

TIERRA DEL ESTE BERNARD EXTENSION

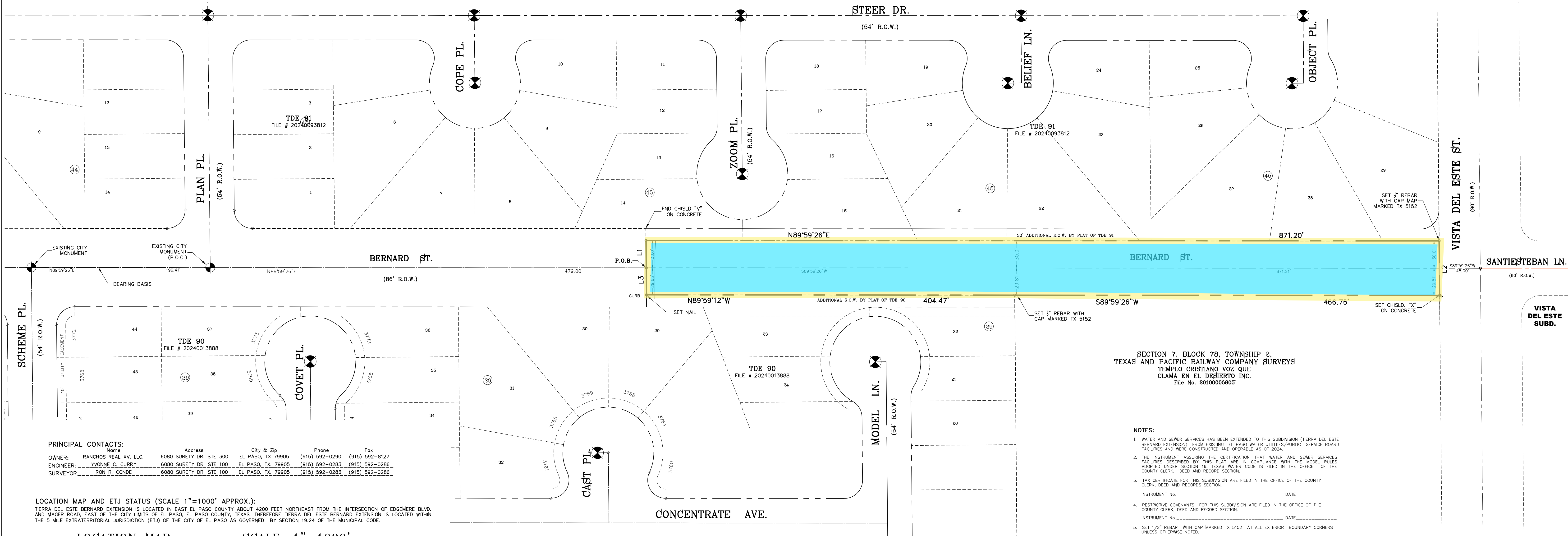
BEING A PORTION OF SECTION 7, BLOCK 78, TOWNSHIP 2,
TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 1.1954± ACRES

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00'	N00°34'16"W
L2	59.81'	S00°35'03"E
L3	29.65'	N00°34'16"W

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	3,923.00
2"	5.33	4,754.00	6,278.00
3"	10.00	9,508.00	12,556.00
4"	16.67	14,862.00	19,635.00
6"	33.33	29,725.00	39,269.00
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.



PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: RANCHOS REAL XV, 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

LOCATION MAP AND ETJ STATUS (SCALE 1"=1000' APPROX.):
TIERRA DEL ESTE BERNARD EXTENSION IS LOCATED IN EAST EL PASO COUNTY ABOUT 4200 FEET NORTHEAST FROM THE INTERSECTION OF EDGEWATER BLVD. AND MACER ROAD, EAST OF THE CITY LIMITS OF EL PASO COUNTY, TEXAS. THEREFORE TIERRA DEL ESTE BERNARD EXTENSION IS LOCATED WITHIN THE 5 MILE EXTRAJURISDICTION (ETJ) OF THE CITY OF EL PASO AS GOVERNED BY SECTION 19.24 OF THE MUNICIPAL CODE.

LOCATION MAP

SCALE: 1"=1000'

DESCRIPTION OF TIERRA DEL ESTE BERNARD EXTENSION:

Description of a parcel of land being a portion of Section 7, Block 78, Township 2, Texas and Pacific Railway Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing city monument found at the intersection of Plan Pl. (54' R.O.W.) and Bernard St. (86' R.O.W.) from which an existing city monument found at the centerline intersection of Scheme Pl. (54' R.O.W.) and Bernard St. (86' R.O.W.) bears, South 89°59'26" West a distance of 196.41 feet; Thence, North 89°59'26" East a distance of 479.00 feet to a set 1/2" rebar with a cap marked TX 5152 on the easterly line of Bernard Street for the "TRUE POINT OF BEGINNING";

Thence along said line, North 00°34'16" West a distance of 30.00 feet to a set 1/2" rebar with cap marked TX 5152;

Thence leaving said line, North 89°59'26" East a distance of 871.20 feet to a set 1/2" rebar with cap marked TX 5152 on the Westerly right of way line of Vista Del Este St. (90' R.O.W.);

Thence along said right of way line, South 00°35'03" East a distance of 59.81 feet to a set 1/2" rebar with cap marked TX 5152;

Thence leaving said right of way line South 89°59'26" West a distance of 466.75 feet to a set 1/2" rebar with cap marked TX 5152 on the easterly line of Tierra Del Este Unit Ninety;

Thence, North 89°59'12" West a distance of 404.47 feet to a set 1/2" rebar with cap marked TX 5152 on the easterly line of Bernard Street;

Thence along said line, North 00°34'16" West a distance of 29.65 feet to the "TRUE POINT OF BEGINNING" and containing 52,072.75 square feet or 1.1954 acres of land more or less

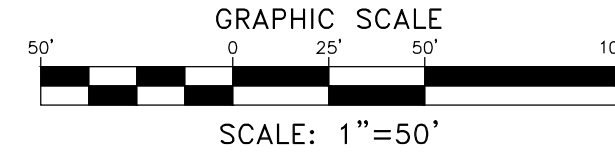
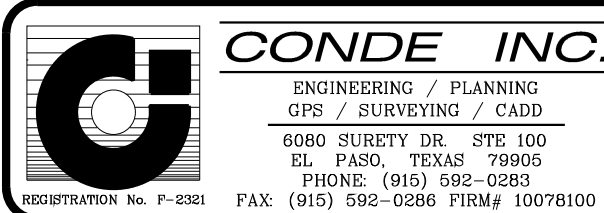
STATE OF TEXAS

COUNTY OF EL PASO

I, Ron R. Conde, a Registered Professional Land Surveyor in Texas, hereby certify that the above plat and description of the Tierra Del Este Bernard Extension were prepared from a survey of the property made on the ground by me or under my supervision on _____ 2025.

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

DATE OF PREPARATION: JANUARY 13, 2025



SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT
14521 HORIZON BLVD.

= EXIST. CITY MONUMENT

Prepared by and under the supervision of:

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

Yvonne Conde Curry, P.E.

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

RANCHOS REAL XV, LLC, as owners of the 1.1954± acres of land encompassed within the proposed Tierra Del Este Bernard Extension, hereby subdivide the land as depicted in this subdivision plat and dedicates to public use, the street, 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

- the water quality and connections to the lots meet, or will meet, the minimum state standards;
- sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
- electrical connections provided to the lots meet, or will meet, the minimum state standards; and
- 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 XV, LLC.

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 XV, LLC, 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

NOTES:

- WATER AND SEWER SERVICES HAS BEEN EXTENDED TO THIS SUBDIVISION (TIERRA DEL ESTE BERNARD EXTENSION) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WERE CONSTRUCTED AND OPERABLE AS OF 2024.
- 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, 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.
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. 480212-0175-B, DATED SEPTEMBER 4, 1991, THIS PROPERTY IS IN FLOOD HAZARD ZONE X.
- THE RETENTION OF THE DIFFERENCE BETWEEN HISTORIC AND DEVELOPED STORM-WATER RUNOFF DISCHARGE VOLUMES SHALL BE RETAINED WITHIN SUBDIVISION LIMITS (OSC, STANDARDS, AND
1919.0104 (DOM, 11.11), HISTORIC STORM-WATER RUNOFF RATES MUST NOT BE EXCEEDED ENSURE HISTORIC RUNOFF VOLUME, PEAK, AND DURATION ARE MAINTAINED.
- THIS PLAT IS WITHIN THE EASTSIDE IMPACT FEE SERVICE AREA.

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 Bernard Extension reviewed and approved by the City Planning Commission of the City of El Paso on _____ 2025.

Chairperson _____ Date _____

Executive Secretary _____ Date _____

Planning and Inspections Director _____ Date _____

EL PASO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(a):

WE THE UNDERSIGNED CERTIFY that this plat of Tierra Del Este Bernard Extension and approved by the El Paso County Commissioners Court on _____ 2025.

Judge Ricardo A. Somaniego _____ Date _____

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 _____ 2025, and was recorded in Book _____ Sheet(s) _____ the Plat Records of El Paso County at _____ o'clock _____ M. on _____ 2025. File Doc # _____ County Clerk, El Paso County, Texas.

Deputy _____ El Paso County Clerk _____