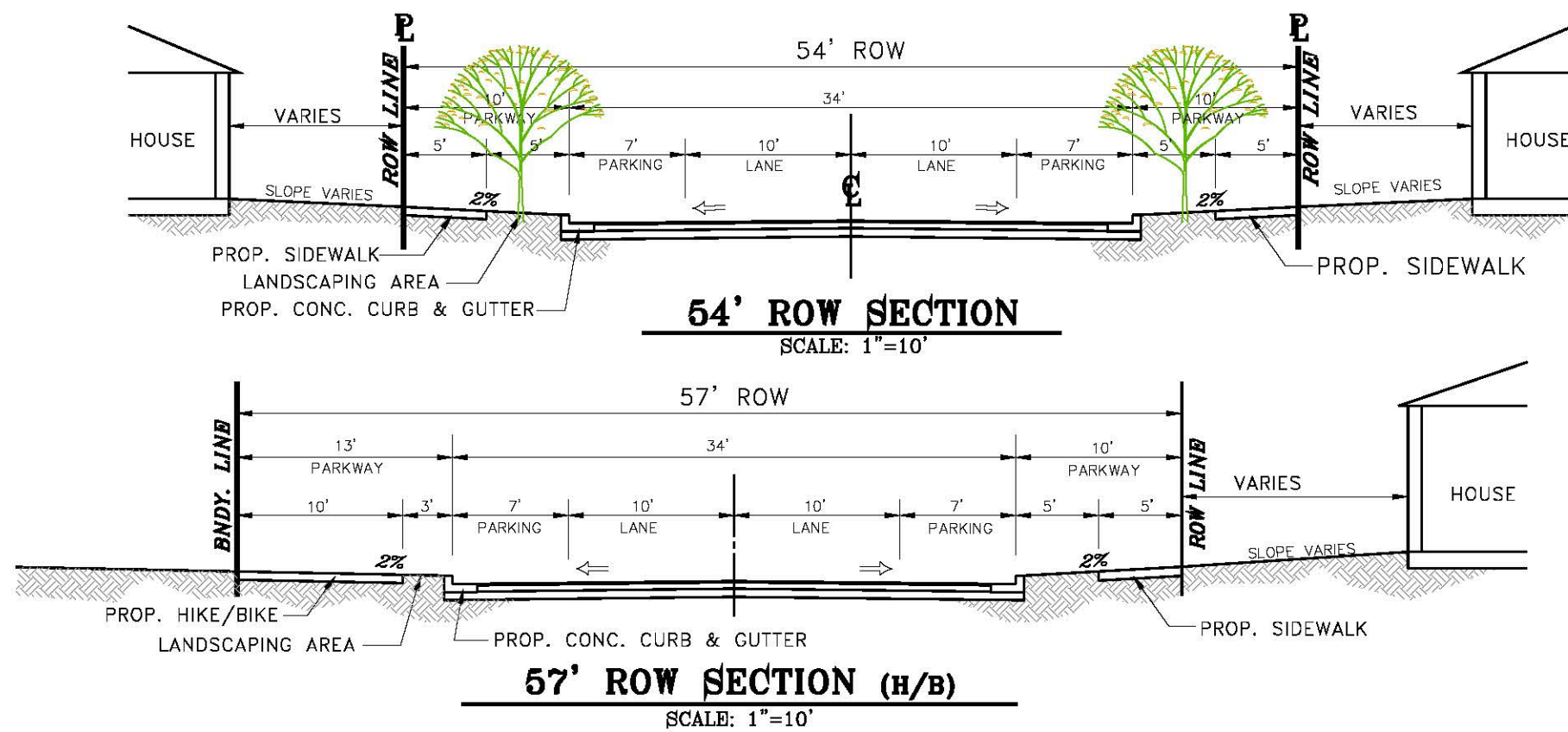


TIERRA DEL ESTE UNIT NINETY TWO

BEING A PORTION OF SECTION 18,
BLOCK 78, TOWNSHIP 2, TEXAS AND
PACIFIC RAILWAY COMPANY SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 128.975± ACRES
PRELIMINARY PLAT

- NOTES:
1. WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (TIERRA DEL ESTE UNIT NINETY TWO) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS SE.
 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 AND RECORD SECTION.
 3. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
 4. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
 5. SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
 6. "U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS".
 7. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480212-0175-B, DATED SEPTEMBER 4, 1991, THIS PROPERTY IS IN FLOOD HAZARD ZONE X.
 8. THIS PLAT IS WITHIN THE EASTSIDE IMPACT FEE SERVICE AREA.
 9. PARK, LOT 1, BLOCK 79, WILL BE DEDICATED TO AND MAINTAINED BY THE CITY OF EL PASO.
 10. SETBACKS SHALL BE IN ACCORDANCE WITH THE EL PASO COUNTY SUBDIVISION ORDER - ALTERNATIVE DESIGN STANDARDS.
 11. RANCHOS REAL LAND HOLDINGS, L.L.C., THE SUBDIVIDER OF TIERRA DEL ESTE UNIT 92, HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES UNLESS OTHERWISE APPROVED IN WRITING BY THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT.
 12. ROADS WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL PAVED BY RANCHOS REAL LAND HOLDINGS, L.L.C., AND LEGALLY APPROVED AND ACCEPTED BY THE COUNTY.
 13. IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 23.025(6), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN RANCHOS REAL LAND HOLDINGS, L.L.C., AND A PURCHASER OF LAND IN THIS SUBDIVISION WILL CONTAIN A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
 14. LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE SIDEWALKS, DRIVEWAYS AND PARKWAYS ABUTTING THEIR PROPERTY.
 15. NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
 16. INSTALLATION AND MAINTENANCE OF PARKWAYS AND DRIVEWAYS SHALL BE PROVIDED BY THE CITY OF EL PASO. ADDITIONAL IMPROVEMENTS TO THE CITY OF EL PASO PARKLAND DEDICATION IS TO BE PROVIDED BY THE TDE PUBLIC IMPROVEMENT DISTRICT AND THE COUNTY OF EL PASO.
 17. CASE ID # 22-041.

LINE TABLE		
LINE	LENGTH	BEARING
L1	37.20	S89°58'00"W



DESCRIPTION OF TIERRA DEL ESTE UNIT NINETY TWO

Description of a portion of land being a portion of Section 18, Block 78, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found brass disk City monument at the centerline intersection of Holly Springs Ave. and Bob Beckman St. from which an existing brass disk City monument at the centerline intersection of Holly Springs Ave. and Long Shadow Ave. (Bears South 89°58'00" West a distance of 442.01 feet; Thence South 82°01'48" East a distance of 311.47 feet to a point at the easterly right-of-way line of Tim Floyd St.; for the "TRUE POINT OF BEGINNING".

Thence along said right-of-way line the following 5 courses:

1. North 00°35'30" West a distance of 1751.61 feet to a point of curve;
2. 29.15 feet along the arc of a curve to the right which has a radius of 20.00 feet a central angle of 83°30'03" a chord which bears North 41°09'32" East a distance of 26.54 feet;
3. North 06°46'41" West a distance of 85.20 feet to a point of curve;
4. 19.23 feet along the arc of a curve to the right which has a radius of 20.00 feet a central angle of 50°53'33" a chord which bears North 28°08'16" West a distance of 18.50 feet;
5. North 00°35'30" West a distance of 51.85 feet to a point;

Thence leaving said right of way line North 89°24'30" East a distance of 119.00 feet to a point;

Thence, North 67°03'55" East a distance of 58.38 feet to a point;

Thence, South 86°32'10" East a distance of 137.36 feet to a point;

Thence, South 88°13'15" East a distance of 66.03 feet to a point;

Thence, South 89°59'59" East a distance of 1176.31 feet to a point;

Thence, North 00°35'30" West a distance of 119.01 feet to a point;

Thence, North 08°32'54" East a distance of 54.61 feet to a point;

Thence, North 00°00'01" East a distance of 119.00 feet to a point;

Thence, South 89°59'59" East a distance of 1003.75 feet to a point;

Thence, South 00°00'01" West a distance of 119.00 feet to a point;

Thence, South 23°54'16" East a distance of 58.07 feet to a point;

Thence, South 00°35'51" East a distance of 703.04 feet to a point;

Thence, South 89°59'59" East a distance of 271.53 feet to a point;

Thence, South 00°00'01" West a distance of 118.00 feet to a point;

Thence, South 22°25'11" East a distance of 58.42 feet to a point;

Thence, South 00°35'51" East a distance of 526.03 feet to a point;

Thence, South 40°47'30" West a distance of 71.33 feet to a point;

Thence, South 00°00'01" West a distance of 290.00 feet to a point;

Thence, South 03°27'21" East a distance of 54.08 feet to a point;

Thence, South 00°00'01" West a distance of 292.98 feet to a point;

Thence, North 89°58'30" West a distance of 2809.92 feet to a point of curve;

Thence, 31.63 feet along the arc of a curve to the left which has a radius of 20.00 feet a central angle of 90°37'00" a chord which bears South 44°43'00" West a distance of 28.44 feet to a point of curve; for the "TRUE POINT OF BEGINNING" and containing in all 5,618,136.59 square feet or 128.975 acres of land more or less.

STATE OF TEXAS
COUNTY OF EL PASO

Ron R. Conde, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 5152

PLAT NOTES & RESTRICTIONS:

1. BUILDINGS SHALL BE SETBACK AS FOLLOWS: SETBACKS FROM ROADS AND RIGHT-OF-WAYS SHALL BE A MINIMUM OF 20 FEET, FROM SIDE STREET SHALL BE A MINIMUM OF 10 FEET, FROM ADJACENT PROPERTY LINES SHALL BE A MINIMUM OF 5 FEET, AND FROM BACK PROPERTY LINES SHALL BE 20 FEET. THESE SETBACK DISTANCES SHALL NOT CONFLICT WITH SEPARATION OR SETBACK DISTANCES REQUIRED BY RULES GOVERNING PUBLIC UTILITIES, ON-SITE SEWERAGE FACILITIES, OR DRINKING WATER SUPPLIES.
2. LOT OWNER WILL BE RESPONSIBLE TO MAINTAIN THE SIDEWALK, PARKWAY AND DRIVEWAYS ABUTTING THEIR PROPERTY, INCLUDING DOUBLE FRONTAGE LOTS.
3. THE HOME BUILDER WILL CONSTRUCT A 5 (FIVE) FOOT WIDE CONCRETE SIDEWALK AS PART OF THE CONSTRUCTION IMPROVEMENTS. THE SIDEWALKS SHALL BE LOCATED ALONG FRONT, REAR AND SIDES OF EACH LOT WHERE THE LOT ABUTS A PUBLIC ROAD.
4. THE HOME BUILDER WILL CONSTRUCT A CONCRETE DRIVEWAY BETWEEN THE ROAD CURB AND THE PROPERTY LINE AS PART OF THE CONSTRUCTION OF IMPROVEMENTS.
5. RANCHOS REAL LAND HOLDINGS, L.L.C., HAS OBTAINED A PERMIT FROM THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS OR ANY OTHER PURPOSE.
6. RANCHOS REAL LAND HOLDINGS, L.L.C., HAS PROVIDED ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY LOT.
7. EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM.
8. LOT OWNER IS RESPONSIBLE FOR MAINTAINING TEMPORARY DESILTING BASINS UNTIL LOT IS DEVELOPED.

NO VEHICULAR ACCESS SHALL BE PERMITTED TO TIM FLOYD ST. FROM THE BACK OF LOTS 1 & 2, BLOCK 72; LOTS 13 & 14, BLOCK 82; LOTS 13 & 14, BLOCK 83; LOT 24, BLOCK 84; LOTS 13 & 14, BLOCK 85; LOTS 13 & 14, BLOCK 86.

NO VEHICULAR ACCESS SHALL BE PERMITTED TO BERT CAMERON AVE. FROM THE SIDE OF LOT 13, BLOCK 69; LOT 1, BLOCK 70.

NO VEHICULAR ACCESS SHALL BE PERMITTED TO FIDELITY AVE. FROM THE SIDE OF LOT 1, BLOCK 69.

NO VEHICULAR ACCESS SHALL BE PERMITTED TO IMPRESSION ST. FROM THE SIDE OF LOTS 1 & 2, BLOCK 72; LOTS 13 & 14, BLOCK 82; LOTS 13 & 14, BLOCK 83; LOT 24, BLOCK 84; LOTS 13 & 14, BLOCK 85; LOTS 13 & 14, BLOCK 86.

NO VEHICULAR ACCESS SHALL BE PERMITTED TO ANHIL PL. FROM THE SIDE OF LOTS 1 & 2, BLOCK 69; LOTS 1 & 2, BLOCK 86; LOTS 13 & 14, BLOCK 87; LOTS 13 & 14, BLOCK 88.

NO VEHICULAR ACCESS SHALL BE PERMITTED TO MIRVANA ST. FROM THE SIDE OF LOTS 1 & 2, BLOCK 87; LOTS 1 & 2, BLOCK 88; LOTS 13 & 14, BLOCK 89; LOTS 13 & 14, BLOCK 90.

NO VEHICULAR ACCESS SHALL BE PERMITTED TO SUBLINE ST. FROM THE SIDE OF LOTS 1 & 2, BLOCK 87; LOTS 1 & 2, BLOCK 88; LOTS 13 & 14, BLOCK 89; LOTS 13 & 14, BLOCK 90.

NO VEHICULAR ACCESS SHALL BE PERMITTED TO ASSURANCE AVE. FROM THE SIDE OF LOT 1, BLOCK 72; LOT 1, BLOCK 73; LOTS 11 & 12, BLOCK 80; LOTS 11 & 12, BLOCK 81; LOTS 1 & 2, BLOCK 82; LOTS 1 & 2, BLOCK 83.

NO VEHICULAR ACCESS SHALL BE PERMITTED TO KOA PL. FROM THE SIDE OF LOTS 1 & 2, BLOCK 89; LOTS 1 & 2, BLOCK 90; LOT 7, BLOCK 91.

NO VEHICULAR ACCESS SHALL BE PERMITTED TO MILD PL. FROM THE SIDE OF LOT 14, BLOCK 84; LOTS 12 & 13, BLOCK 89; LOTS 12 & 13, BLOCK 90.

NO VEHICULAR ACCESS SHALL BE PERMITTED TO ORDNANCE AVE. FROM THE SIDE OF LOT 4, BLOCK 78; LOT 4, BLOCK 82; LOT 6, BLOCK 84; LOT 8, BLOCK 86.

NO VEHICULAR ACCESS SHALL BE PERMITTED TO SECURITY ST. FROM THE SIDE OF LOT 1, BLOCK 72; LOT 1, BLOCK 73; LOTS 11 & 12, BLOCK 80; LOTS 11 & 12, BLOCK 81; LOTS 1 & 2, BLOCK 82; LOTS 1 & 2, BLOCK 83.

NO VEHICULAR ACCESS SHALL BE PERMITTED TO ANTIPOQUE AVE. FROM THE SIDE OF LOT 1, BLOCK 80; LOT 4, BLOCK 81.

NO VEHICULAR ACCESS SHALL BE PERMITTED TO VIEW AVE. FROM THE SIDE OF LOT 4, BLOCK 72; LOT 1, BLOCK 73; LOT 1, BLOCK 76.

NO VEHICULAR ACCESS SHALL BE PERMITTED TO KEEN AVE. FROM THE SIDE OF LOT 4, BLOCK 76; LOT 1, BLOCK 77.

NO VEHICULAR ACCESS SHALL BE PERMITTED TO RALPH SEITZINGER DR. FROM THE SIDE OF LOT 14, BLOCK 70; LOT 1, BLOCK 71; LOT 1, BLOCK 73; LOT 1, BLOCK 81.

NO VEHICULAR ACCESS SHALL BE PERMITTED TO VERTEX AVE. FROM THE SIDE OF LOT 1, BLOCK 73; LOT 1, BLOCK 76.

NO VEHICULAR ACCESS SHALL BE PERMITTED TO JON TERRAZAS ST. FROM THE SIDE OF LOT 1, BLOCK 74; LOT 1, BLOCK 75.

THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.

INSTRUMENT NO. _____ DATE _____

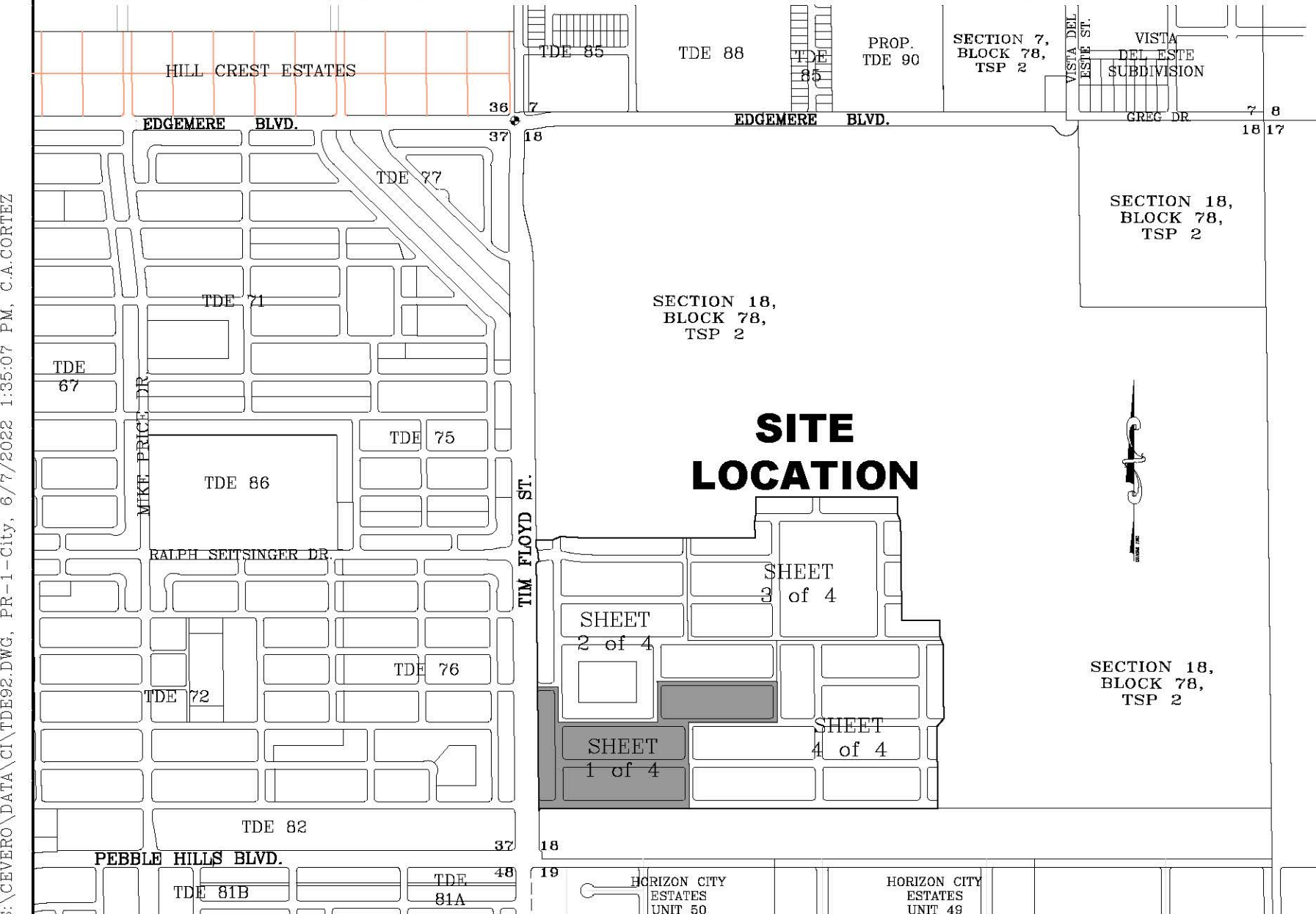
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C3	20.00'	31.63'	20.22'	28.44'	S44°43'00"W	90°37'00"
C7	750.00'	4.77'	2.39'	4.77'	S89°47'13"W	0°21'52"
C8	750.00'	47.20'	23.61'	47.19'	S87°48'08"W	3°36'21"
C9	500.00'	34.65'	17.33'	34.64'	N67°59'02"E	3°58'13"

LOCATION MAP AND ETJ STATUS (SCALE 1"=1000' APPROX.):

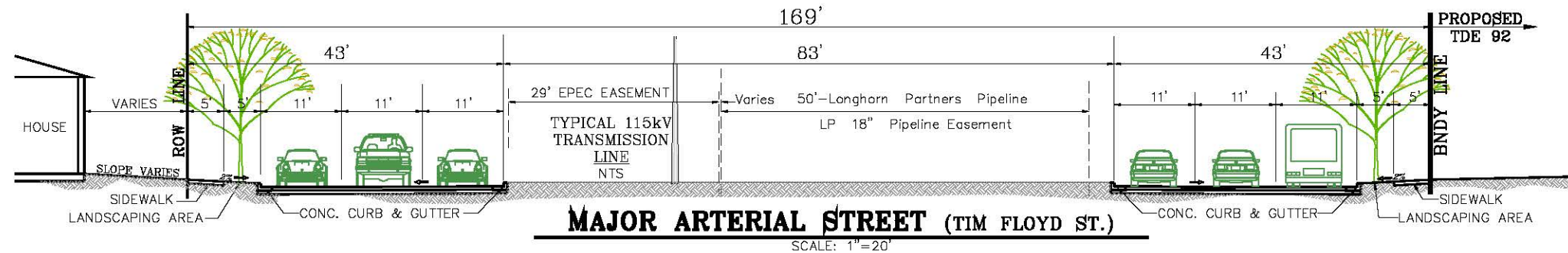
TIERRA DEL ESTE UNIT NINETY TWO IS LOCATED IN EAST EL PASO COUNTY, ABOUT AT THE INTERSECTION OF PEBBLE HILLS BLVD. AND TIM FLOYD STREET EAST OF THE CITY LIMITS OF EL PASO, EL PASO COUNTY, TEXAS. TIERRA DEL ESTE UNIT NINETY TWO IS LOCATED WITHIN THE 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF EL PASO AS GOVERNED BY SECTION 19.24 OF THE MUNICIPAL CODE.

LOCATION MAP

SCALE: 1"=1000'



SITE LOCATION



CONDE INC.
6080 SURETY DR. SUITE 100
ENG.- YVONNE CONDE CURRY
SURVEYOR - RON R. CONDE
EL PASO, TEXAS 79905
PHONE # (915) 592-0283

SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT
14521 HORIZON BLVD.

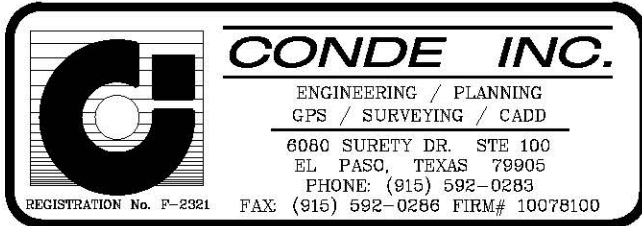
TOTAL RESIDENTIAL LOTS
458

PROPOSED CITY MONUMENT

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: RANCHOS REAL LAND HOLDINGS, L.L.C.	6080 SURETY DR. STE 300	EL PASO, TX 79905	(915) 592-0290	(915) 592-8127
ENGINEER: YVONNE C. CURRY	6080 SURETY DR. STE 100	EL PASO, TX 79905	(915) 592-0283	(915) 592-0286
SURVEYOR: RON R. CONDE	6080 SURETY DR. STE 100	EL PASO, TX 79905	(915) 592-0283	(915) 592-0286

REVISED DATE: FEBRUARY 18, 2021



Ron R. Conde, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 5152

BEING A PORTION OF SECTION 18,
BLOCK 78, TOWNSHIP 2, TEXAS AND
PACIFIC RAILWAY COMPANY SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 128.975± ACRES
PRELIMINARY PLAT

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING DELTA
C1	20.00'	29.15'	17.85'	26.84'	541°09'32"W 83°30'0"
C2	20.00'	19.23'	10.43'	18.50'	320°08'16"E 55°09'33"
C3	20.00'	31.63'	20.12'	28.44'	544°34'00"E 90°37'00"
C4	1000.00'	90.18'	45.22'	90.18'	N82°43'59"W 91°01'0"
C5	1000.00'	81.56'	40.80'	81.54'	N82°29'27"W 44°02'3"
C6	1000.00'	177.84'	86.13'	171.62'	S85°04'37"E 95°04'4"
C7	7500.00'	4.77'	2.38'	4.77'	S89°47'13"W 02°51'52"
C8	7500.00'	47.20'	23.61'	47.18'	N87°48'06"W 3°36'21"
C9	5000.00'	34.65'	17.33'	34.64'	N67°50'02"E 3°58'1"

LOCATION MAP

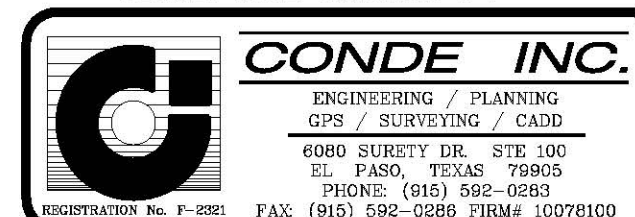
SCALE: 1"=1000'

SITE LOCATION

SCHOOL DISTRICT _____
T INDEPENDENT SCHOOL DISTRICT
1 HORIZON BLVD.

 = PROPOSED CITY MONUMENT

REVISÉ DATE: FEBRUARY 18, 2021



EASTSIDE IMPACT FEE SERVICE AREA

Meter Size	Meter Capacity Ratio	*Water (\$)	Wastewater (\$)
Less Than 1"	1.00	687.00	927.00
1"	1.67	1,163.00	1,530.00
1 1/2"	3.33	2,321.00	3,065.00
2"	5.33	3,714.00	4,905.00
3"	10.00	6,968.00	9,203.00
4"	16.87	11,615.00	15,341.00
6"	33.33	23,223.00	30,672.00
8"	53.33	37,158.00	49,077.00
10"	76.67	40,064.00	52,916.00
12"	143.33	74,889.00	98,924.00

* Fees do not apply to water meter or connections made for standby fire protection service.

DESCRIPTION OF TIERRA DEL ESTE UNIT NINETY TWO

Description of a parcel of land being a portion of Section 18d, Block 78, Township 2, Lawrence County, Missouri, containing approximately 60 acres, more or less, and being more particularly described by metes and bounds as follows:

Commencing for reference at a found brass disk City monument at the centerline intersection of Holy Springs Ave. and Bob Beamon St. from which an existing brass disk City monument at the centerline intersection of Holy Springs Ave. and Long Street, Block 78, contains the following bearings and distances: S 89°08'00" E 124.21 feet; Thence South 82°01'48" East a distance of 311.47 feet to a point at the easterly right-of-way line of Tim Floyd St., for the "TRUE POINT OF BEGINNING".

Thence along said right-of-way line the following 5 courses:

1. North 00°35'30" West a distance of 1751.61 feet to a point of curve;

2. 29.15 feet along the arc of a curve to the right which has a radius of 20.00 feet a central angle of 83.30°33" of a chord which bears N41°09'32" East a distance of 29.14 feet;

3. North 06°46'41" West a distance of 85.20 feet to a point of curve;

4. 19.23 feet along the arc of a curve to the right which has a radius of 20.00 feet a central angle of 83.30°33" of a chord which bears N48°05'16" West a distance of 18.50 feet;

5. North 00°35'30" West a distance of 51.85 feet to a point;

Thence leaving said right of way line N89°24'30" East a distance of 119.00 feet to a point;

Thence, North 67°03'59" East a distance of 56.38 feet to a point;

Thence, South 86°32'12" East a distance of 137.36 feet to a point;

Thence, South 88°13'15" East a distance of 66.03 feet to a point;

Thence, South 89°59'59" East a distance of 117.36 feet to a point;

Thence, North 00°35'30" West a distance of 119.00 feet to a point;

Thence, North 08°25'24" East a distance of 54.61 feet to a point;

Thence, North 00°00'01" East a distance of 119.00 feet to a point;

Thence, South 89°59'59" East a distance of 103.75 feet to a point;

Thence, South 00°00'01" West a distance of 119.00 feet to a point;

Thence, South 23°54'16" East a distance of 55.07 feet to a point;

Thence, South 00°35'51" East a distance of 703.04 feet to a point;

Thence, South 89°59'59" East a distance of 271.53 feet to a point;

Thence, South 00°00'01" West a distance of 118.00 feet to a point;

Thence, South 22°25'11" East a distance of 58.42 feet to a point;

Thence, South 00°35'51" East a distance of 526.03 feet to a point;

Thence, South 40°47'35" West a distance of 71.33 feet to a point;

Thence, South 00°00'01" West a distance of 280.00 feet to a point;

Thence, South 31°27'21" East a distance of 54.08 feet to a point;

Thence, South 00°00'01" West a distance of 292.98 feet to a point;

Thence, South 89°58'30" West a distance of 280.92 feet to a point of curve

Thence, 31.63 feet along the arc of a curve to the left which has a radius of 20.00 feet a central angle of 90°37'00" a chord which bears South 44°43'00" West a distance of 26.44 feet to a point on the TRUE POINT OF BEGINNING and ending in oil at 1581.36 square feet or 128.975 acres of land more or less.

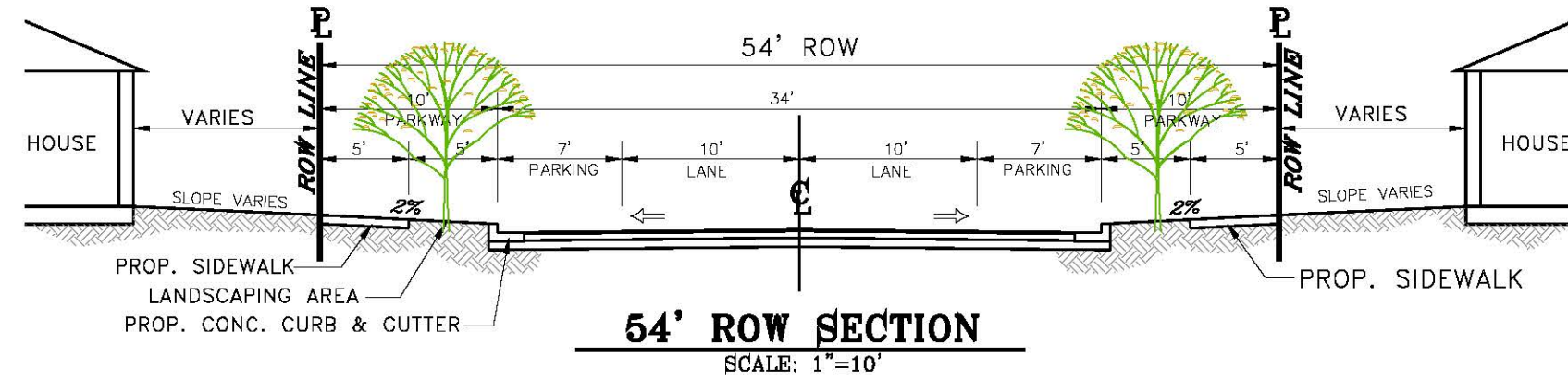
STATE OF TEXAS
COUNTY OF EL PASO

I, Ron R. Conde, a Registered Professional Land Surveyor in Texas, hereby certify that the above plot and description of Tierra Del Este Unit Twenty Two were prepared from a survey of the property made on the ground, by me or under my direct supervision.

Ron R. Conde, R.P.L.S. Date
Registered Professional Land Surveyor
Texas License No. 5152

TIERRA DEL ESTE UNIT NINETY TWO

BEING A PORTION OF SECTION 18,
BLOCK 78, TOWNSHIP 2, TEXAS AND
PACIFIC RAILWAY COMPANY SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 128.975± ACRES
PRELIMINARY PLAT

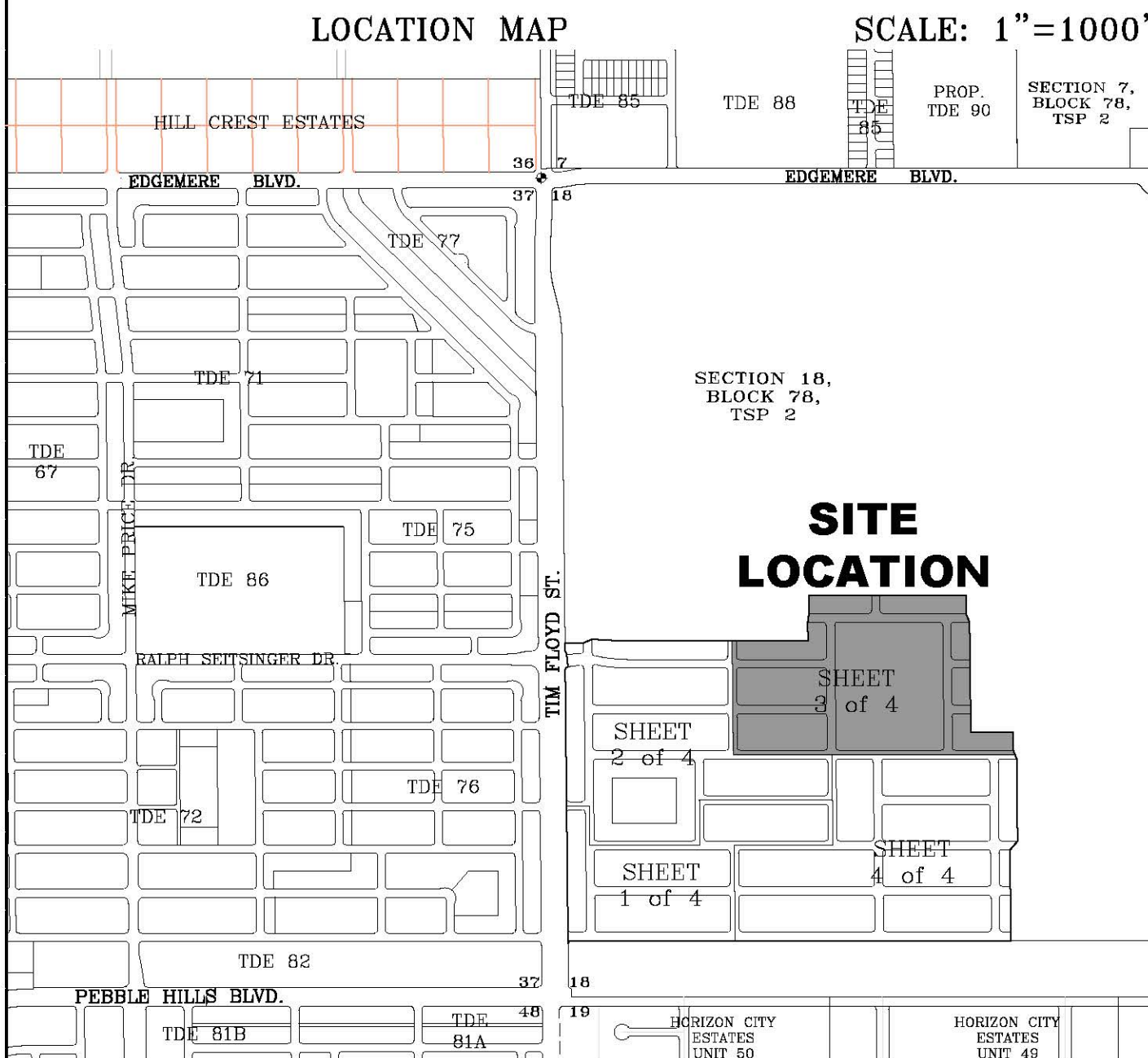


NOTES:

1. WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (TIERRA DEL ESTE UNIT NINETY TWO) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF.
2. THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES 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 AND RECORD SECTION.
3. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
4. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
5. SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
6. "U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS".
7. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480212-0175-B, DATED SEPTEMBER 4, 1991, THIS PROPERTY IS IN FLOOD HAZARD ZONE X.
8. THIS PLAT IS WITHIN THE EASTSIDE IMPACT FEE SERVICE AREA.
9. PARK, LOT 1, BLOCK 79, WILL BE DEDICATED TO AND MAINTAINED BY THE CITY OF EL PASO.
10. SETBACKS SHALL BE IN ACCORDANCE WITH THE EL PASO COUNTY SUBDIVISION ORDER- ALTERNATIVE DESIGN STANDARDS.
11. RANCHOS REAL LAND HOLDINGS, L.L.C., THE SUBDIVIDER OF TIERRA DEL ESTE UNIT 92, HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES UNLESS OTHERWISE APPROVED IN WRITING BY THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT.
12. ROADS WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL PAVED BY RANCHOS REAL LAND HOLDINGS, L.L.C., AND LEGALLY APPROVED AND ACCEPTED BY THE COUNTY.
13. IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 232.025(6), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN RANCHOS REAL LAND HOLDINGS, L.L.C., AND A PURCHASER OF LAND IN THIS SUBDIVISION WILL CONTAIN A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
14. LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE SIDEWALKS, DRIVEWAYS AND PARKWAYS ADJUTING THEIR PROPERTY.
15. NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
16. INSTALLATION AND MAINTENANCE OF: ARTERIAL MEDIANS AND DOUBLE FRONTAGE LOT PARKWAYS AS WELL AS ADDITIONAL IMPROVEMENTS TO THE CITY OF EL PASO PARKLAND DEDICATION IS TO BE PROVIDED BY THE TDE PUBLIC IMPROVEMENT DISTRICT AND THE COUNTY OF EL PASO.
17. CASE ID # 22-041.

LOCATION MAP AND ETJ STATUS (SCALE 1"=1000' APPROX.):

TIERRA DEL ESTE UNIT NINETY TWO IS LOCATED IN EAST EL PASO COUNTY, ABOUT AT NORTHEAST OF THE INTERSECTION OF PEBBLE HILLS BLVD. AND TIM FLOYD STREET EAST OF THE CITY LIMITS OF EL PASO, EL PASO COUNTY, TEXAS. TIERRA DEL ESTE UNIT NINETY TWO IS LOCATED WITHIN THE 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF EL PASO AS GOVERNED BY SECTION 19.24 OF THE MUNICIPAL CODE.



PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: RANCHOS REAL LAND HOLDINGS, L.L.C.	6080 SURETY DR. STE 300	EL PASO, TX 79905	(915) 592-0290	(915) 592-8127
ENGINEER: YVONNE C. CURRY	6080 SURETY DR. STE 100	EL PASO, TX 79905	(915) 592-0283	(915) 592-0286
SURVEYOR: RON R. CONDE	6080 SURETY DR. STE 100	EL PASO, TX 79905	(915) 592-0283	(915) 592-0286

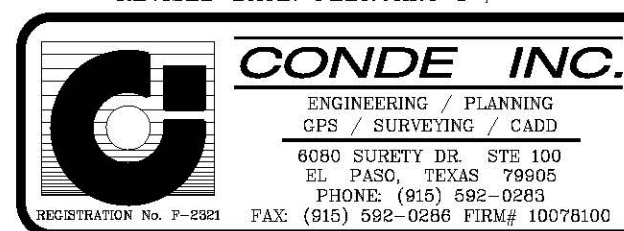
SCHOOL DISTRICT

CLINT INDEPENDENT SCHOOL DISTRICT
14521 HORIZON BLVD.

TOTAL RESIDENTIAL LOTS
458

⊗ = PROPOSED CITY MONUMENT

REVISED DATE: FEBRUARY 19, 2021



CONDE INC.
6080 SURETY DR. SUITE 100
ENG. - YVONNE CONDE CURRY
SURVEYOR - RON R. CONDE
EL PASO, TEXAS 79905
PHONE # (915) 592-0283

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat rule fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be at the time of the meter connection if development is outside the city limits.

EASTSIDE IMPACT FEE SERVICE AREA

Meter Size	Water Capacity	Water (\$)	Wastewater (\$)
Less Than 1"	1.00	697.00	820.00
1"	1.67	1,163.00	1,337.00
1 1/2"	3.33	2,321.00	3,065.00
2"	5.33	3,714.00	4,905.00
3"	10.00	6,968.00	9,203.00
4"	16.67	11,615.00	15,341.00
6"	33.33	23,230.00	30,672.00
8"	53.33	37,158.00	49,077.00
10"	76.67	46,064.00	52,916.00
12"	143.33	74,898.00	98,924.00

* Fees do not apply to water meter or connections made for standby fire protection service.

DESCRIPTION OF TIERRA DEL ESTE UNIT NINETY TWO

Description of a portion of land being a portion of Section 18, Block 78, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found brass disk City monument at the centerline intersection of Holly Springs Ave. and East Beaver St. from which an existing brass disk City monument at the centerline intersection of Holly Springs Ave. and Long Shadow Ave. bears South 89°58'00" West a distance of 442.01 feet; thence South 82°01'48" East a distance of 311.47 feet to a point at the easterly right-of-way line of Tim Floyd St. for the "TRUE POINT OF BEGINNING";

Thence along said right-of-way line the following 5 courses:

1. North 00°35'30" West a distance of 1751.61 feet to a point of curve;

2. 28.15 feet along the arc of a curve to the right which has a radius of 20.00 feet a central angle of 83°30'03" a chord which bears North 41°09'32" East a distance of 26.64 feet;

3. North 06°46'41" West a distance of 85.20 feet to a point of curve;

4. 19.23 feet along the arc of a curve to the right which has a radius of 20.00 feet a central angle of 55°03'33" a chord which bears North 28°06'16" West a distance of 18.50 feet;

5. North 00°35'30" West a distance of 51.85 feet to a point;

Thence leaving said right of way line North 89°24'30" East a distance of 119.00 feet to a point;

Thence, North 67°03'56" East a distance of 58.38 feet to a point;

Thence, South 66°32'10" East a distance of 137.36 feet to a point;

Thence, South 88°13'15" East a distance of 66.03 feet to a point;

Thence, South 89°59'59" East a distance of 1176.31 feet to a point;

Thence, North 00°35'30" West a distance of 119.01 feet to a point;

Thence, North 08°32'54" East a distance of 54.61 feet to a point;

Thence, North 00°00'01" East a distance of 119.00 feet to a point;

Thence, South 89°59'59" East a distance of 1003.75 feet to a point;

Thence, South 00°00'01" West a distance of 119.00 feet to a point;

Thence, South 23°54'16" East a distance of 59.07 feet to a point;

Thence, South 00°35'51" East a distance of 703.04 feet to a point;

Thence, South 89°59'59" East a distance of 271.53 feet to a point;

Thence, South 00°00'01" West a distance of 118.00 feet to a point;

Thence, South 22°25'11" East a distance of 58.42 feet to a point;

Thence, South 00°35'51" East a distance of 526.03 feet to a point;

Thence, South 40°47'35" West a distance of 71.33 feet to a point;

Thence, South 00°00'01" West a distance of 290.00 feet to a point;

Thence, South 03°12'21" East a distance of 54.08 feet to a point;

Thence, North 89°58'30" West a distance of 292.08 feet to a point;

Thence, North 89°58'30" West a distance of 292.08 feet to a point;

Thence, 31.63 feet along the arc of a curve to the left which has a radius of 20.00 feet a central angle of 90°37'00" a chord which bears South 44°43'00" West a distance of 28.44 feet to a point on the "TRUE POINT OF BEGINNING" and containing in all 3,618,136.39 square feet or 128.975 acres of land more or less.

STATE OF TEXAS
COUNTY OF EL PASO

I, Ron R. Conde, a Registered Professional Land Surveyor in Texas, hereby certify that the above plat and description of Tierra Del Este Unit Ninety Two were prepared from a survey of the property made on the ground, by me or under my supervision on 02/19/21.

Ron R. Conde, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 5152

Date

TIERRA DEL ESTE UNIT NINETY TWO

BEING A PORTION OF SECTION 18,
BLOCK 78, TOWNSHIP 2, TEXAS AND
PACIFIC RAILWAY COMPANY SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 128.975± ACRES
PRELIMINARY PLAT

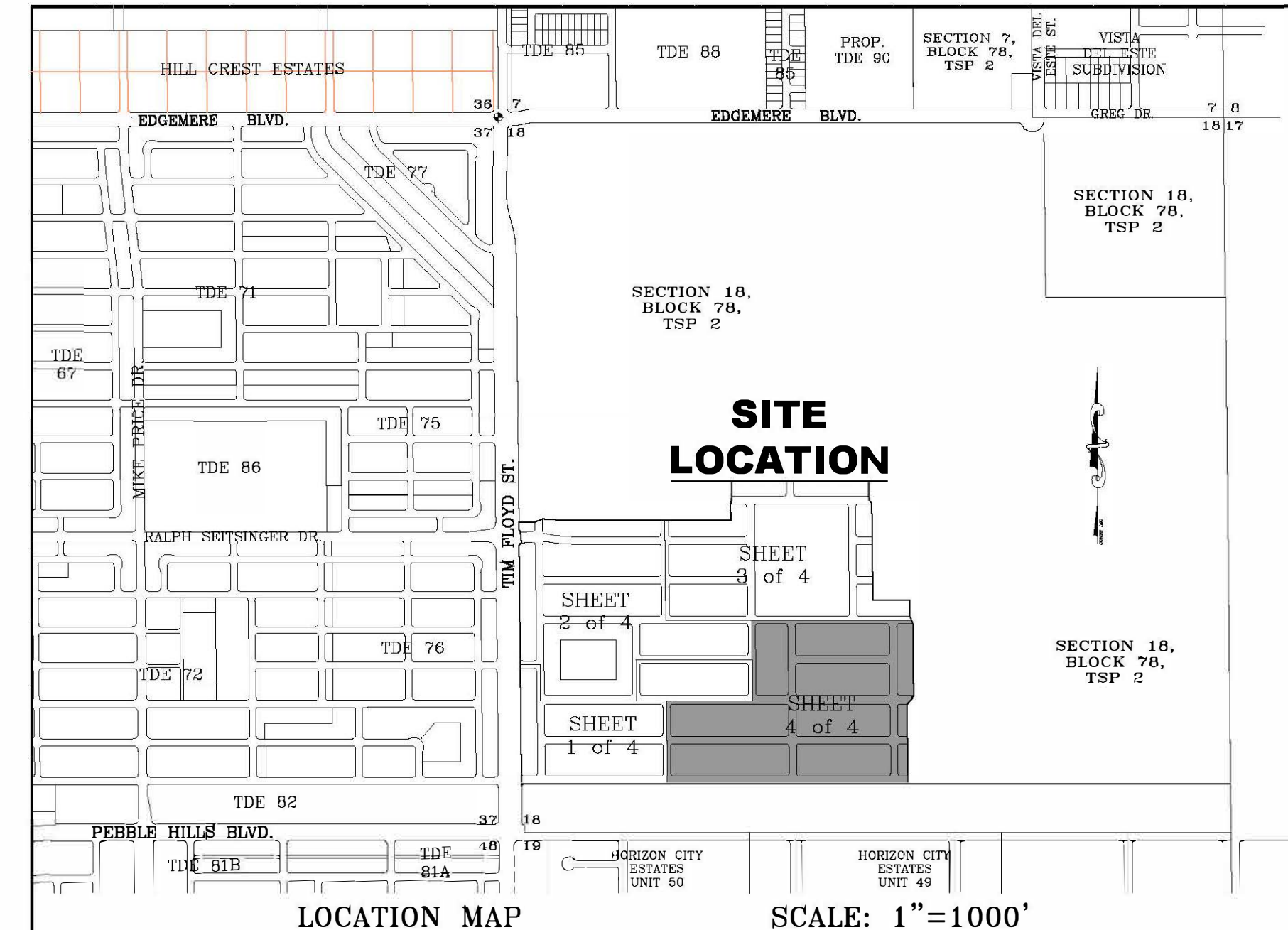
CONDE INC.
6080 SURETY DR. SUITE 100
ENG. YVONNE CONDE CURRY
SURVEYOR RON R. CONDE
EL PASO, TEXAS 79905
PHONE # (915) 592-0283



GRAPHIC SCALE
SCALE: 1"=100'

DESCRIPTION OF TIERRA DEL ESTE UNIT NINETY TWO
Description of a portion of land being a portion of Section 18, Block 78, Township 2, Range and Pacific Railway Company Surveys, El Paso County, Texas and being more particularly described by metes and bounds as follows:
Corresponding for reference to a found brass disk City monument at the centerline intersection of Holly Springs Ave. and Bab Bowman St. from which an existing brass disk City monument at the centerline intersection of Holly Springs Ave. and Shadow Ave. bears South 89°56'00" West a distance of 442.01 feet; Thence South 89°14'48" East a distance of 311.47 feet to a point at the easterly right-of-way line of Tim Floyd St., for the "TRUE POINT OF BEGINNING";
Thence along said right-of-way line the following as follows:
1. North 00°35'30" West a distance of 1751.81 feet to a point of curve;
2. 291.15 feet along the arc of a curve to the right which has a radius of 20.00 feet a central angle of 89°56'00" a chord which bears North 41°59'32" East a distance of 236.00 feet;
3. North 02°46'15" West a distance of 65.30 feet to a point of curve;
4. 19.23 feet along the arc of a curve to the right which has a radius of 20.00 feet a central angle of 55°00'33" a chord which bears North 28°08'16" West a distance of 18.50 feet;
5. North 00°35'30" West a distance of 51.85 feet to a point;
Thence leaving said right-of-way line North 89°24'30" East a distance of 119.00 feet to a point;
Thence, North 67°03'55" East a distance of 58.38 feet to a point;
Thence, South 86°32'10" East a distance of 137.35 feet to a point;
Thence, South 86°13'15" East a distance of 66.03 feet to a point;
Thence, South 89°59'59" East a distance of 1116.31 feet to a point;
Thence, North 00°35'30" West a distance of 119.01 feet to a point;
Thence, North 06°39'54" East a distance of 54.61 feet to a point;
Thence, North 00°00'01" East a distance of 119.00 feet to a point;
Thence, South 89°59'59" East a distance of 1003.75 feet to a point;
Thence, South 00°00'01" West a distance of 51.07 feet to a point;
Thence, South 23°54'16" East a distance of 59.07 feet to a point;
Thence, South 00°35'51" East a distance of 703.04 feet to a point;
Thence, South 89°59'59" East a distance of 271.53 feet to a point;
Thence, South 00°00'01" West a distance of 119.00 feet to a point;
Thence, South 22°25'11" East a distance of 58.42 feet to a point;
Thence, South 00°35'51" East a distance of 526.03 feet to a point;
Thence, South 03°12'21" East a distance of 54.08 feet to a point;
Thence, South 00°00'01" West a distance of 292.98 feet to a point;
Thence, North 89°58'30" West a distance of 2809.92 feet to a point of curve;
Thence, 31.63 feet along the arc of a curve to the left which has a radius of 20.00 feet a central angle of 89°56'00" a chord which bears South 44°45'00" West a distance of 284.46 feet to a point on the "TRUE POINT OF BEGINNING" and containing an area of 5,008,336.56 square feet or 128.975 acres of land more or less.
STATE OF TEXAS
COUNTY OF EL PASO
I, Ron R. Conde, a Registered Professional Land Surveyor in Texas, hereby certify that the above plat and description of Tierra Del Este Unit Ninety Two were prepared from a survey of the ground, by me or under my supervision on 2/2/2021.

Ron R. Conde, R.L.S.
Registered Professional Land Surveyor
Texas License No. 5152



LOCATION MAP AND ETJ STATUS (SCALE 1"=1000' APPROX.):
TIERRA DEL ESTE UNIT NINETY TWO IS LOCATED IN EAST EL PASO COUNTY, ABOUT AT NORTHEAST OF THE INTERSECTION OF PEBBLE HILLS BLVD. AND TIM FLOYD STREET EAST OF THE CITY LIMITS OF EL PASO, EL PASO COUNTY, TEXAS. TIERRA DEL ESTE UNIT NINETY TWO IS LOCATED WITHIN THE 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF EL PASO AS GOVERNED BY SECTION 19.24 OF THE MUNICIPAL CODE.

- NOTES:**
- WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (TIERRA DEL ESTE UNIT NINETY TWO) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF.
 - THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES 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 AND RECORD SECTION.
 - TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
 - RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
 - SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
 - "U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS".
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480212-0175-B, DATED SEPTEMBER 4, 1991, THIS PROPERTY IS IN FLOOD HAZARD ZONE X.
 - THIS PLAT IS WITHIN THE EASTSIDE IMPACT FEE SERVICE AREA.
 - PARK, LOT 1, BLOCK 79, WILL BE DEDICATED TO AND MAINTAINED BY THE CITY OF EL PASO.
 - SETBACKS SHALL BE IN ACCORDANCE WITH THE EL PASO COUNTY SUBDIVISION ORDER- ALTERNATIVE DESIGN STANDARDS.
 - RANCHOS REAL LAND HOLDINGS, L.L.C., THE SUBDIVIDER OF TIERRA DEL ESTE UNIT 92, HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES UNLESS OTHERWISE APPROVED IN WRITING BY THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT.
 - ROADS WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL PAVED BY RANCHOS REAL LAND HOLDINGS, L.L.C., AND LEGALLY APPROVED AND ACCEPTED BY THE COUNTY.
 - IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 232.025(6), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN RANCHOS REAL LAND HOLDINGS, L.L.C., AND A PURCHASER OF LAND IN THIS SUBDIVISION WILL CONTAIN A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
 - LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE SIDEWALKS, DRIVEWAYS AND PARKWAYS ADJUTING THEIR PROPERTY.
 - NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
 - INSTALLATION AND MAINTENANCE OF: ARTERIAL MEDIANS AND DOUBLE FRONTAGE LOT PARKWAYS AS WELL AS ADDITIONAL IMPROVEMENTS TO THE CITY OF EL PASO PARKLAND DEDICATION IS TO BE PROVIDED BY THE TOE PUBLIC IMPROVEMENT DISTRICT AND THE COUNTY OF EL PASO.
 - CASE ID # 22-041.

Chapter 335 of the Texas Local Government Code authorizes the City of El Paso to adapt and impose water and wastewater impact fees. This plat meets the obligation mandated by Chapter 335 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be at the time of the master subdivision development is outside the city limits.

EASTSIDE IMPACT FEE SERVICE AREA			
Meter Size	Meter Capacity	*Water (\$)	*Wastewater (\$)
Less Than 1"	1.00	697.00	920.00
1"	1.67	1,163.00	1,537.00
1 1/2"	3.33	2,321.00	3,065.00
2"	5.33	3,714.00	4,905.00
3"	10.00	6,968.00	9,203.00
4"	16.67	11,615.00	15,341.00
6"	33.33	23,231.00	30,672.00
8"	53.33	37,158.00	49,077.00
10"	76.67	40,064.00	52,916.00
12"	143.33	74,899.00	98,924.00

* Fees do not apply to water meter or connections made for standby fire protection service.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER:	RANCHOS REAL LAND HOLDINGS, L.L.C. 6080 SURETY DR. STE 310	EL PASO, TX 79905	(915) 592-0280	(915) 592-0127
ENGINEER:	YVONNE C. CURRY 6080 SURETY DR. STE 100	EL PASO, TX 79905	(915) 592-0283	(915) 592-0286
SURVEYOR:	RON R. CONDE 6080 SURETY DR. STE 100	EL PASO, TX 79905	(915) 592-0283	(915) 592-0286

REVISED DATE: FEBRUARY 18, 2021

