

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

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 LOTS SHALL BE A MINIMUM OF 5 FEET AND FROM BACK PROPERTY LOTS 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 OF 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 THRU 13, BLOCK 78; LOTS 14, BLOCK 79; LOT 1, BLOCK 71.

NO VEHICULAR ACCESS SHALL BE PERMITTED TO BERT CAMERON AVE. FROM THE SIDE OF LOT 13, BLOCK 89; LOT 1, BLOCK 70.

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

NO VEHICULAR ACCESS SHALL BE PERMITTED TO IMPRESSION ST. FROM THE SIDE OF LOTS 1 & 26, BLOCK 87; LOTS 1 & 26, BLOCK 88; 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 ANIMIL PL. FROM THE SIDE OF LOTS 1 & 26, BLOCK 85; LOTS 1 & 26, BLOCK 86; LOTS 13 & 14, BLOCK 87; LOTS 13 & 14, BLOCK 88.

NO VEHICULAR ACCESS SHALL BE PERMITTED TO SURLINE ST. FROM THE SIDE OF LOTS 1 & 26, BLOCK 82; LOTS 1 & 26, BLOCK 83; LOTS 1 & 26, BLOCK 84; LOTS 1 & 26, BLOCK 85; LOTS 1 & 26, BLOCK 86; LOTS 1 & 26, BLOCK 87; LOTS 1 & 26, BLOCK 88.

NO VEHICULAR ACCESS SHALL BE PERMITTED TO ASSURANCE AVE. FROM THE SIDE OF LOT 20, BLOCK 84; LOTS 1 & 16, BLOCK 91; LOT 1, BLOCK 95.

NO VEHICULAR ACCESS SHALL BE PERMITTED TO KOA PL. FROM THE SIDE OF LOTS 1 & 26, BLOCK 89; LOTS 1 & 26, BLOCK 90; LOT 7, BLOCK 91.

NO VEHICULAR ACCESS SHALL BE PERMITTED TO MLD 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 CREDENCE AVE. FROM THE SIDE OF LOT 4, BLOCK 78; LOT 4, BLOCK 80; LOT 6, BLOCK 84; LOT 8, BLOCK 88.

NO VEHICULAR ACCESS SHALL BE PERMITTED TO SECURITY ST. FROM THE SIDE OF LOT 1, BLOCK 72; LOT 1, BLOCK 73; LOT 1, BLOCK 75; LOT 1, BLOCK 77; LOT 1, BLOCK 79; LOTS 1 & 26, BLOCK 82; LOTS 1 & 26, BLOCK 83.

NO VEHICULAR ACCESS SHALL BE PERMITTED TO ANTIPOATE AVE. FROM THE SIDE OF LOT 1, BLOCK 82; LOT 4, BLOCK 81.

NO VEHICULAR ACCESS SHALL BE PERMITTED TO VIEW AVE. FROM THE SIDE OF LOT 4, BLOCK 77; LOT 1, BLOCK 78.

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 SEITSINGER DR. FROM THE SIDE OF LOT 14, BLOCK 70; LOT 1, BLOCK 71; LOT 4, 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.

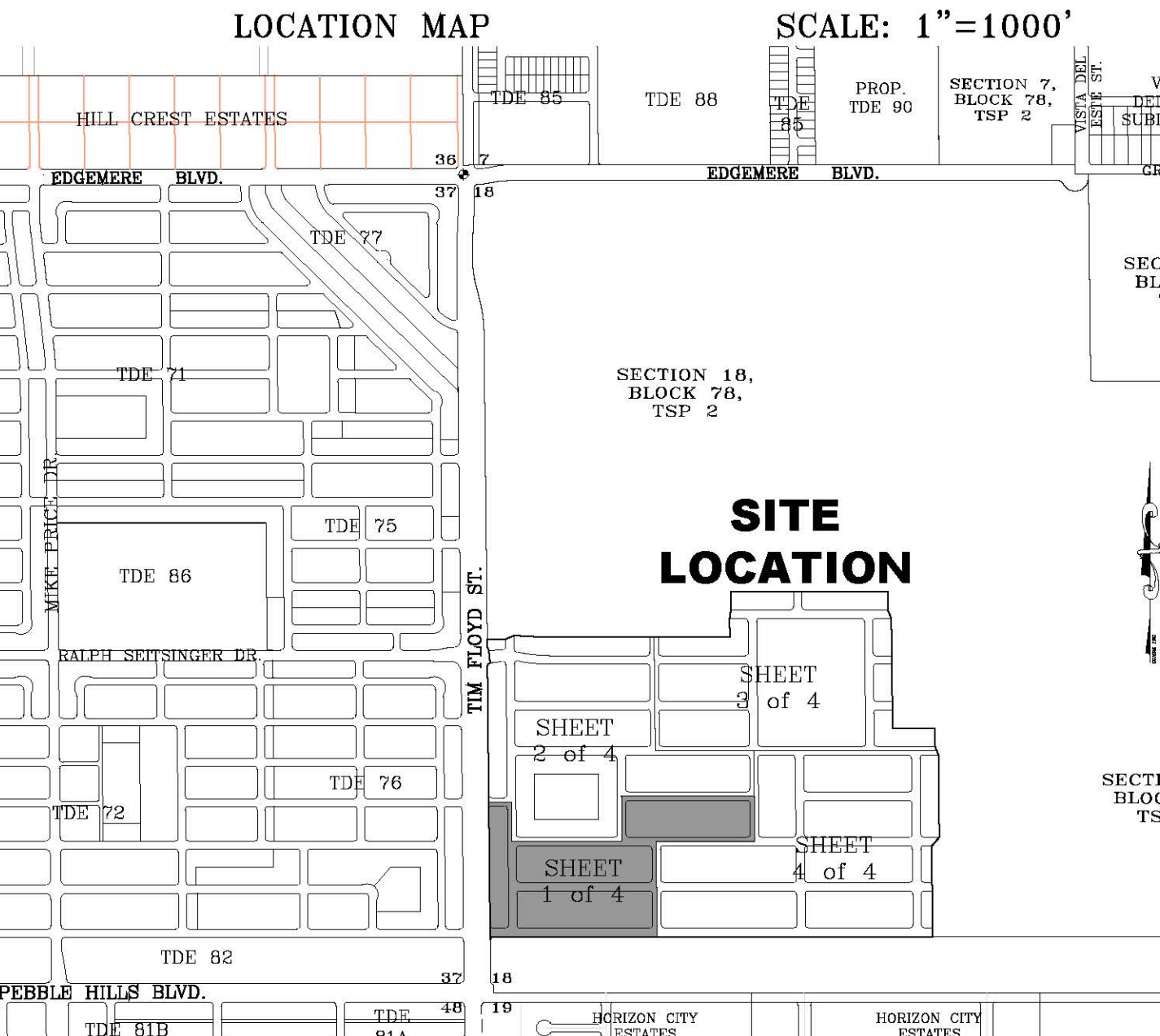
NO VEHICULAR ACCESS SHALL BE PERMITTED TO IXTERRAZAS ST. FROM THE SIDE OF LOT 1, BLOCK 74; LOT 1, BLOCK 75.

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

INSTRUMENT NO. _____ DATE _____

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 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.



SITE LOCATION

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 note 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.

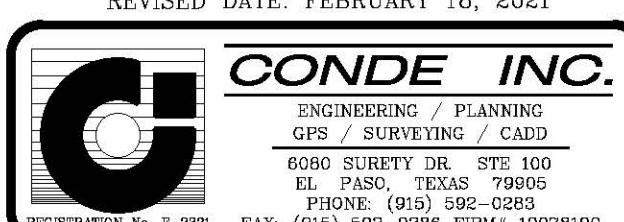
Meter Size	Meter Capacity Ratio	*Water (\$)	Wastewater (\$)
Less Than 1"	1.00	\$97.00	\$220.00
1"	1.67	1,163.00	1,337.00
1 1/2"	3.33	2,321.00	3,085.00
2"	5.33	3,714.00	4,905.00
3"	16.60	6,988.00	9,203.00
4"	16.67	11,619.00	15,341.00
6"	33.33	23,223.00	30,672.00
8"	53.33	37,158.00	49,077.00
10"	76.67	40,084.00	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 300	EL PASO, TX 79905	(915) 592-0290	(915) 592-8127
ENGINEER: YVONNE C. CURRY, P.E.	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

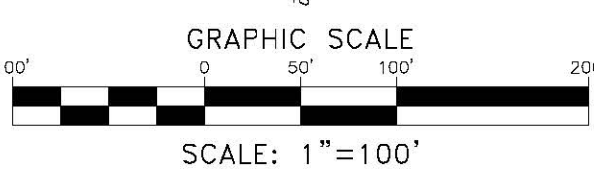


CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C3	20.00'	31.63'	20.22'	28.44'	S44°43'00"W	90°37'00"
C7	750.00'	4.77'	2.39'	4.77'	S89°47'15"W	0°21'52"
C8	750.00'	47.20'	23.61'	47.19'	S87°48'08"W	3°36'21"
C9	500.00'	34.65'	17.33'	34.64'	N87°59'02"E	3°58'13"
C10	20.00'	31.20'	19.79'	28.13'	S45°17'00"E	89°23'00"
C11	20.00'	31.63'	20.22'	28.44'	N44°43'00"E	90°37'00"
C12	20.00'	31.21'	19.79'	28.14'	S45°17'44"E	89°24'30"
C13	20.00'	31.62'	20.21'	28.43'	S44°42'16"W	90°35'30"
C14	20.00'	31.20'	19.79'	28.13'	S45°17'00"E	89°23'00"
C15	20.00'	31.63'	20.22'	28.44'	N44°43'00"E	90°37'00"
C16	20.00'	31.21'	19.79'	28.14'	N45°17'44"W	89°24'30"
C17	20.00'	31.62'	20.21'	28.43'	N44°42'16"E	90°35'30"
C18	20.00'	31.21'	19.79'	28.14'	N45°17'44"W	89°24'30"
C19	20.00'	31.62'	20.21'	28.43'	N44°42'16"E	90°35'30"
C20	20.00'	31.21'	19.79'	28.14'	N45°17'44"W	89°24'30"
C21	20.00'	31.62'	20.21'	28.43'	S44°42'16"W	90°35'30"
C22	20.00'	31.21'	19.79'	28.14'	S45°17'44"E	89°24'30"
C23	20.00'	31.62'	20.21'	28.43'	S44°42'16"W	90°35'30"
C24	20.00'	31.22'	19.81'	28.15'	N45°18'40"W	89°26'22"
C25	20.00'	31.61'	20.20'	28.42'	S44°41'20"W	90°33'38"

Prepared by and under the supervision of:

YVONNE C. CURRY, P.E.
Registered Professional Engineer
Registration No. 64648

Yvonne Conde Curry, P.E.



SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT
14521 HORIZON BLVD.

TOTAL RESIDENTIAL LOTS
458

⊗ = PROPOSED CITY MONUMENT

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 10E, and Pacific Railway Company Survey, 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 Beaman 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 443.01 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 1791.81 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" a chord which bears North 41°59'32" East a distance of 26.64 feet;
3. North 05°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" 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 57°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 54.81 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°55'11" 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, South 00°00'01" West a distance of 292.68 feet to a point;
- Thence, North 89°58'58" West a distance of 2808.92 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 83°30'33" 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 5,618,365.58 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 _____, 2021.

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

Date _____

- 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 FACILITIES DESCRIBED BY THIS PLAT MEET THE REQUIREMENTS OF 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. 480212-01, DATED SEPTEMBER 4, 1981, 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 ABUTTING 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.

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

RANCHOS REAL LAND HOLDINGS, L.L.C., as owners of the 128.975± acres of land encompassed within the proposed Tierra Del Este Unit Ninety Two, hereby subdivide the land as depicted in this subdivision plat and dedicates to public use, the streets, pond, (Park dedicated to the City of El Paso) including existing easements for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

I certify that I have complied with the requirements of Texas Local Government Code §232.032 and that

- (A) the water quality and connections to the lots meet, or will meet, the minimum state standards;
- (B) sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
- (C) electrical connections provided to the lots meet, or will meet, the minimum state standards; and
- (D) gas connections, if available, provided to the lots meet, or will meet, the minimum state standards.

I attest that the matters asserted in this plat are true and complete.

BY: RANCHOS REAL LAND HOLDINGS, L.L.C.,

By: _____ Douglas A. Schwartz, MANAGER

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO
Before me, the undersigned authority, on this day personally appeared Douglas A. Schwartz, Manager of RANCHOS REAL LAND HOLDINGS, L.L.C., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said company for the purpose and considerations herein expressed.

Given under my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for El Paso County My Commission Expires _____

CITY OF EL PASO CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE §212.009(c) AND §212.0115(b):

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF TIERRA DEL ESTE UNIT NINETY TWO WAS REVIEWED AND APPROVED BY THE CITY PLANNING COMMISSION OF

the City of El Paso on _____, 2022.

Chairperson _____ Date _____

Executive Secretary _____ Date _____

Planning and Inspections Director _____ Date _____

EL PASO COUNTY CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE §232.028(c):

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF TIERRA DEL ESTE UNIT NINETY TWO WAS REVIEWED AND APPROVED BY THE EL PASO COUNTY COMMISSIONERS COURT _____, 2022.

Judge Ricardo A. Somaniego _____ Date _____

Attest: _____ El Paso County Clerk _____ Date _____

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____ County Clerk of El Paso County, certify that the plat bearing

certificate was filed for record at _____ o'clock _____ M. on _____, 2022,

and was recorded in Book _____ Sheet(s) _____ the Plat Records of

El Paso County at _____ o'clock _____ M. on _____, 2022.

File Doc # _____ County Clerk, El Paso County, Texas.

Deputy _____ El Paso County Clerk

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

DESCRIPTION OF TIERRA DEL ESTE UNIT NINETY TWO

Location 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 Bas Season St. from which an existing brass
disk City monument at the centerline intersection of Holly Springs Ave. and Long
Shade Ave. bears South 89°54'05" West a distance of 444.00 Feet; Thence South
89°54'05" 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:

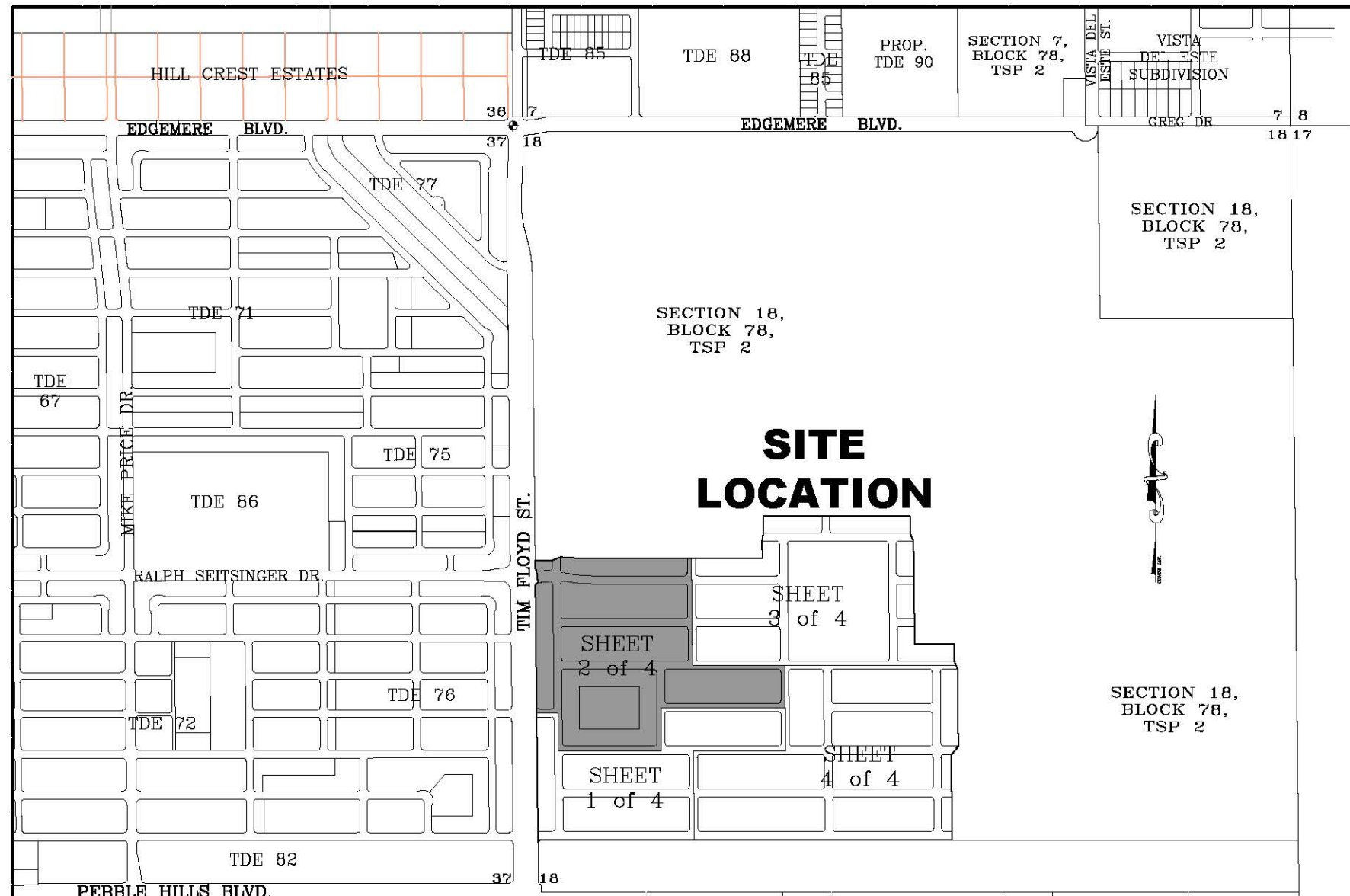
- North 00°35'30" West a distance of 1751.61 feet to a point of curve;
 - 29.15 feet along the arc of a curve to the right which has a radius of 20.00
feet a central angle of 83°30'03" a chord which bears North 41°09'32" East a
distance of 66.00 feet;
 - North 06°46'41" West a distance of 85.20 feet to a point of curve;
 - 19.23 feet along the arc of a curve to the right which has a radius of 20.00
feet a central angle of 85°05'33" a chord which bears North 28°08'18" West a
distance of 18.50 feet;
 - 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 119.00 feet to a point;
- Thence, North 08°32'54" East a distance of 54.61 feet to a point;
- Thence, North 00°00'01" West 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°35'31" 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°55'11" East a distance of 58.42 feet to a point;
- Thence, South 00°35'31" East a distance of 526.03 feet to a point;
- Thence, North 89°58'50" 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°33'00" West
a distance of 28.44 feet to a point on the "TRUE POINT OF BEGINNING" and
containing in all 6,818,136.58 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 _____ 2021.

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

Date _____



LOCATION MAP

SCALE: 1"=1000'

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.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	29.15'	17.85'	26.64'	S41°09'32"W	83°30'03"
C2	20.00'	19.23'	10.43'	18.50'	S28°08'16"E	55°05'33"
C3	20.00'	31.63'	20.22'	28.44'	S44°43'00"W	80°37'00"
C4	1000.00'	90.18'	45.12'	90.15'	N87°24'39"W	5°10'01"
C5	1000.00'	81.56'	40.80'	81.54'	N82°29'27"W	4°40'23"
C6	1000.00'	171.84'	86.13'	171.62'	S85°04'37"E	9°50'44"
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°48'06"W	3°36'21"
C26	20.00'	31.22'	19.61'	28.15'	S45°18'40"E	89°26'22"
C27	20.00'	31.61'	20.20'	28.42'	N44°41'20"E	90°33'38"
C28	20.00'	31.21'	19.79'	28.14'	S45°17'44"E	89°24'30"
C29	20.00'	31.62'	20.21'	28.43'	S44°42'16"W	90°35'30"
C30	20.00'	31.21'	19.79'	28.14'	S45°17'44"E	89°24'30"
C31	20.00'	31.62'	20.21'	28.43'	N44°42'16"E	90°35'30"
C32	20.00'	31.21'	19.79'	28.14'	N45°17'44"W	89°24'30"
C33	20.00'	31.62'	20.21'	28.43'	S44°42'16"W	90°35'30"
C34	20.00'	31.21'	19.79'	28.14'	S45°17'44"E	89°24'30"
C35	20.00'	31.62'	20.21'	28.43'	N44°42'16"E	90°35'30"
C36	20.00'	31.21'	19.79'	28.14'	N45°17'44"W	89°24'30"
C37	20.00'	31.62'	20.21'	28.43'	N44°42'16"E	90°35'30"
C38	20.00'	31.21'	19.79'	28.14'	N45°17'44"W	89°24'30"
C39	20.00'	31.62'	20.21'	28.43'	N44°42'16"E	90°35'30"
C40	20.00'	31.62'	20.21'	28.43'	S44°42'16"W	90°35'30"
C41	20.00'	31.21'	19.79'	28.14'	S45°17'44"E	89°24'30"
C42	1027.00'	20.06'	10.03'	20.06'	S89°26'25"E	1°07'09"
C43	1027.00'	66.10'	33.06'	66.09'	S87°02'12"E	3°41'16"
C44	1027.00'	66.46'	33.24'	66.45'	S83°20'20"E	3°42'28"
C45	1027.00'	23.85'	11.93'	23.85'	S80°49'11"E	1°19'51"
C46	973.00'	28.11'	13.06'	28.11'	N80°55'23"W	1°32'15"
C47	20.00'	34.52'	23.38'	30.39'	S48°51'30"W	98°53'59"
C48	20.00'	31.69'	20.27'	28.47'	N45°58'41"W	90°46'24"
C49	465.00'	46.47'	23.25'	46.45'	S89°46'20"W	5°43'34"
C50	40.00'	30.96'	16.30'	30.19'	S77°51'23"E	44°20'40"
C51	335.00'	35.53'	17.78'	35.51'	S83°00'36"W	6°04'36"
C52	541.00'	25.94'	12.97'	25.93'	S87°25'18"W	2°44'49"
C53	20.00'	31.20'	19.79'	28.13'	N44°56'06"E	89°23'12"
C54	20.00'	28.59'	17.36'	26.22'	S41°32'39"E	81°54'18"
C55	1027.00'	41.98'	20.99'	41.98'	N81°19'32"W	2°20'32"
C56	973.00'	11.46'	5.73'	11.46'	S80°29'30"E	0°40'28"
C57	973.00'	66.54'	33.28'	66.53'	S82°47'17"E	3°55'06"
C58	973.00'	66.12'	33.07'	66.11'	S86°41'38"E	3°53'37"
C59	973.00'	23.08'	11.54'	23.08'	S88°19'13"E	1°21'33"
C60	20.00'	31.21'	19.79'	28.14'	N45°17'44"W	89°24'30"
C61	20.00'	31.62'	20.21'	28.43'	N44°42'16"E	90°35'30"

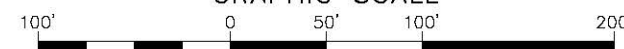
Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and
impose water and wastewater impact fees. This plat notes fulfill an obligation mandated by
Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee
schedule adopted by City Council on 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	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	2,326.00	3,074.00
2"	6.67	4,652.00	6,148.00
3"	10.00	6,978.00	9,222.00
4"	16.67	11,630.00	15,340.00
6"	33.33	23,260.00	30,680.00
8"	50.00	34,890.00	46,020.00
10"	76.67	52,335.00	69,030.00
12"	103.33	74,899.00	98,924.00

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

GRAPHIC SCALE



SCALE: 1"=100'

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 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.
- 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 232.022(6), IT IS HEREBY EXPRESSED THAT ALL
PURPOSE 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 ABUTTING
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
PUBLIC IMPROVEMENT DISTRICT AND THE COUNTY OF EL PASO.
- CASE ID # 22-041.

SECTION 18, BLOCK 78, TOWNSHIP 2, T&P RR SURVEYS RANCHOS REAL IV, LTD

File No. 20070073947

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

File No. 2016003588

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

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 NOTED.
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.
INSTRUMENT NO. _____ DATE _____
3. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. _____ DATE _____
4. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT NO. _____ DATE _____
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 PLANT 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.
8. PARK, LOT 1, BLOCK 79, WILL BE DEDICATED TO AND MAINTAINED BY THE CITY OF EL PASO.
9. SETBACKS SHALL BE IN ACCORDANCE WITH THE EL PASO COUNTY SUBDIVISION ORDER- ALTERNATIVE DESIGN STANDARDS.
10. RANCHO'S 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 ENGINEER AND DEVELOPMENT DEPARTMENT.
11. ROADS WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL PAVED BY RANCHO'S REAL LAND HOLDINGS, L.L.C., AND LEGALLY APPROVED AND ACCEPTED BY THE COUNTY.
12. IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 323.025(b), IT IS HEREBY EXPRESSED THAT ALL PUBLIC USES CONTRACTED FOR BY RANCHO'S 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: 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.

EASTSIDE IMPACT FEE SERVICE AREA			
Motor Size	Motor Capacity	*Water (\$)	*Wastewater (\$)
Less than 1"	0.00	687.00	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
5"	33.33	23,233.00	30,672.00
6"	53.33	37,158.00	49,677.00
10"	76.67	40,264.00	52,916.00
12"	153.33	74,899.00	98,894.00

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

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

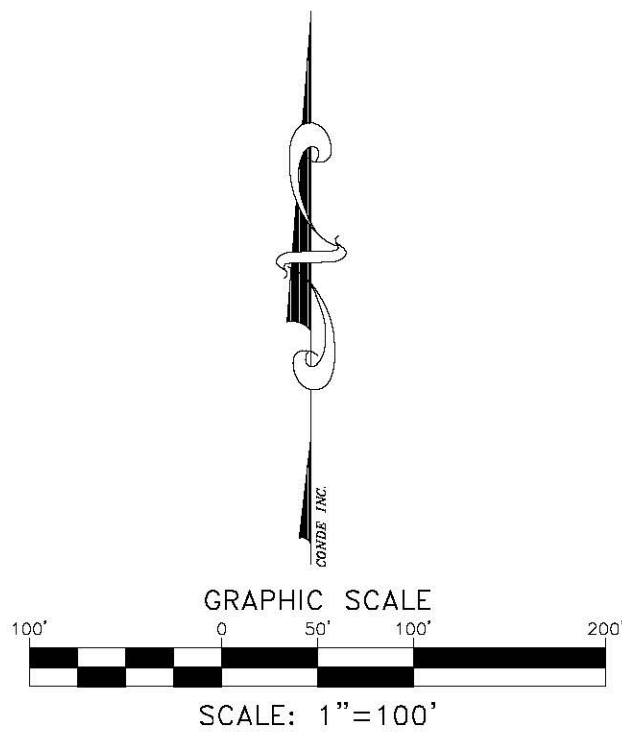
Commencing for reference at a found brass disk city monument at the centerline intersection of Holly Springs Ave. and Bob Beamon St. from which an existing brass disk city monument at the centerline intersection of Holly Springs Ave. and Long Street, in the Beards, is 958.03' distant; and 42.01' feet; 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 1750.61 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" of a chord which bears North 41°09'32" East a distance of 158.64 feet to a point;
 3. North 06°46'41" West a distance of 85.20 feet to a point;
 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°02'33" of a chord which bears North 28°08'16" East a distance of 158.64 feet to a point;
 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 98.38 feet to a point;
 Thence, South 86°13'01" East a distance of 137.36 feet to a point;
 Thence, South 89°31'15" East a distance of 68.63 feet to a point;
 Thence, South 89°59'59" East a distance of 117.81 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 100.75 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 99.07 feet to a point;
 Thence, South 00°35'51" East a distance of 70.04 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 04°07'35" 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, South 00°00'01" West a distance of 282.98 feet to a point;
 Thence, North 89°58'30" West a distance of 260.92 feet to a point of curve;
 Thence, 31.65 feet along the arc of a curve to the left which has a radius of 20.00 feet a central angle of 90°37'33" of a chord which bears North 44°45'00" West a distance of 28.84 feet to the point on the "TRUE POINT OF BEGINNING" and termination of the 16,738.38 square feet or 123,975 square feet of land more or less.
- STATE OF TEXAS
 COUNTY OF EL PASO
 I, Roy A. Registered Professional Land Surveyor in Texas, hereby certify that the above plot and description of Tierra Del Este Unit, Nighly Two were prepared from a survey of the property made by me or under my supervision.

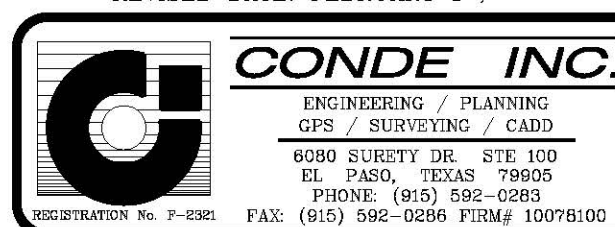
Sheet 3 OF 4

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C62	20.00'	31.21'	19.79'	28.14'	S45°17'44"E	89°24'30"
C63	20.00'	31.62'	20.21'	28.43'	S44°42'16"W	90°35'30"
C64	20.00'	31.21'	19.79'	28.14'	S45°17'44"E	89°24'30"
C65	20.00'	31.62'	20.21'	28.43'	S44°42'16"W	90°35'30"
C66	20.00'	31.21'	19.79'	28.14'	S45°17'44"E	89°24'30"
C67	20.00'	31.62'	20.21'	28.43'	N44°42'16"E	90°35'30"
C68	20.00'	31.21'	19.79'	28.14'	S45°17'44"E	89°24'30"
C69	20.00'	31.21'	19.79'	28.14'	N45°17'44"W	89°24'30"
C70	20.00'	31.62'	20.21'	28.43'	N44°42'16"E	90°35'30"
C71	20.00'	31.21'	19.79'	28.14'	N45°17'44"W	89°24'30"
C72	20.00'	31.62'	20.21'	28.43'	N44°42'16"E	90°35'30"
C73	20.00'	31.21'	19.79'	28.14'	N45°17'44"W	89°24'30"
C74	20.00'	31.62'	20.21'	28.43'	S44°42'16"W	90°35'30"
C75	20.00'	31.62'	20.21'	28.43'	N44°42'16"E	90°35'30"
C76	20.00'	31.21'	19.79'	28.14'	S45°17'44"E	89°24'30"
C77	20.00'	31.21'	19.79'	28.14'	N45°17'55"W	89°24'09"
C78	20.00'	31.62'	20.21'	28.43'	S44°42'05"W	90°35'51"
C79	20.00'	31.21'	19.79'	28.14'	S45°17'55"E	89°24'09"
C80	20.00'	31.62'	20.21'	28.43'	S44°42'05"W	90°35'51"
C81	20.00'	31.21'	19.79'	28.14'	S45°17'55"E	89°24'09"
C82	20.00'	31.62'	20.21'	28.43'	S44°42'05"W	90°35'51"
C83	20.00'	31.62'	20.21'	28.43'	N44°42'05"E	90°35'51"
C84	20.00'	31.21'	19.79'	28.14'	S45°17'55"E	89°24'09"



PRINCIPAL CONTACTS:					
	Name	Address	City & Zip	Phone	Fax
OWNER:	RANCHOS REAL LAND HOLDINGS, LLC.	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

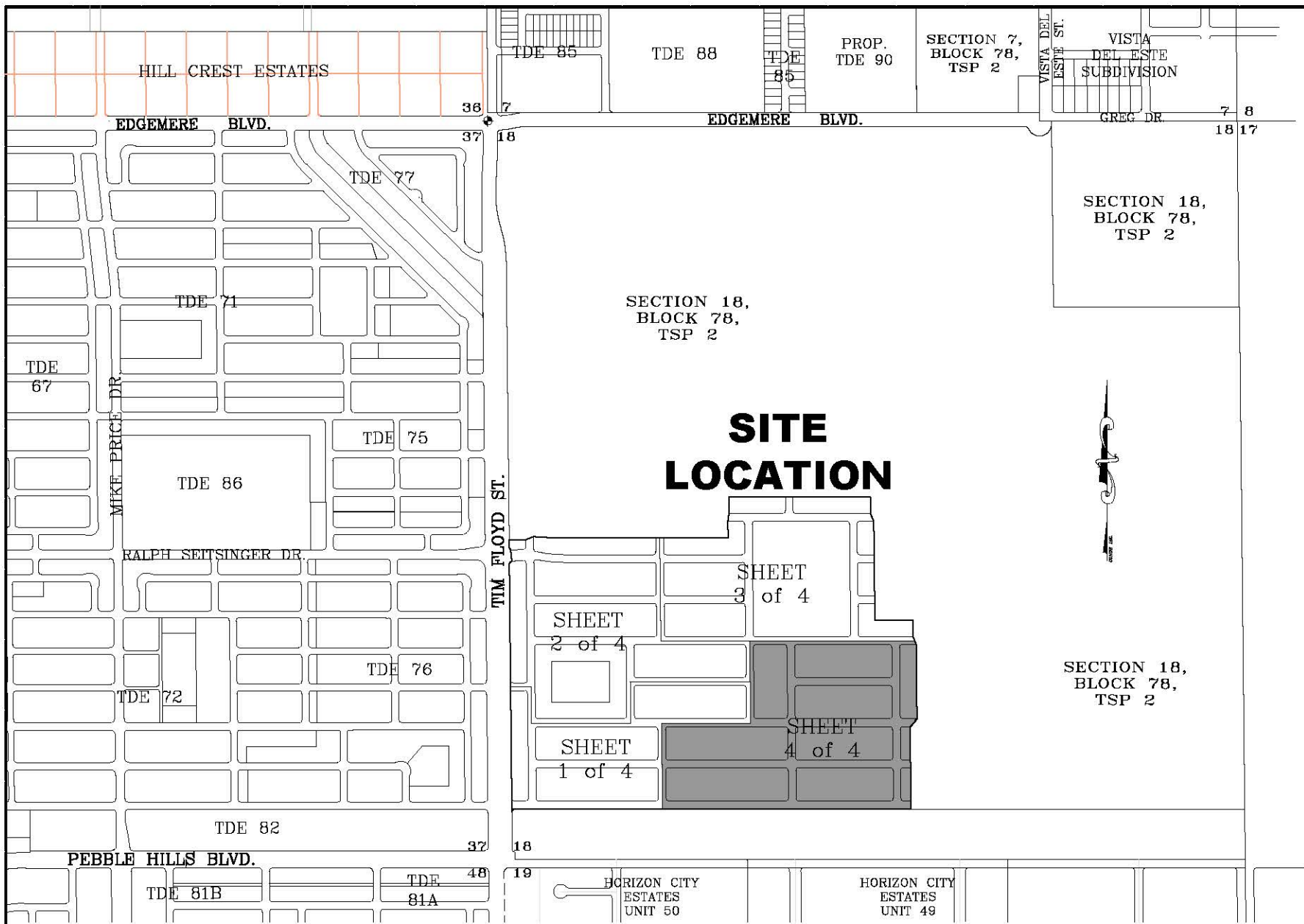
REVISÉ DATE: FEBRUARY 18, 2021



SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT
14521 HORIZON BLVD.

TOTAL RESIDENTIAL LOTS	458
------------------------	-----

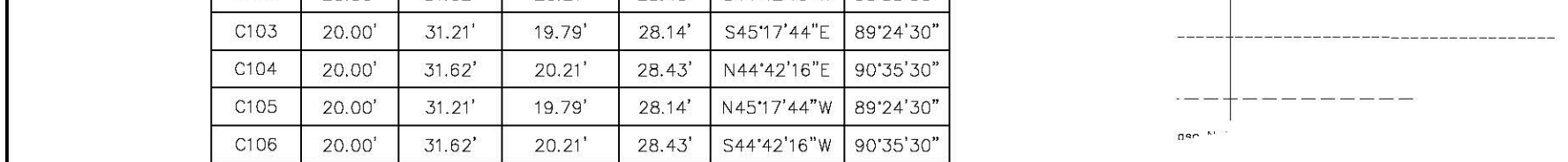
 = PROPOSED CITY MONUMENT



LOCATION MAP
SCALE: 1"=1000'
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 15.24 OF THE MUNICIPAL CODE.

- 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 FACILITIES DESCRIBED BY THIS PLAN 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 COMUNITY PANEL NO. 480212-0175-B, DATED SEPTEMBER 4, 1991, THIS PROPERTY IS IN FLOOD HAZARD ZONE X.
 8. THIS PLAN IS 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 PAID 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 ABUTTING 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 TDC PUBLIC IMPROVEMENT DISTRICT AND THE COUNTY OF EL PASO.
 17. CASE ID # 22-041.

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C85	20.00'	31.62'	20.21'	28.43'	S44°42'05"W 90°35'51"
C86	20.00'	31.21'	19.79'	28.14'	N45°17'55"W 89°24'09"
C87	20.00'	31.62'	20.21'	28.43'	N44°42'05"E 90°35'51"
C88	20.00'	31.21'	19.79'	28.14'	N45°17'55"W 89°24'09"
C89	20.00'	31.62'	20.21'	28.43'	N44°42'05"E 90°35'51"
C90	20.00'	31.21'	19.79'	28.14'	N45°17'55"W 89°24'09"
C91	20.00'	31.62'	20.21'	28.43'	S44°42'05"W 90°35'51"
C92	20.00'	31.21'	19.79'	28.14'	N45°17'55"W 89°24'09"
C93	20.00'	31.62'	20.21'	28.43'	N44°42'05"E 90°35'51"
C94	20.00'	31.21'	19.79'	28.14'	S45°17'55"E 89°24'09"
C95	20.00'	31.62'	20.21'	28.43'	S44°42'05"W 90°35'51"
C96	20.00'	31.21'	19.79'	28.14'	N45°17'55"W 89°24'09"
C97	20.00'	31.20'	19.78'	28.13'	S45°17'10"E 89°22'39"
C98	20.00'	31.63'	20.22'	28.44'	N44°42'50"E 90°37'21"
C99	20.00'	31.20'	19.79'	28.13'	S45°17'00"E 89°23'00"
C100	20.00'	31.63'	20.22'	28.44'	N44°43'00"E 90°37'00"
C101	20.00'	31.21'	19.79'	28.14'	N45°17'44"W 89°24'30"
C102	20.00'	31.62'	20.21'	28.43'	S44°42'16"W 90°35'30"
C103	20.00'	31.21'	19.79'	28.14'	N45°17'44"E 89°24'30"
C104	20.00'	31.62'	20.21'	28.43'	N44°42'16"E 90°35'30"
C105	20.00'	31.21'	19.79'	28.14'	N45°17'44"W 89°24'30"
C106	20.00'	31.62'	20.21'	28.43'	S44°42'16"W 90°35'30"
C107	20.00'	31.21'	19.79'	28.14'	S45°17'44"E 89°24'30"
C108	20.00'	31.62'	20.21'	28.43'	N44°42'16"W 90°35'30"
C109	20.00'	31.62'	20.21'	28.43'	S44°42'16"W 90°35'30"
C110	20.00'	31.21'	19.79'	28.14'	S45°17'44"E 89°24'30"
C111	20.00'	31.62'	20.21'	28.43'	S44°42'16"W 90°35'30"
C112	20.00'	31.21'	19.79'	28.14'	N45°17'44"W 89°24'30"
C113	20.00'	31.62'	20.21'	28.43'	S44°42'16"W 90°35'30"
C114	20.00'	31.21'	19.79'	28.14'	S45°17'44"E 89°24'30"
C115	20.00'	31.62'	20.21'	28.43'	S44°42'16"W 90°35'30"
C116	20.00'	31.21'	19.79'	28.14'	S45°17'44"E 89°24'30"
C117	20.00'	31.62'	20.21'	28.43'	S44°42'16"W 90°35'30"
C118	20.00'	31.20'	19.79'	28.13'	S45°17'00"E 89°23'00"



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

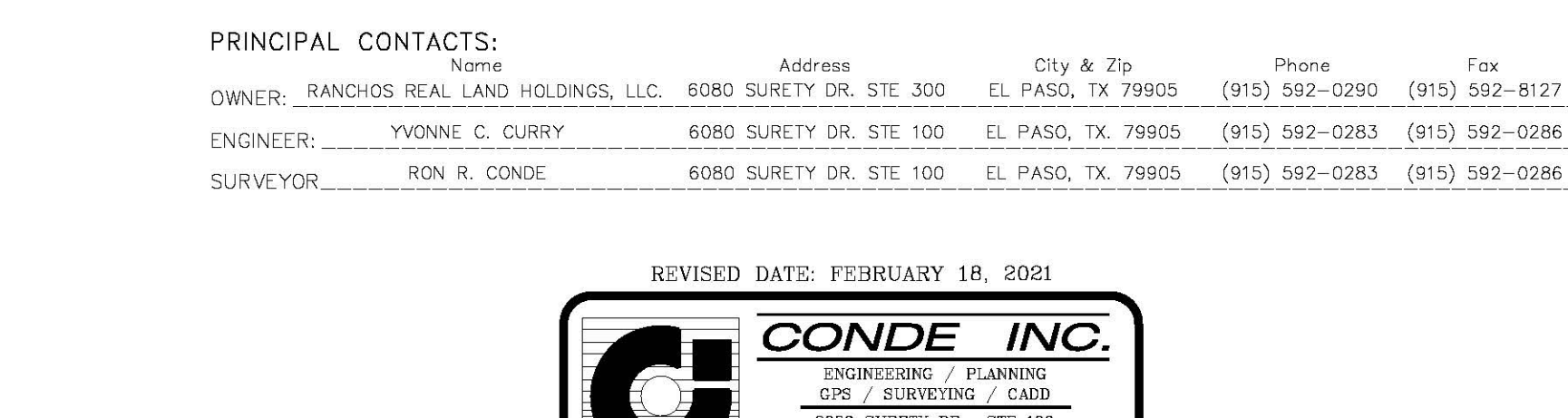
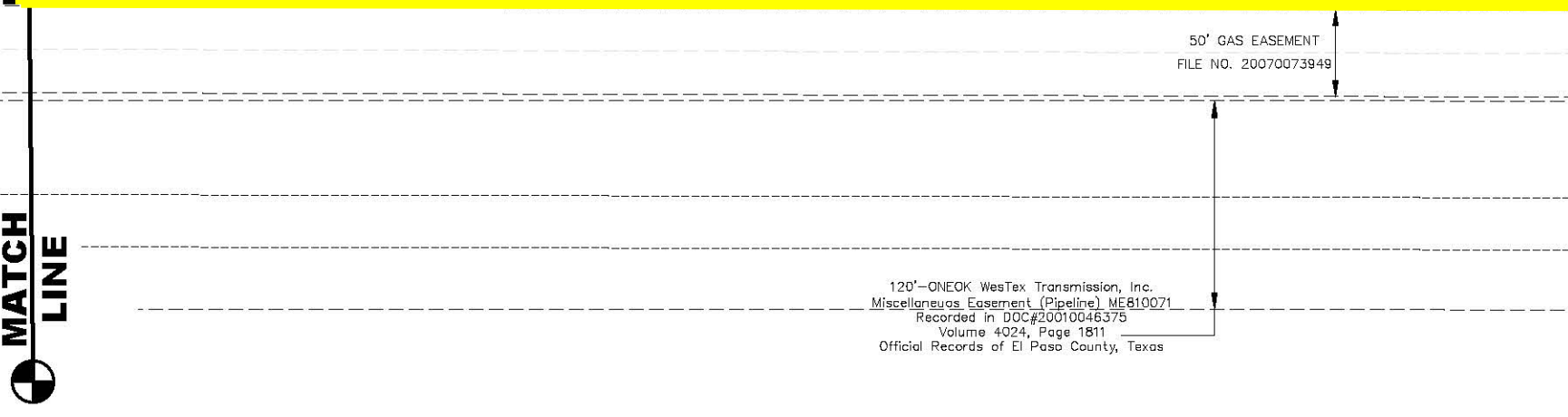
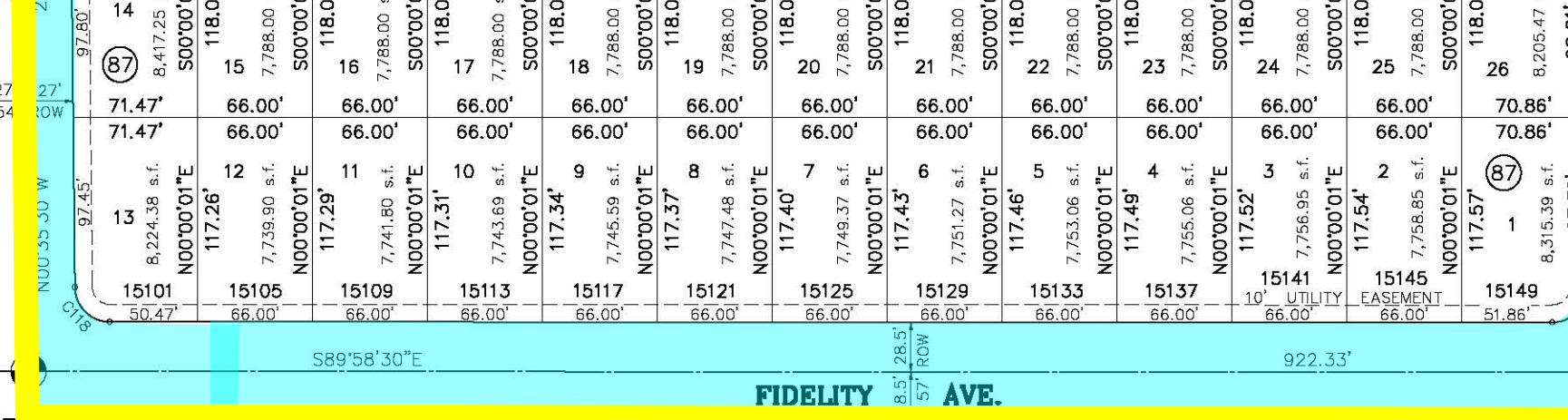
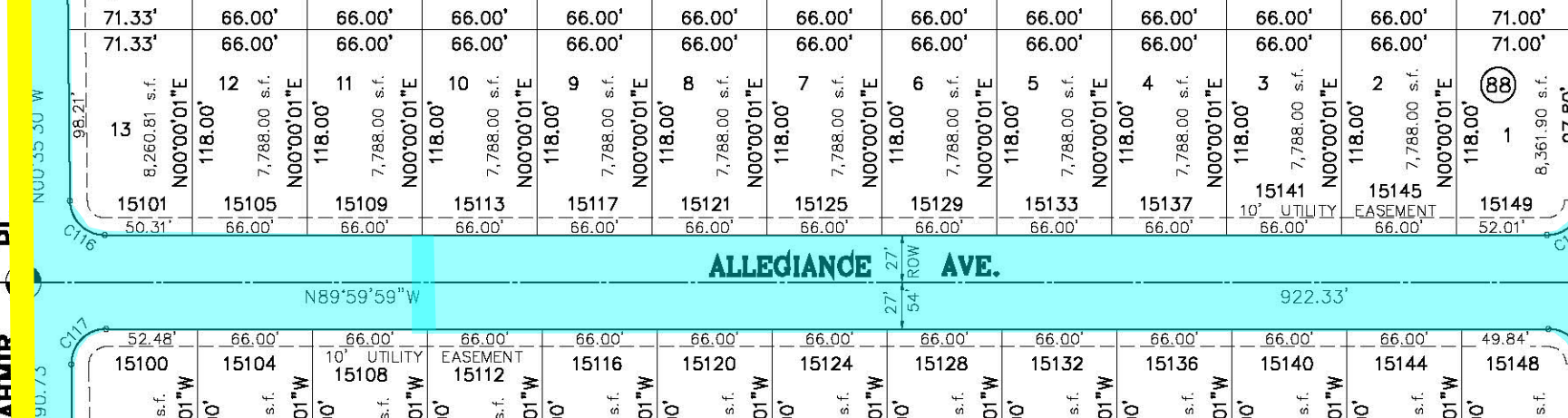
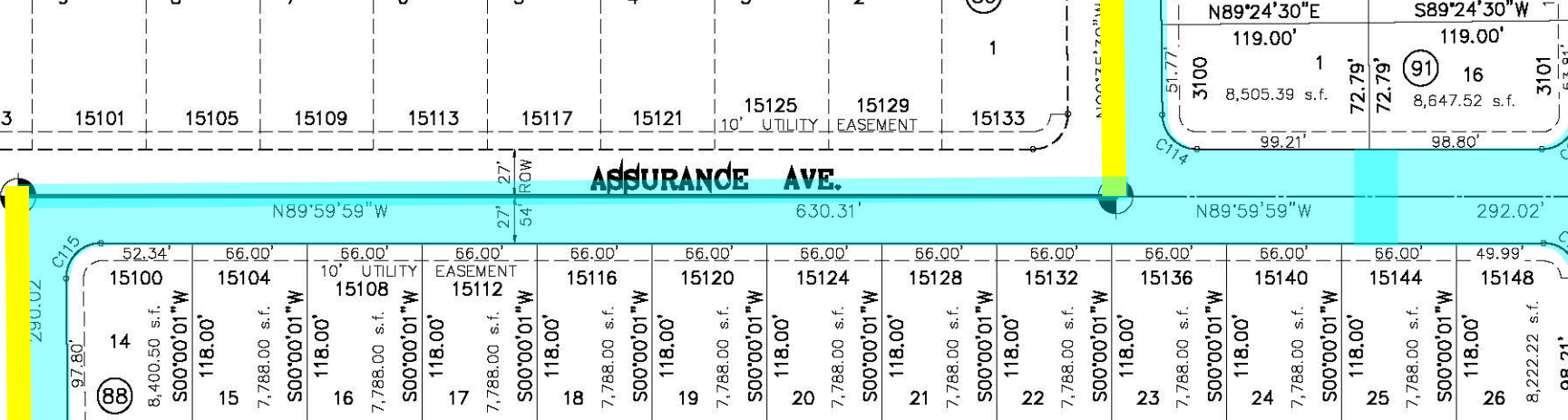
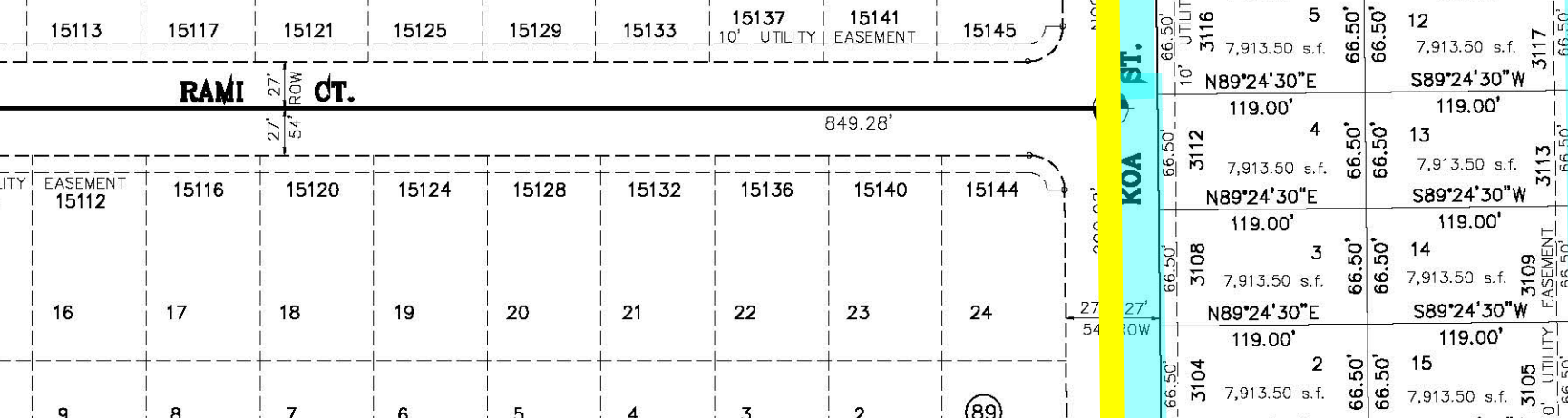
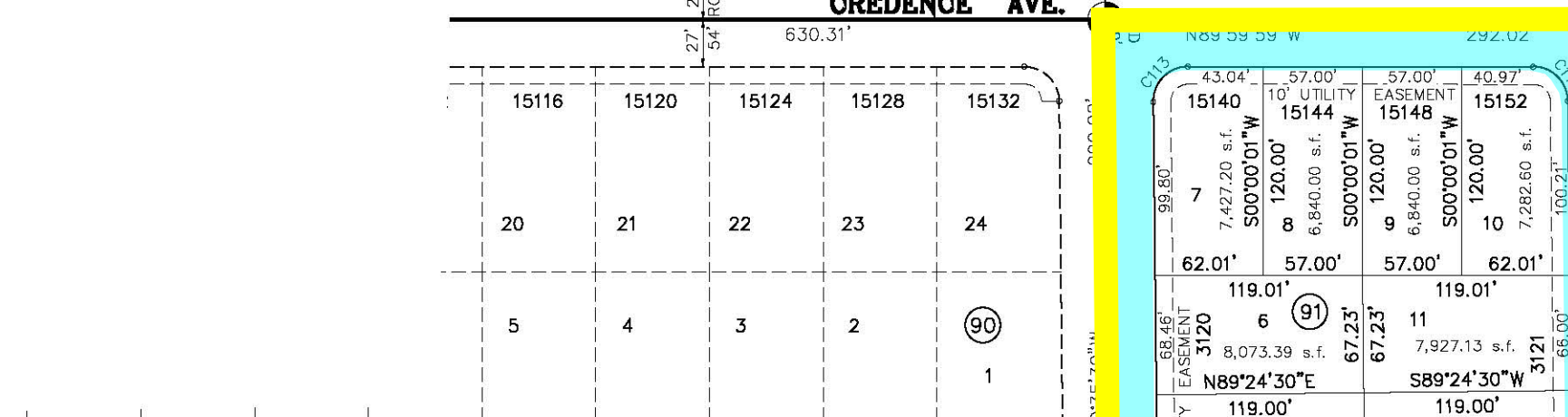
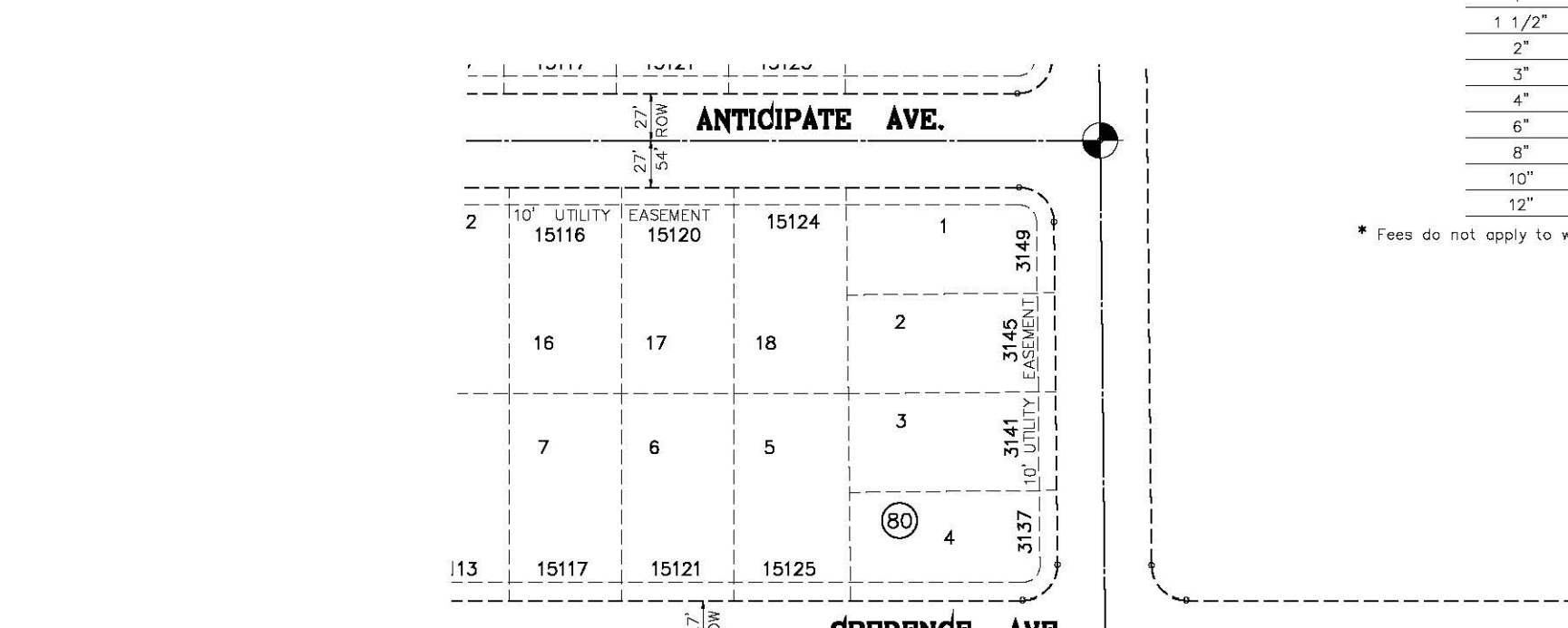
CONDE INC.
ENGINEERING / PLANNING
CIVIL / SURVEYING / CAD
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286 TYPING 10078100

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plan note 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 correction if equipment is outside the city limits.

EASTSIDE IMPACT FEE SERVICE AREA

Meter Size	Meter Capacity	*Water (\$)	*Wastewater (\$)
Less Than 1"	1.00	687.00	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"	10.33	6,868.00	9,203.00
4"	16.67	11,615.00	15,341.00
6"	33.33	23,232.00	30,672.00
8"	53.33	37,156.00	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.

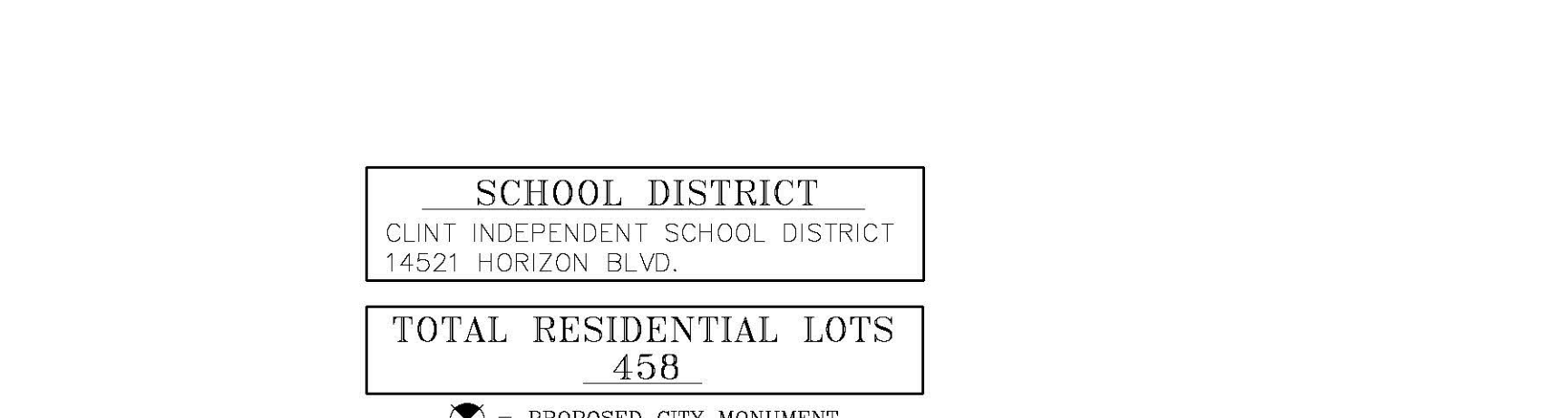
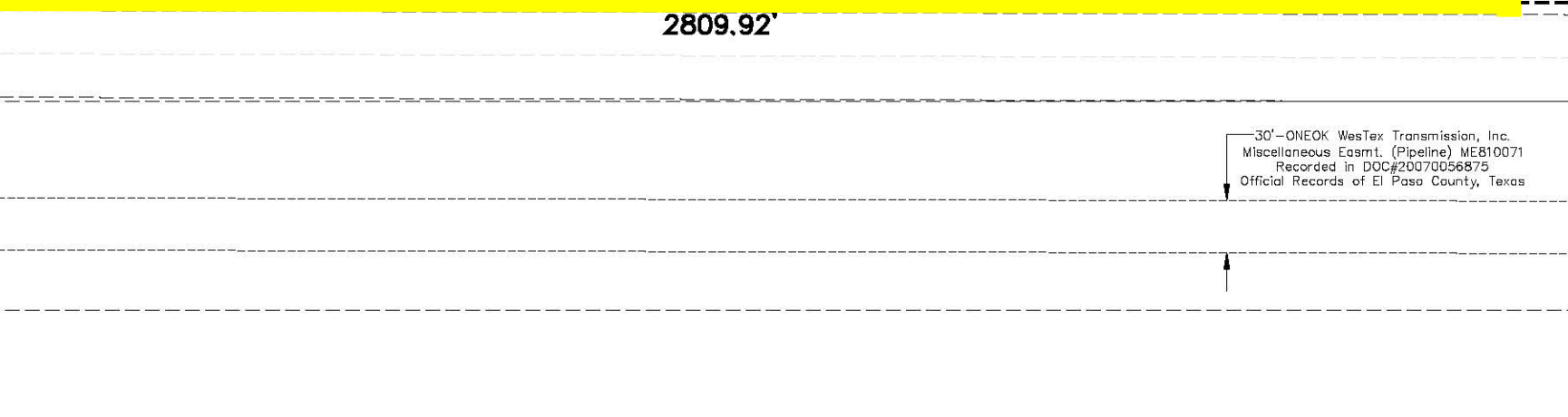
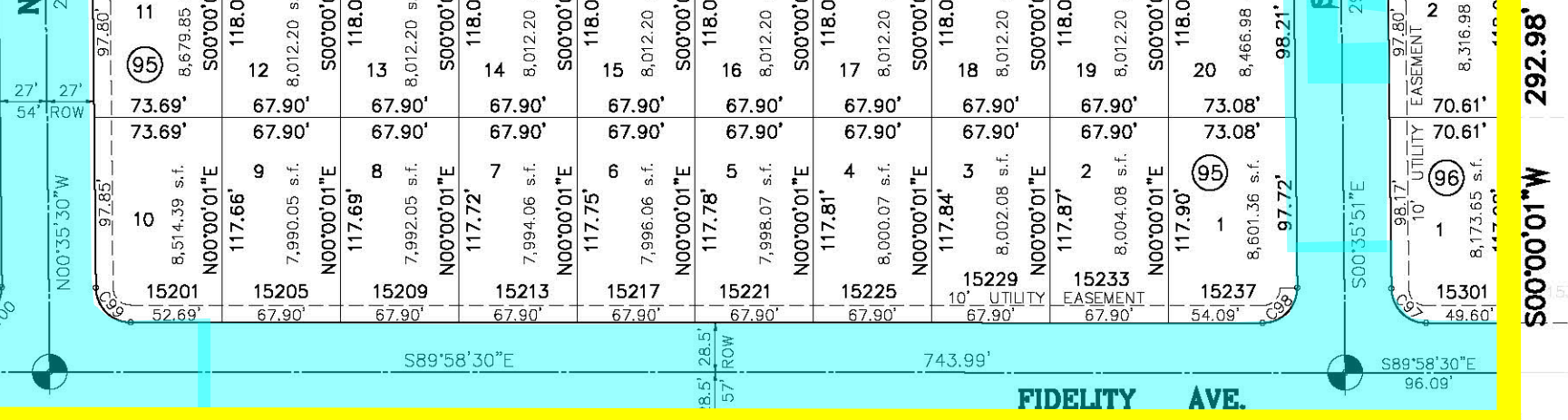
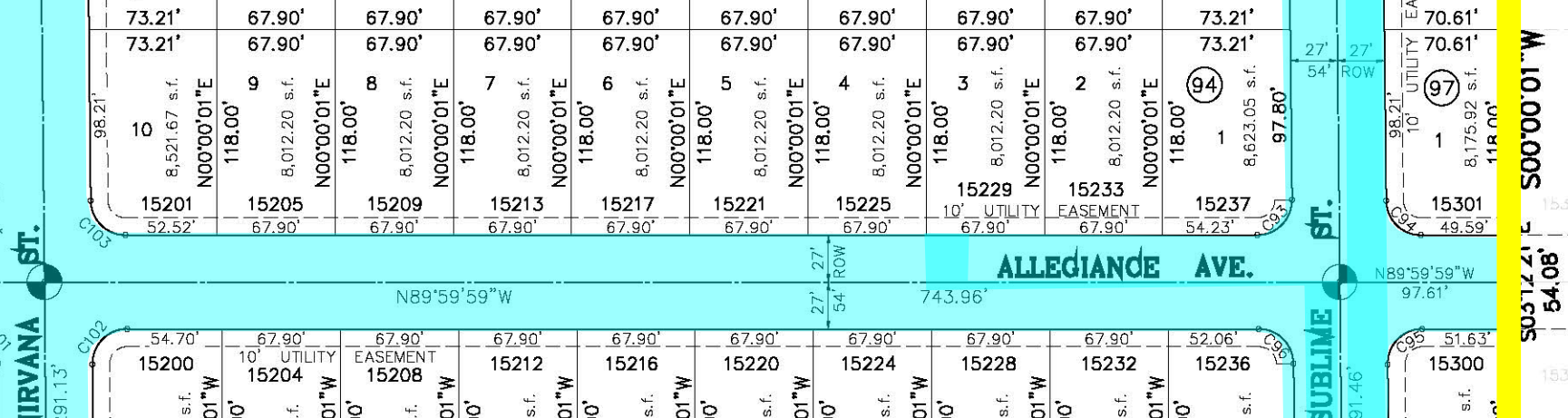
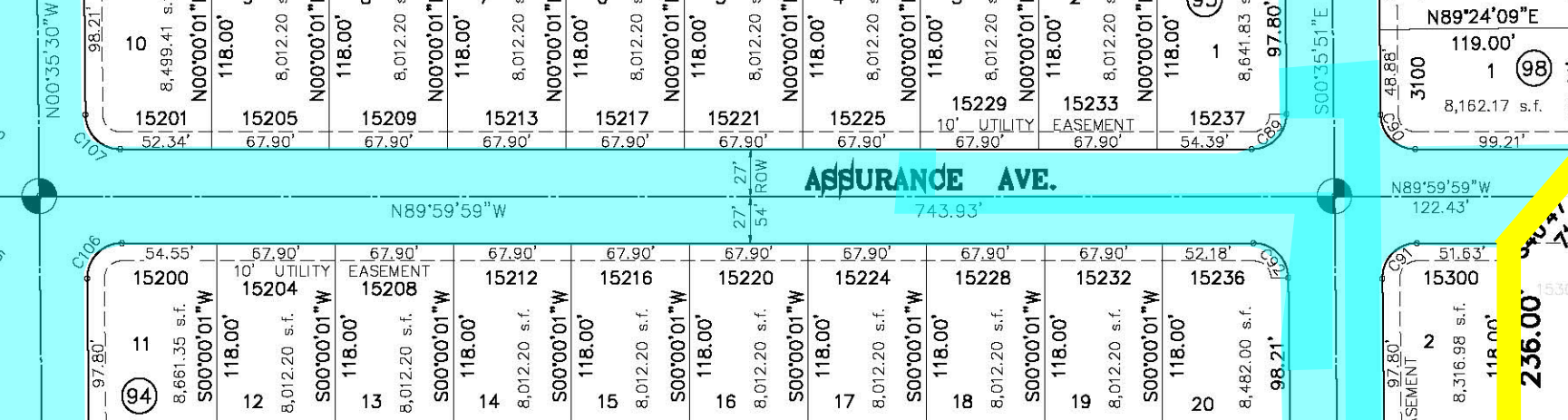
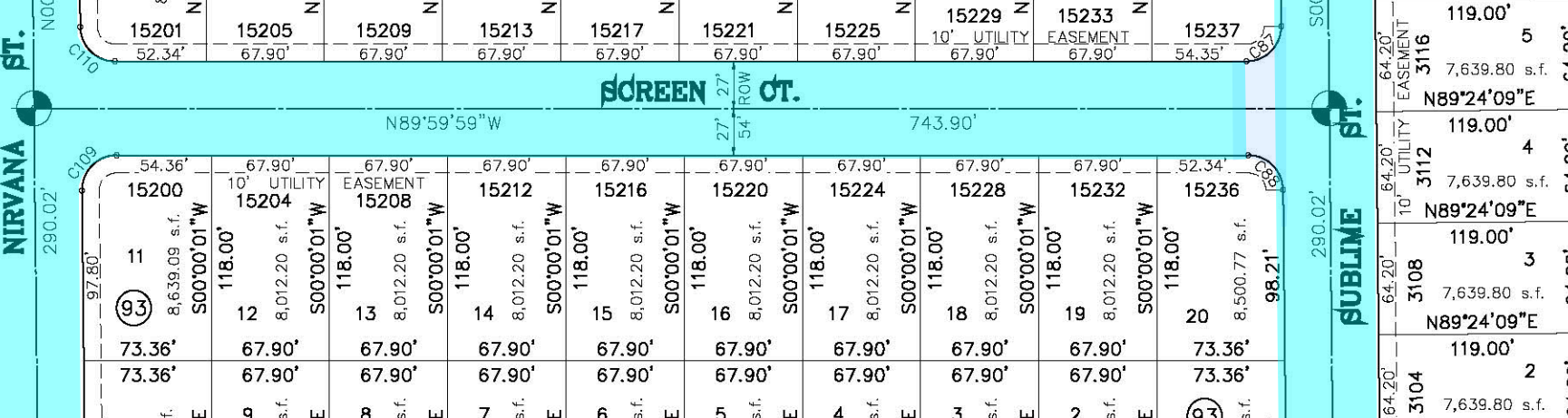
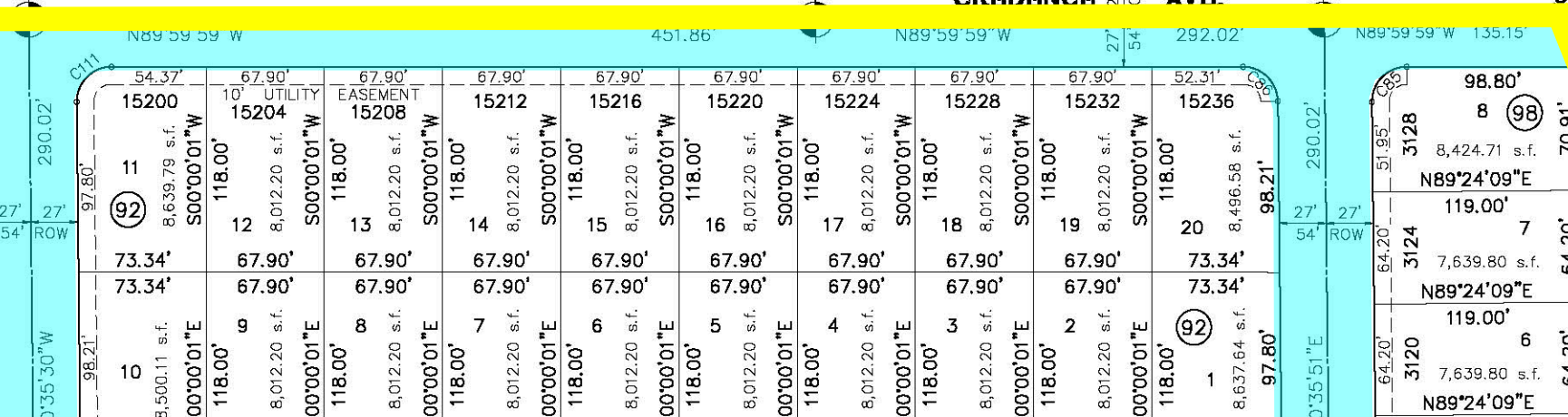
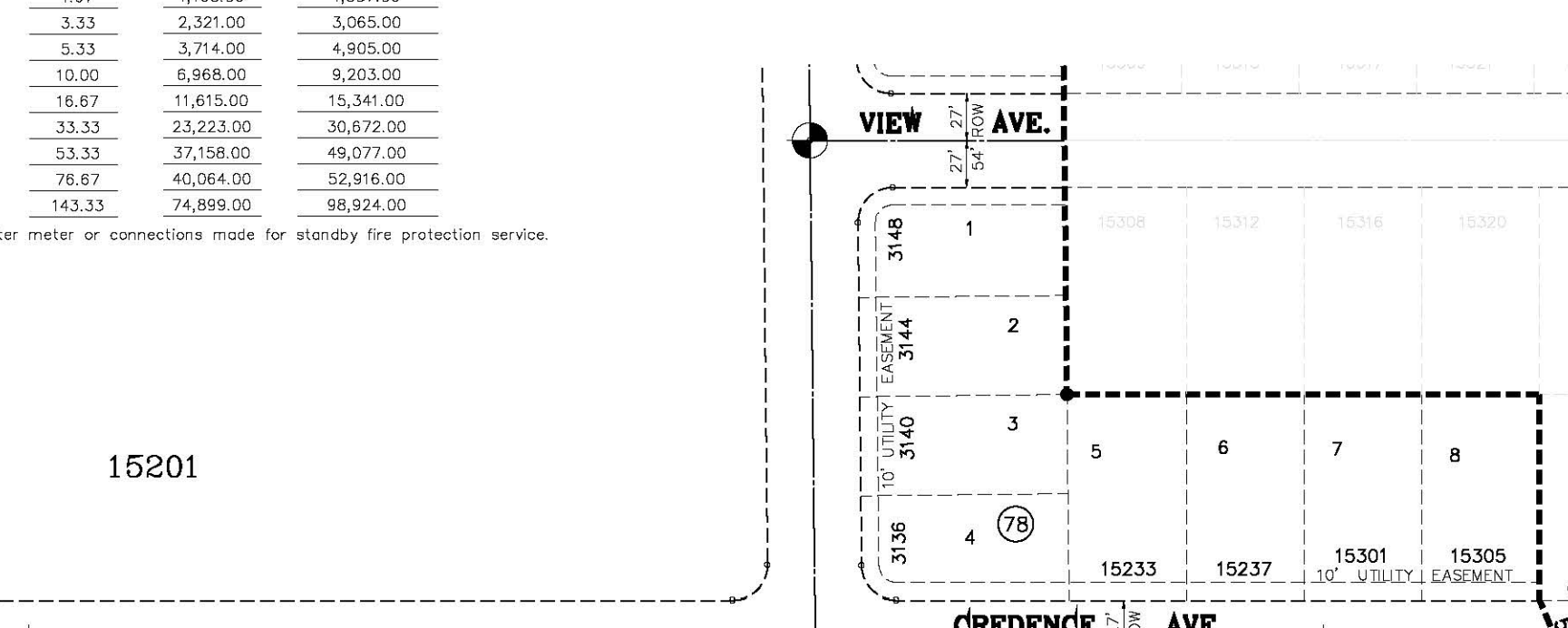


Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plan note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council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

EASTSIDE IMPACT FEE SERVICE AREA

Meter Size	Meter Capacity	*Water (\$)	*Wastewater (\$)
Less Than 1"	1.00	687.00	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"	10.33	6,868.00	9,203.00
4"	16.67	11,615.00	15,341.00
6"	33.33	23,232.00	30,672.00
8"	53.33	37,156.00	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.



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

