

# BOARDWALK AT THE OUTLET

BEING A PORTION OF TRACT 8,  
NELLIE D. MUNDY SURVEY NO. 239,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING: 26.376 ACRES

- NOTES:**
1. WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (BOARDWALK AT THE OUTLET) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF \_\_\_\_\_ 2025.
  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. BEARING BASED ON PLAT OF SUN VALLEY FACTORY SHOPPES RECORDED IN CLERK'S FILE NO. 20070115370, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
  7. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480212-25B, DATED SEPTEMBER 17, 2009, THIS PROPERTY IS IN FLOOD HAZARD ZONE X.
  8. 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.
  9. 10(c). EASEMENT TO EL PASO ELECTRIC COMPANY IN CLERK'S FILE NO. 0050057108, CLERK'S FILE NO. 20070042519; CLERK'S FILE NO. 20070042519; CLERK'S FILE NO. 20080097265; AND CLERK'S FILE NO. 20080099233; REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS, (PLOTTED)
  10. 10(c). TERMS CONDITIONS AND STIPULATIONS OF RECIPROCAL EASEMENT AGREEMENT BETWEEN JOSEF LAND COMPANY, LLC AND EL PASO OUTLET CENTER, LLC DATED 11/28/2007, RECORDED IN CLERK'S FILE NO. 20070110437, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS, (SUBJECT TO PROPERTY)
  11. AMENDED AND RESTATED RECIPROCAL EASEMENT AGREEMENT AND DECLARATION OF COVENANTS CONDITIONS AN RESTRICTION DATED 12-15-22, RECORDED IN CLERK'S FILE NO. 20220113530
  12. THE RETENTION OF ALL STORM-WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF (MUNI-CODE 19.19.010A, D5C, AND DDM SECTION 11.1)
  13. VERTICAL DATUM IS NGVD 29 AS PER CORPSCON CONVERSION FROM 88 ON NGS FIRST ORDER VERTICAL BENCHMARK DESIGNATION "CHINO", PID "CE0444" NAVD 88 ELEV=3946.115ft.

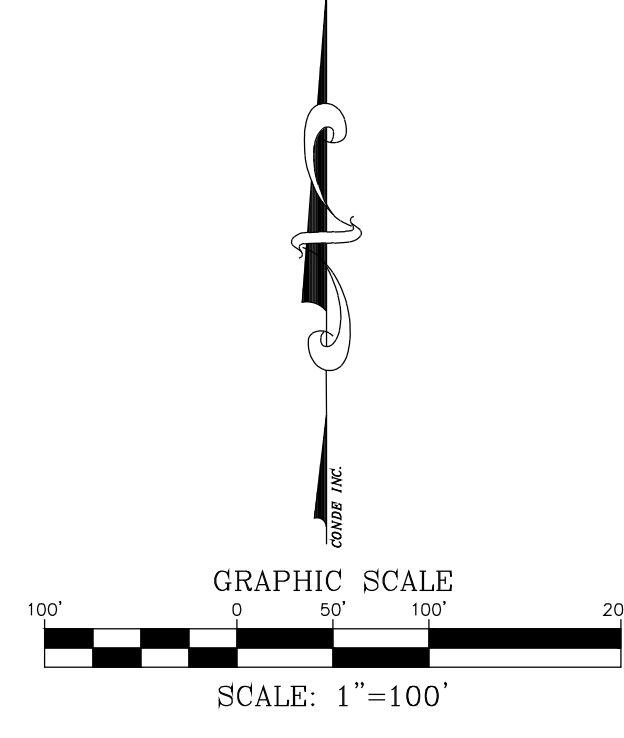
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	499.50'	23.54'	11.77'	23.54'	S12°14'5"W	2°42'00"
C2	1332.70'	1197.89'	642.82'	1157.97'	N24°34'00"W	51°30'00"
C3	1332.70'	34.38'	17.19'	34.38'	S49°34'39"E	1°28'42"
C4	1332.70'	772.13'	397.24'	761.37'	S32°14'27"E	3°11'43"
C5	1332.70'	92.63'	46.34'	92.62'	S13°39'06"E	3°58'57"
C6	1332.70'	298.75'	150.00'	298.12'	S51°41'19"E	12°50'38"
C7	20.00'	22.24'	12.43'	21.11'	N58°08'51"W	6°34'21"R

This property is subject to impact fees. Impact fees shall be calculated based on the table below.

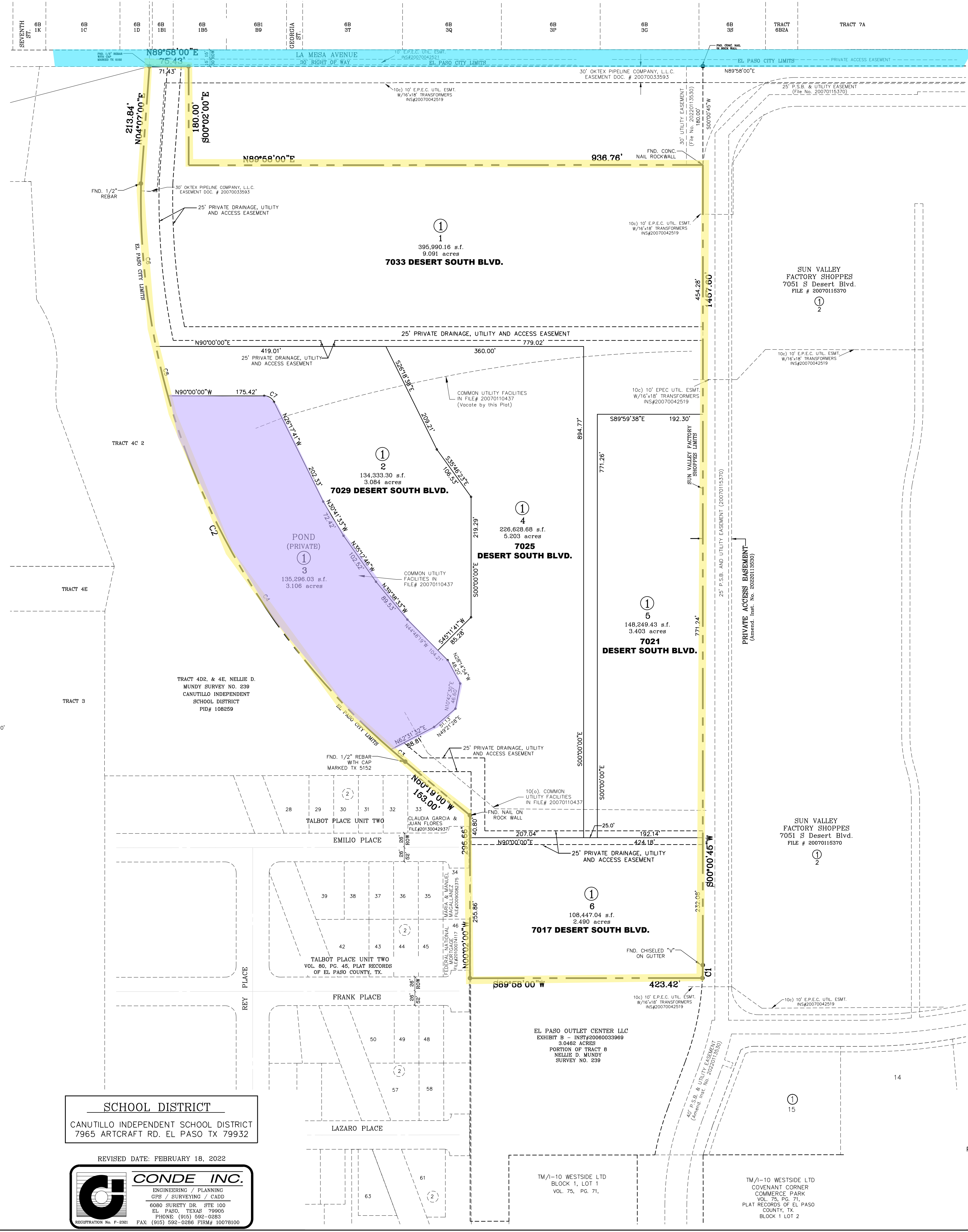
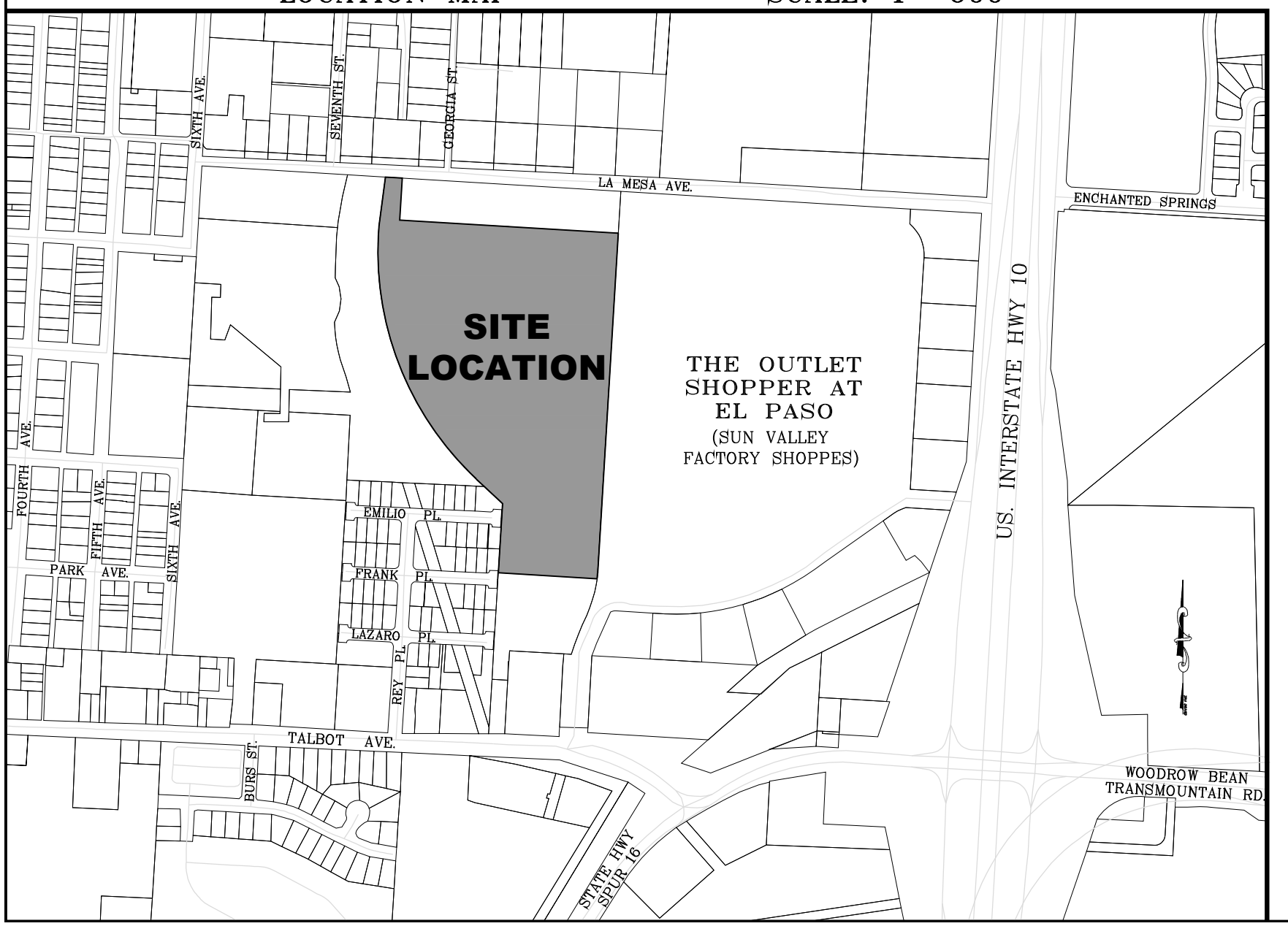
Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessed impact fees in accordance with the impact fee schedule adopted by City Council as set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

WESTSIDE SERVICE AREA			
METER SIZE	METER CAPACITY RATIO	WATER	WASTEWATER
LESS THAN 1 INCH	1.00	\$844.00	\$1,187.00
1 INCH	1.67	\$1,408.00	\$1,981.00
1 1/2 INCH	3.33	\$2,810.00	\$3,951.00
2 INCH	5.33	\$4,496.00	\$6,324.00
3 INCH	10.00	\$8,439.00	\$11,866.00
4 INCH	16.67	\$14,067.00	\$19,780.00
6 INCH	33.33	\$28,125.00	\$39,560.00
8 INCH	53.33	\$45,002.00	\$63,279.00
10 INCH	76.67	\$64,698.00	\$90,973.00
12 INCH	143.33	\$120,947.00	\$170,670.00

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



LOCATION MAP SCALE: 1"=600'



**SCHOOL DISTRICT**  
CANUTILLO INDEPENDENT SCHOOL DISTRICT  
7965 ARTCRAFT RD. EL PASO TX 79932

REVISED DATE: FEBRUARY 18, 2022

**CONDE INC.**  
ENGINEERING / PLANNING  
GPS / SURVEYING / CAD  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 592-0286 FIRM# 10076100

**DEDICATION**  
BY: SANGIOVESE, L.L.C., property owner of this land hereby present this plat and dedicate to the use of the public, the drives, utility easements as herein laid down and designated, and buried service conduits and pipes for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

Witness our signature this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

By: SANGIOVESE, L.L.C.

By: Jorge Sanchez, MANAGER

ATTEST: NOT REQUIRED

**ACKNOWLEDGEMENT**  
STATE OF TEXAS  
COUNTY OF EL PASO  
Before me, the undersigned authority, on this day personally appeared Jorge Sanchez, Manager of SANGIOVESE, 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 \_\_\_\_\_, 2025.

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 \_\_\_\_\_, 2024.

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

Approved for filing this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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

**FILING**  
Filed and recorded in the office of the County Clerk of El Paso County, Texas,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2025, 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.

Yvonne Conde Curry, P.E. \_\_\_\_\_  
Ron R. Conde,  
Registered Professional Land Surveyor  
Texas License No. 5152