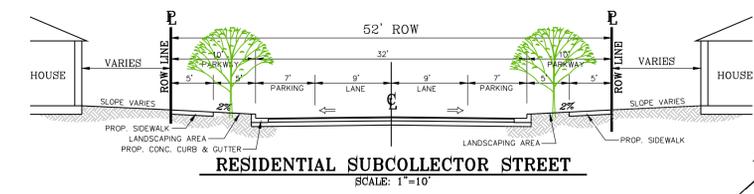
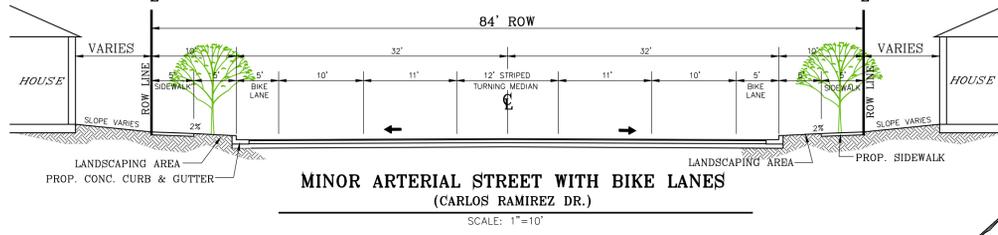
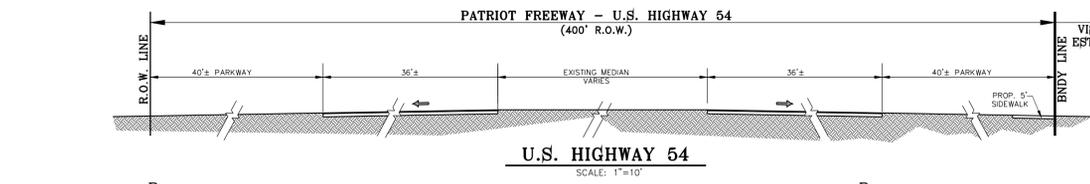


VISTA DEL NORTE ESTATES UNIT FIVE

BEING A PORTION OF TRACT 1,
SECTION 10, BLOCK 80, TOWNSHIP 1,
TEXAS AND PACIFIC RAILROAD Co. SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 108.797 ACRES
PRELIMINARY PLAT



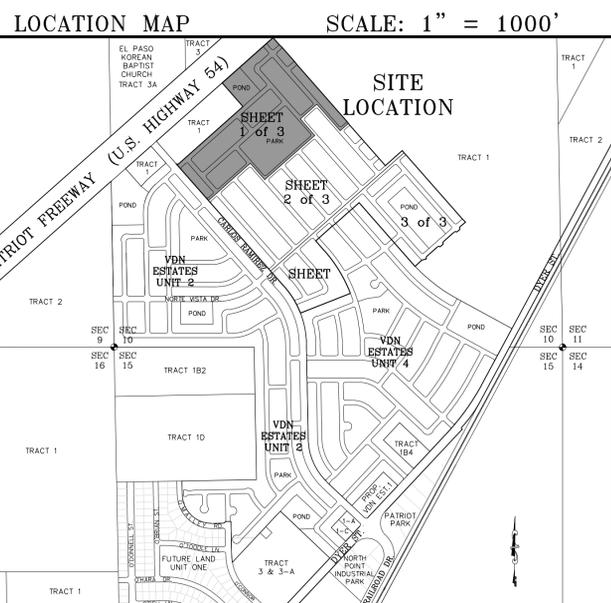
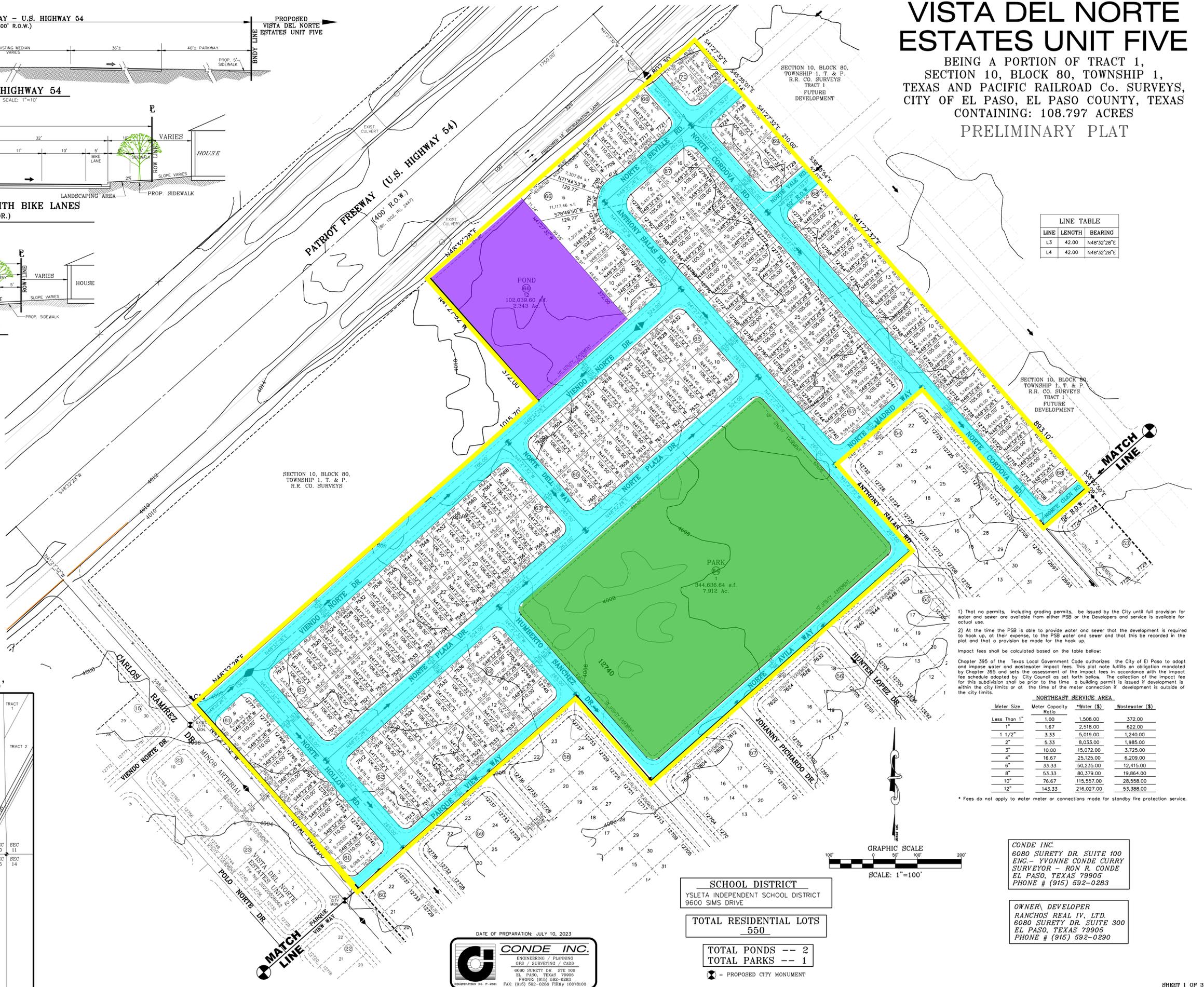
- NOTES:**
1. WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (VISTA DEL NORTE ESTATES UNIT FIVE) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AN WILL BE CONSTRUCTED AND OPERABLE AS OF DECEMBER 2024.
 2. THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER 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. LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
 6. 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.
 7. SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
 8. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480214 0010 B*, (*PANEL NOT PRINTED: AREA IN ZONE C) OCTOBER 15, 1982.
 9. 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, DSC, AND DDM SECTION 11.1).
 10. PONDS WILL BE MAINTAINED BY THE CITY OF EL PASO.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BBEARING	DELTA
C1	20.00'	31.42'	20.00'	28.28'	S86°27'32"E	90°00'00"

LINE TABLE

LINE	LENGTH	BEARING
L3	42.00'	N48°32'28"E
L4	42.00'	N48°32'28"E



- 1) That no permits, including grading permits, be issued by the City until full provision for water and sewer are available from either PSB or the Developers and service is available for actual use.
 - 2) At the time the PSB is able to provide water and sewer that the development is required to hook up, at their expense, to the PSB water and sewer and that this be recorded in the plat and that a provision be made for the hook up.
- 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 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 prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside of the city limits.

Meter Size	NORTHEAST SERVICE AREA	Water (\$)	Wastewater (\$)
Less Than 1"	Meter Capacity Ratio	1,508.00	372.00
1"	1.00	2,518.00	622.00
1 1/2"	1.33	5,019.00	1,240.00
2"	5.33	8,033.00	1,985.00
3"	10.00	15,072.00	3,725.00
4"	16.67	25,125.00	6,209.00
6"	33.33	50,235.00	12,415.00
8"	53.33	80,379.00	19,864.00
10"	76.67	115,557.00	28,558.00
12"	143.33	216,027.00	53,388.00

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

SCHOOL DISTRICT
YSLETA INDEPENDENT SCHOOL DISTRICT
9600 SIMS DRIVE

TOTAL RESIDENTIAL LOTS
550

TOTAL PONDS -- 2
TOTAL PARKS -- 1

☉ = PROPOSED CITY MONUMENT

DATE OF PREPARATION: JULY 10, 2023

CONDE INC.
ENGINEERING / PLANNING
OPS / SURVEYING / CADD
6080 SURETY DR. SUITE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286 FIRM# 11078100

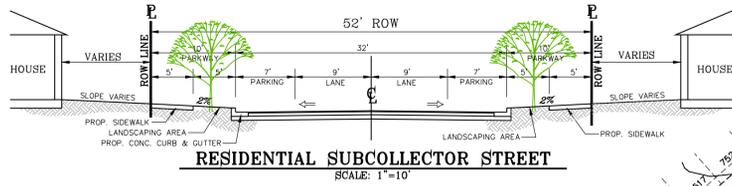
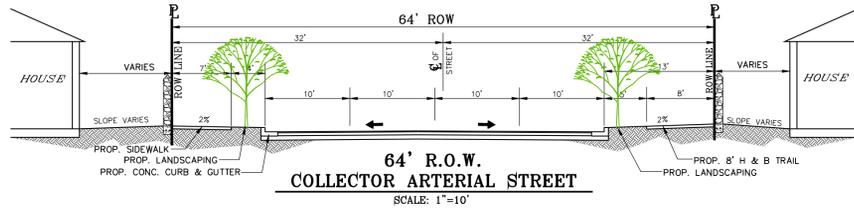
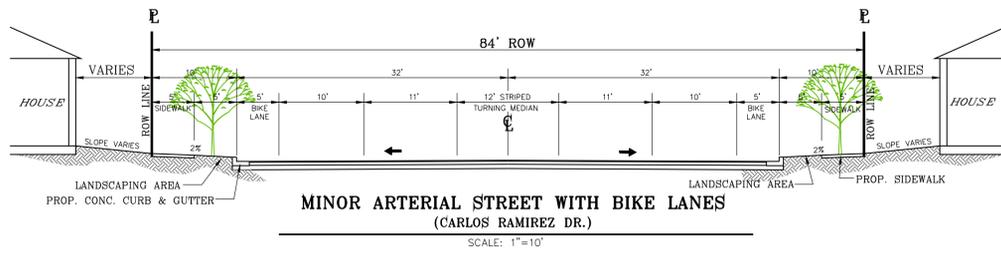
CONDE INC.
6080 SURETY DR. SUITE 100
ENG. - YVONNE CONDE CURRY
SURVEYOR - RON R. CONDE
EL PASO, TEXAS 79905
PHONE # (915) 592-0283

OWNER / DEVELOPER
RANCHOS REAL IV, LTD.
6080 SURETY DR. SUITE 300
EL PASO, TEXAS 79905
PHONE # (915) 592-0290

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VISTA DEL NORTE ESTATES UNIT FIVE

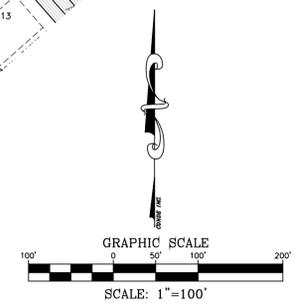
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CONTAINING: 108.797 ACRES
PRELIMINARY PLAT



LINE TABLE		
LINE	LENGTH	BEARING
L2	42.00	N48°32'28"E
L3	42.00	N48°32'28"E



LOCATION MAP SCALE: 1" = 1000'



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EL PASO, TEXAS 79905
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OWNER, DEVELOPER
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SCHOOL DISTRICT
YSLETA INDEPENDENT SCHOOL DISTRICT
9600 SIMS DRIVE

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550

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TOTAL PARKS -- 1

⊙ = PROPOSED CITY MONUMENT

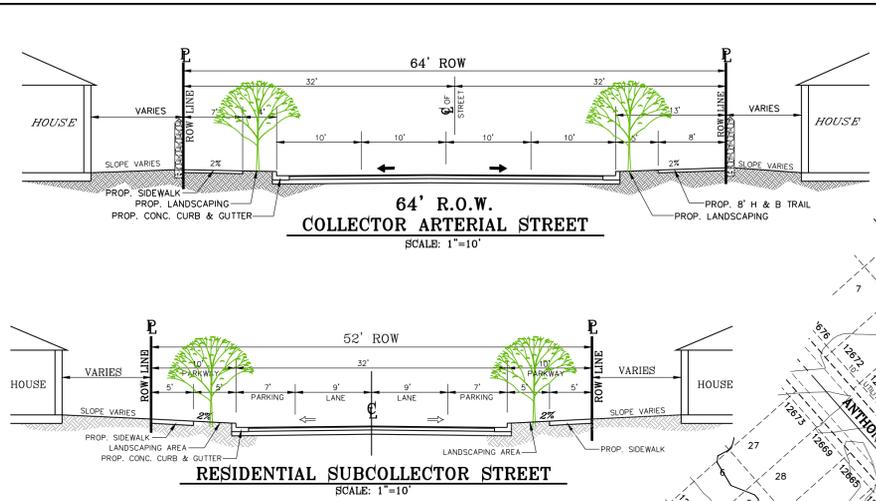
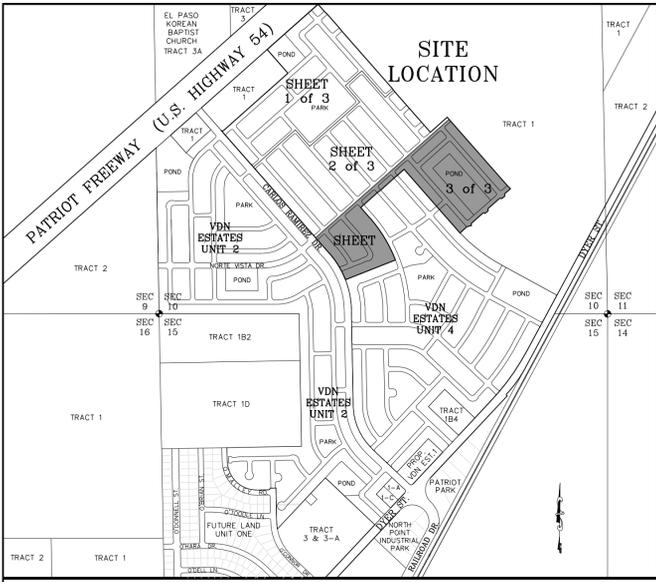
DATE OF PREPARATION: JULY 10, 2023

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

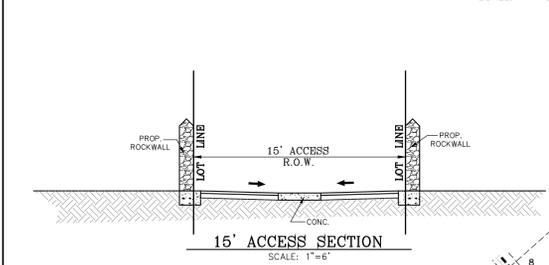
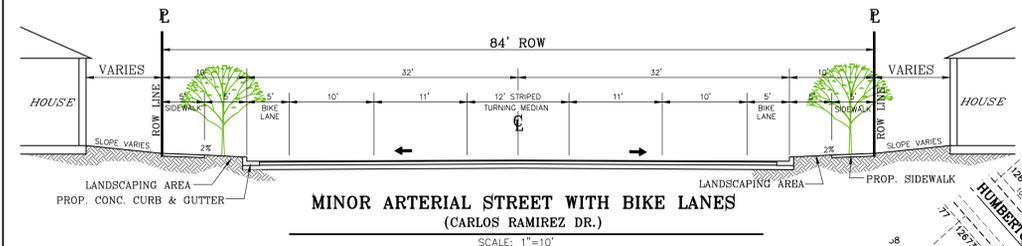
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VISTA DEL NORTE ESTATES UNIT FIVE

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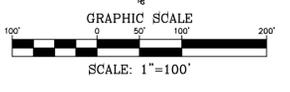


LOCATION MAP SCALE: 1" = 1000'



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BBEARING	DB/LA
C2	20.00'	32.81'	21.45'	29.26'	S1°32'16"W	94°00'25"
C3	20.00'	30.11'	18.74'	27.35'	S88°19'38"E	86°15'47"
C4	20.00'	32.58'	21.20'	29.09'	S1°52'46"W	93°19'24"
C5	20.00'	30.32'	18.93'	27.50'	S88°01'36"E	86°51'52"
C6	20.00'	32.41'	21.02'	28.98'	S2°07'17"W	92°50'21"
C7	1676.00'	585.10'	295.56'	582.13'	S31°27'28"E	20°00'08"
C8	1042.00'	363.77'	183.75'	361.92'	N31°27'28"W	20°00'08"
C86	1322.00'	46.11'	23.06'	46.10'	S44°19'44"E	1°59'54"
C87	1322.00'	43.17'	21.59'	43.17'	S42°23'40"E	1°52'15"
C88	20.00'	31.42'	20.00'	28.28'	N3°32'28"E	90°00'00"
C89	1584.00'	46.07'	23.04'	46.07'	S43°51'13"E	1°40'00"
C91	1846.00'	33.12'	16.56'	33.12'	S43°18'45"E	1°01'40"
C92	1846.00'	43.17'	21.58'	43.16'	S42°07'43"E	1°20'23"
C135	1440.00'	356.43'	179.13'	355.52'	N34°22'04"W	14°10'55"
C144	500.00'	50.79'	25.42'	50.77'	N65°37'59"E	5°49'13"
C153	1178.00'	274.94'	138.10'	274.32'	N34°46'21"W	13°22'21"

LINE	LENGTH	BEARING
L1	42.38	N68°32'36"E
L2	42.00	N48°32'28"E
L5	52.60	S29°43'01"E
L6	20.37	S31°57'29"E
L7	27.39	S31°57'29"E
L8	21.04	S36°41'36"E
L9	7.02	S36°41'36"E
L10	49.45	S28°44'41"E



SCHOOL DISTRICT
YSLETA INDEPENDENT SCHOOL DISTRICT
9600 SIMS DRIVE

TOTAL RESIDENTIAL LOTS
550

TOTAL PONDS -- 2
TOTAL PARKS -- 1

DATE OF PREPARATION: JULY 10, 2023

CONDE INC.
6080 SURETY DR. SUITE 100
ENG. - YVONNE CONDE CURRY
SURVEYOR - RON R. CONDE
EL PASO, TEXAS 79906
PHONE # (915) 592-0283

OWNER / DEVELOPER
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