

# TIERRA DEL ESTE GMU UNIT ONE

BEING A PORTION OF TIERRA DEL ESTE GMU POND AND PORTION OF SECTIONS 38 & 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY Co. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING: 16.638± ACRES

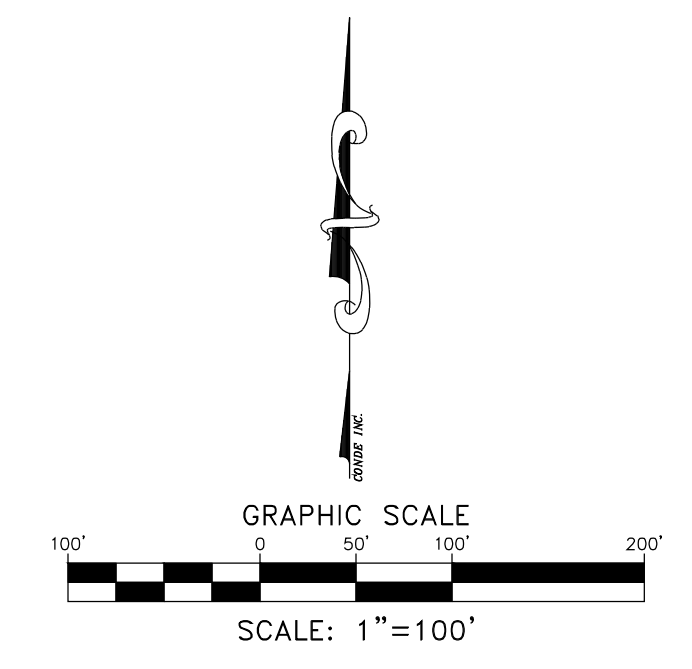
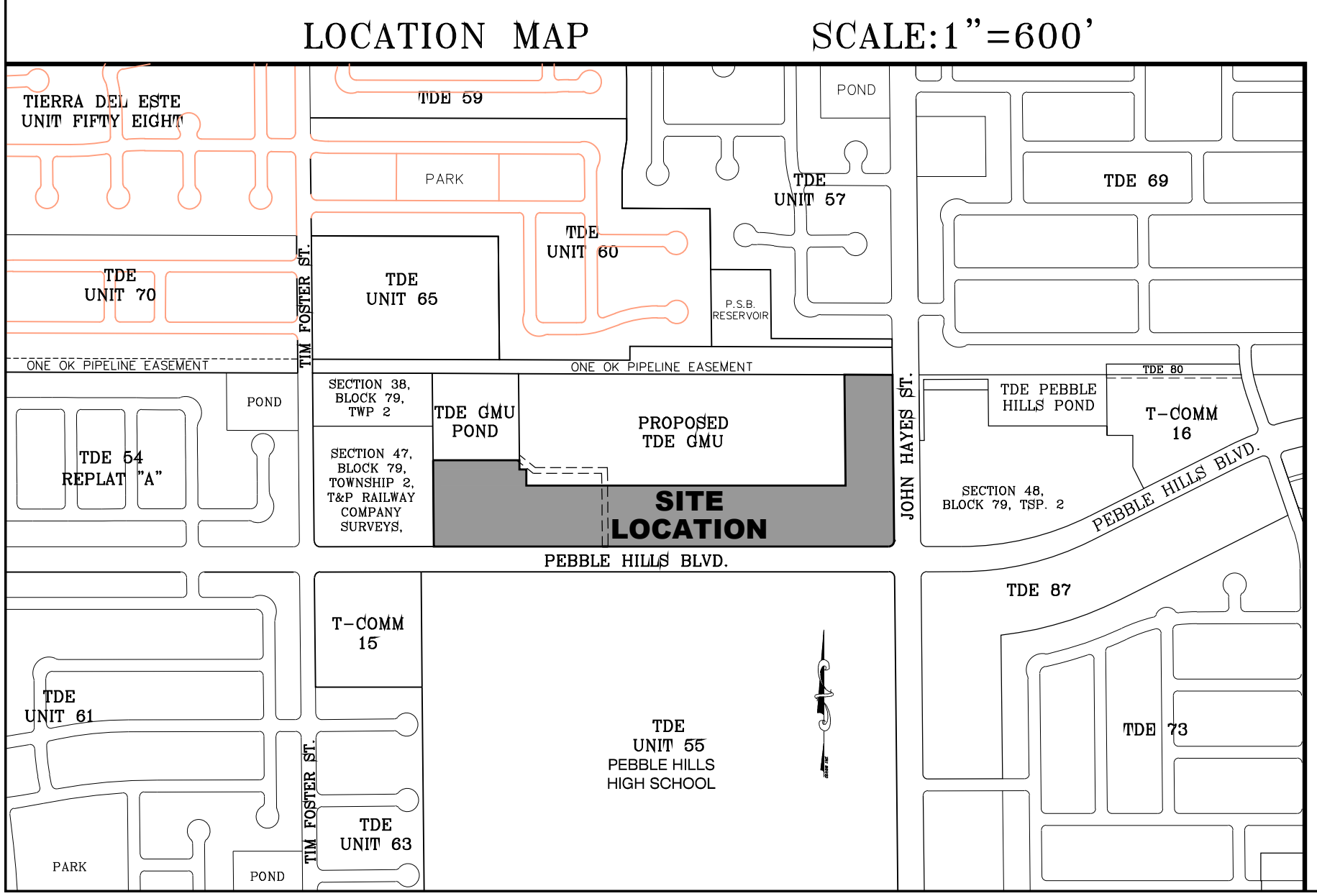
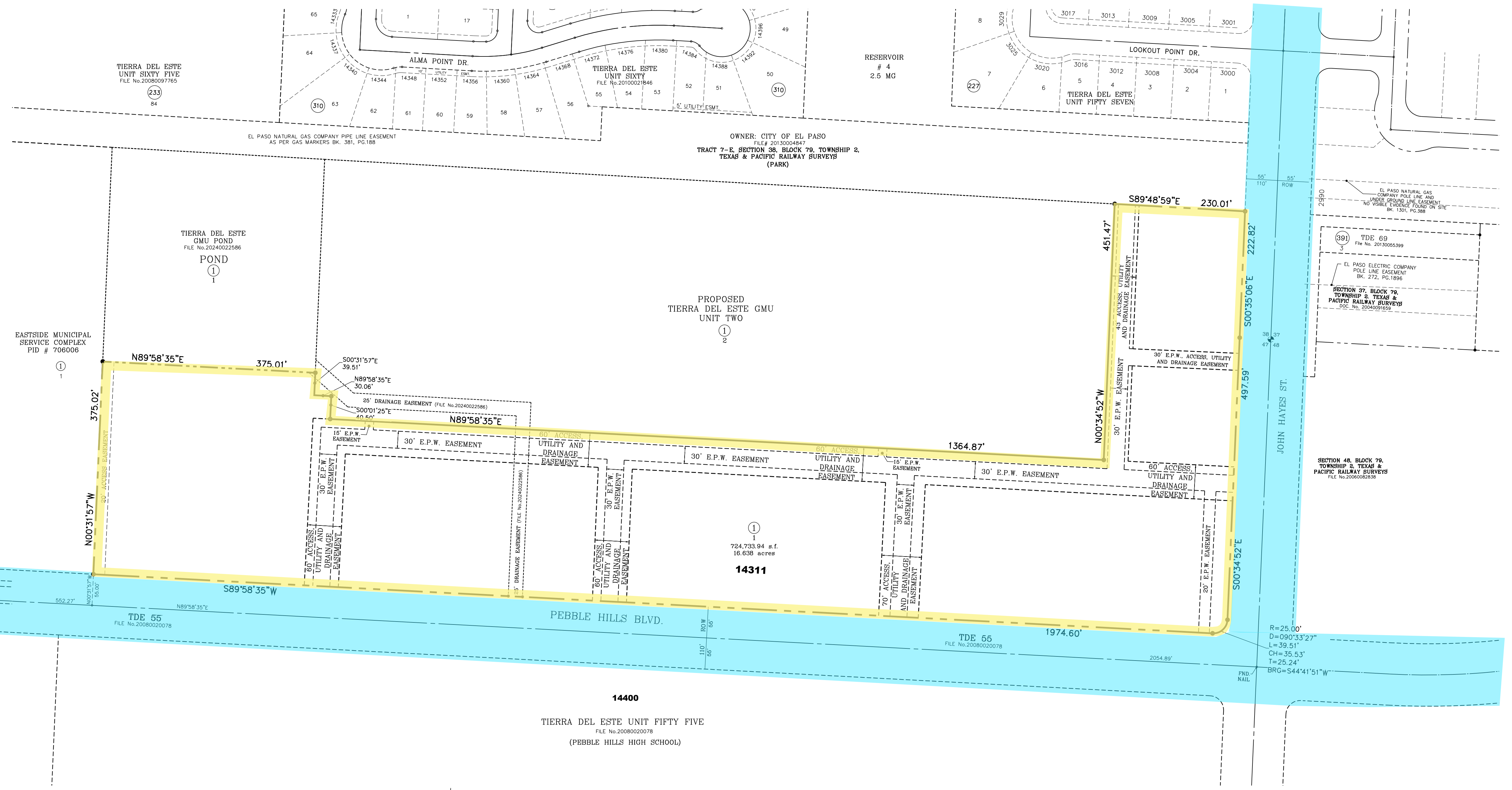
- NOTES:**
- WATER AND SEWER SERVICES HAVE BEEN EXTENDED TO THIS SUBDIVISION (TIERRA DEL ESTE GMU UNIT ONE) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES.
  - THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.543, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_
  - TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_
  - RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_
  - SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 480212 01758, DATED SEPTEMBER 4, 1991 THIS PROPERTY IS IN FLOOD HAZARD ZONE X OUTSIDE THE 500 YEAR FLOOD-PLAIN.
  - 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.

**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 LID 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 (\$)
5/8" x 3/4"	566	328
1"	1,396	802
1 1/2"	2,830	1,640
2"	4,528	2,624
3"	9,056	5,248
4"	14,150	8,200
6"	28,300	16,400
8"	52,827	30,613
10"	75,467	43,733



**SCHOOL DISTRICT**  
SOCORRO INDEPENDENT SCHOOL DISTRICT  
12440 ROJAS DRIVE

DATE OF PREPARATION: MARCH 05, 2026

**DEDICATION**

RANCHOS REAL INVESTMENT PROPERTIES, L.L.C., property owners of this land hereby present this plot and dedicate to the use of the public, the E.P.W. easements, the access, utility, and drainage easements, and the right to ingress and egress for service and construction of buried service conduits, pipes, underground utilities, and the right to trim interfering trees and shrubs.

Witness our signature this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

By: RANCHOS REAL INVESTMENT PROPERTIES, L.L.C.  
By: Douglas A. Schwartz, MANAGER

**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 INVESTMENT PROPERTIES, 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 \_\_\_\_\_, 2026.

Notary Public in and for El Paso County My Commission Expires \_\_\_\_\_

**CITY PLAN COMMISSION**

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Executive Secretary \_\_\_\_\_ Chairperson \_\_\_\_\_

Approved for filing this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Planning and Inspections Director \_\_\_\_\_

**FILING**

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, A.D. in File No. \_\_\_\_\_

County Clerk \_\_\_\_\_ By Deputy \_\_\_\_\_

Prepared by and under the supervision of:  
YVONNE CONDE CURRY, P.E.  
Registered Professional Engineer  
Registration No. 64648

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.

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