"W 190.00 60' ACCESS, UTILITY AND DRAINAGE EASEMENT TIERRA DEL ESTE GMU UNIT ONE NOTES: -----TIERRA DEL ESTE GMU UNIT ONE is subject to the Annexation Agreement entered into by Ranchos Real IV LTD with the City of El Paso on January 31, 2006. Among other conditions the agreement required the following: Item #11 Owner agrees to pay a water and wastewater connection fee to the El Paso Water Utilities Department of the City for each three quarter inch (3/4") equivalent water meter that is connected to the public water system as shown below. The water and wastewater connection fee shall be increased by three (3) percent on March 1, 2006. and each year thereafter. Payment of the water and wastewater connection fee shall be due at the time of application for water and wastewater to the system. Meter Size Water (\$) Wastewater (\$) PROPOSED TIERRA DEL ESTE GMU — 35.0' —— PROPOSED PROPOSED 50,350.00 s.f. TIERRA DEL ESTE GMU TIERRA DEL ESTE GMU EASTSIDE MUNICIPAL SERVICE COMPLEX PID # 706006 TDE 54 .----N89'58'35"E 14421 663.35 ___ N89°58'35"E TDE 54 FILE No.20080074758 TDE 55 FILE No.20080020078 PEBBLE HILLS BLVD. -----FND. – NAILPEBBLE HILLS BLVD. (11) TIERRA DEL ESTE UNIT FIFTY FIVE FILE No.20080020078 PEBBLE HILLS HIGH SCHOOL LOCATION MAP SCALE:1"=600' CITY PLAN COMMISSION TDE 59 TIERRA DEL ESTE This subdivision is hereby approved as to the platting and as to the condition of UNIT FIFTY EIGHT the dedication in accordance with Chapter 212 of the Local Government Code of TIERRA DEL ESTE Unit fifty seven PARK TDE 69 DEDICATION Executive Secretary UNIT 60 RANCHOS REAL INVESTMENT PROPERTIES, L.L.C., property owners of this land hereby present this plat and dedicate to the use of the public, the access, utility and drainage easements, and the right to ingress and egress for service and construction of buried service conduits, Approved for filing this ______,2025. UNIT 70 UNIT 57 UNIT 65 pipes, underground utilities, and the right to trim interfering trees and shrubs. Witness our signature this _____ day of _____ Planning and Inspections Director ONE OK PIPELINE EASEMEN ONE OK PIPELINE EASEMENT TDE 80 BY: RANCHOS REAL INVESTMENT PROPERTIES, L.L.C. SECTION 38, BLOCK 79, TWP 2 TDE PEBBLE FILING TDE GMU T-COMMFiled and recorded in the office of the County Clerk of El Paso County, Texas, PROP. TDE GMU By: ______ Douglas A. Schwartz, MANAGER SECTION 47, BLOCK 79, TOWNSHIP 2, T&P RAILWAY TDE 54 this _____, 2025, A.D. in REPLAT "A" ATTEST: NOT REQUIRED COMPANY SURVEYS, TDE GMU File No. ______ LOCATION ACKNOWLEDGEMENT SCHOOL DISTRICT STATE OF TEXAS PEBBLE HILLS BLVD. COUNTY OF EL PASO SOCORRO INDEPENDENT SCHOOL DISTRICT TDE 87 Before me, the undersigned authority, on this day personally appeared Douglas A. Schwartz, Manager of RANCHOS REAL INVESTMENT PROPERTIES, LLC., known to 12440 ROJAS DRIVE County Clerk By Deputy T-COMMme to be the person whose name is subscribed to the foregoing instrument 15 and acknowledged to me that he executed the same as the act and deed of Prepared by and under the supervision of: YVONNE CONDE CURRY, P.E. This plat represents a survey made on the ground said company for the purpose and considerations herein expressed. by me or under my supervision and complies with Given under my hand and seal of office this _____ day of Registered Professional Engineer Registration No. 64648 the current Texas Board of Professional Land Survey DATE OF PREPARATION: DECEMBER 11, 2024 UNIT 61 Professional and Technical Standards. TDE 73 UNIT 55 CONDE INC. PEBBLE HILLS ENGINEERING / PLANNING Yvonne Conde Curry, P.E. Ron R. Conde, GPS / SURVEYING / CADD Notary Public in and for El Paso County My Commission Expires TDE 6080 SURETY DR. STE 100 EL PASO, TEXAS 79905 Registered Professional Land Surveyor UNIT 63 Texas License No. 5152 PHONE: (915) 592-0283 RATION No. F-2321 FAX: (915) 592-0286 FIRM# 1007810