

SKYVIEW ESTATES

UNIT SIX

TRACT OF LAND, SITUATED IN
A PORTION OF SECTION 19, BLOCK 79, TOWNSHIP 3,
TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING 49.75 ACRES ±
SHEET 1 OF 2

LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SIDEWALK
- PROPERTY LINE
- STREET CENTERLINE
- 10' UTILITY EASEMENT
- 10' RESTRICTED ACCESS EASEMENT
- LOT AND BLOCK NUMBER
- PROPOSED INLET & STORM SEWER PIPE
- DRAINAGE FLOW
- HIGH POINT
- LOW POINT
- PROPOSED MONUMENT
- EXISTING MONUMENT
- EXISTING MAJOR CONTOUR LINES
- EXISTING MINOR CONTOUR LINES
- EXISTING ROAD AND UTILITY EASEMENT TO BE VACATED AS PER THIS PLAT

SCHOOL DISTRICT

SOCORRO INDEPENDENT SCHOOL DISTRICT
12440 ROJAS DRIVE, EL PASO, TEXAS 79928

RESIDENTIAL	= 186
PARK	= 1
POND	= 2
TOTAL	= 189

BENCHMARK:

VERTICAL DATUM IS BASED ON WEST TEXAS AIRPORT REFERENCE POINT
TX04A (NGS PID No. AB6217)
NAVD 88 DATUM REFERENCED TO NAD83, HAVING AN ELEVATION OF 4005.60.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY

SKYVIEW ESTATES UNIT SIX SUBDIVISION IS LOCATED WITHIN EL PASO COUNTY, TEXAS, APPROXIMATELY 2.0 MILES TO THE EAST OF THE CITY LIMITS OF EL PASO, 1.5 MILES NORTHWEST OF THE TOWN OF HORIZON, TEXAS AND WITHIN THE CITY OF EL PASO'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.00, 212.001.

SKYVIEW ESTATES UNIT SIX SUBDIVISION

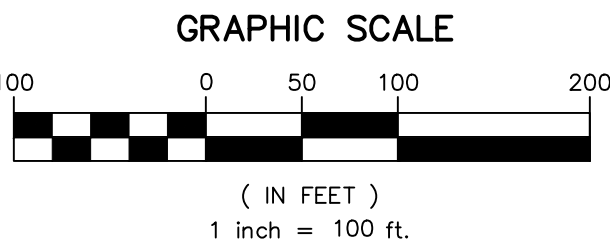
Skyview Estates Unit Six Subdivision is subject to impact fees and they shall be calculated based on the table below.

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.

EASTSIDE SERVICE AREA

Meter Size	Meter Capacity Ratio	*Water (\$)	*Wastewater (\$)
Less Than 1"	1.00	892.00	1,178.00
1"	1.67	1,489.00	1,967.00
1 1/2"	3.33	2,971.00	3,933.00
2"	5.33	4,754.00	6,278.00
3"	10.00	8,919.00	11,780.00
4"	16.67	14,867.00	19,633.00
6"	33.33	29,725.00	39,260.00
8"	53.33	47,562.00	62,819.00
10"	76.67	68,390.00	90,317.00
12"	143.33	127,850.00	168,843.00

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



PRELIMINARY PLAT

SCALE: 1" = 100'

ENGINEER

cea group
813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net
TEXAS REGISTERED ENGINEERING FIRM F-4564

CONTACT: JORGE L. AZCARATE, P.E.

OWNER

BOWLING ENTERPRISES, LLC
6000 NORTHERN PASS DRIVE, SUITE C-1
EL PASO, TEXAS 79911
VOICE (915) 248-5511
CONTACT: MR. GREG BOWLING

SURVEYOR

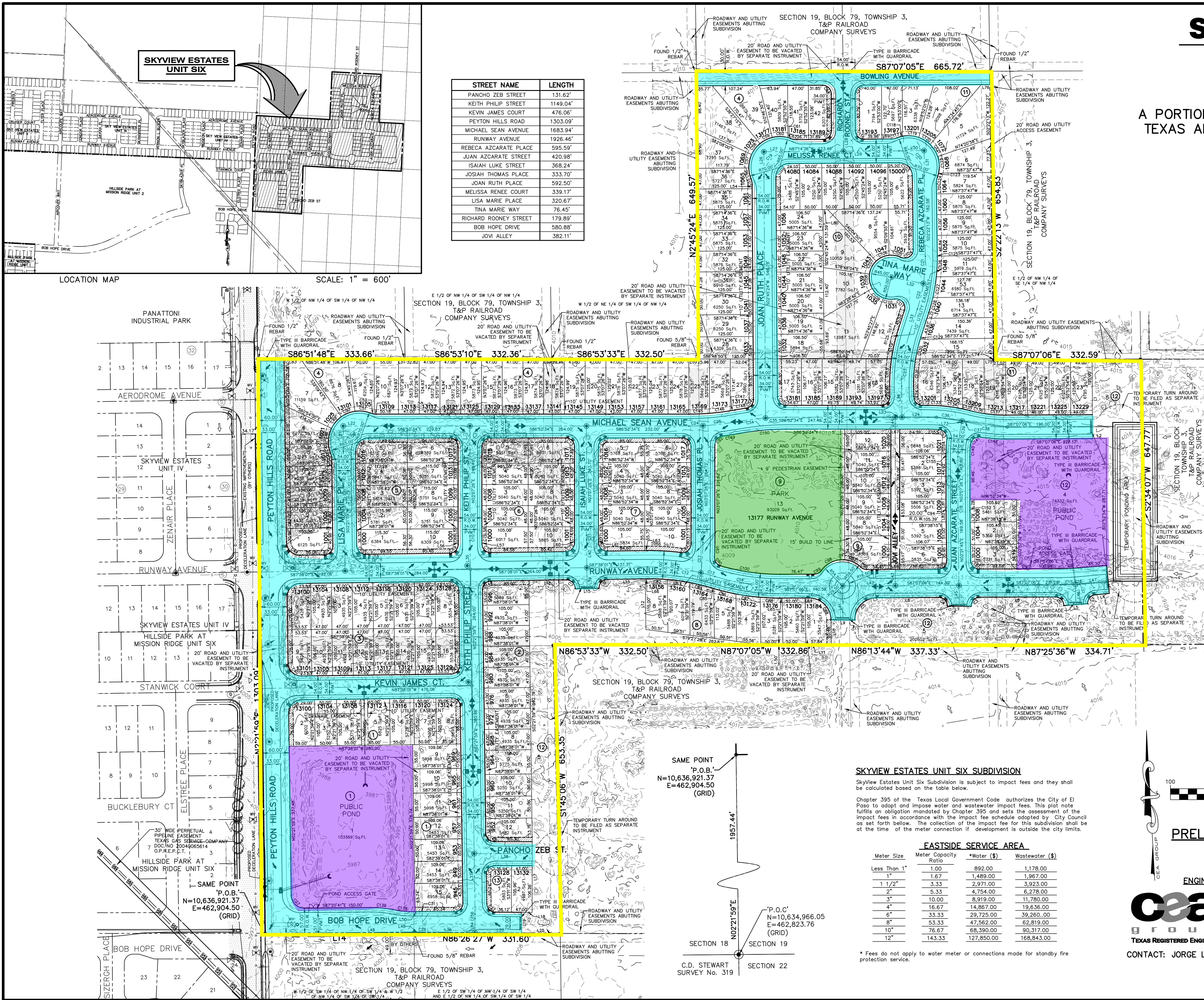
Barragan & Associates Inc.

LAND PLANNING & LAND SURVEYING
10950 Pellicano Dr., Bldg. F - El Paso, TX 79935
Phone (915) 591-5709 Fax (915) 591-5706



CONTACT: BENITO BARRAGAN, R.P.L.S.

DATE OF PREPARATION: JUNE 2026



STREET NAME	LENGTH
PANCHO ZEB STREET	131.62'
KEITH PHILIP STREET	1149.04'
KEVIN JAMES COURT	476.06'
PEYTON HILLS ROAD	1303.09'
MICHAEL SEAN AVENUE	1683.94'
RUNWAY AVENUE	1926.46'
REBECA AZCARATE PLACE	595.59'
JUAN AZCARATE STREET	420.98'
ISAIAH LUKE STREET	368.24'
JOSIAH THOMAS PLACE	333.70'
JOAN RUTH PLACE	592.50'
MELISSA RENEE COURT	339.17'
LISA MARIE PLACE	320.67'
TINA MARIE WAY	76.45'
RICHARD ROONEY STREET	179.89'
BOB HOPE DRIVE	580.88'
JOVI ALLEY	382.11'

LOCATION MAP

SCALE: 1" = 600'

SAME POINT
P.O.B.
N=10,636,921.37
E=462,904.50
(GRID)

C.D. STEWART
SURVEY No. 319

P.O.C.
N=10,634,966.05
E=462,823.76
(GRID)