

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: 115.188 ACRES
PRELIMINARY PLAT

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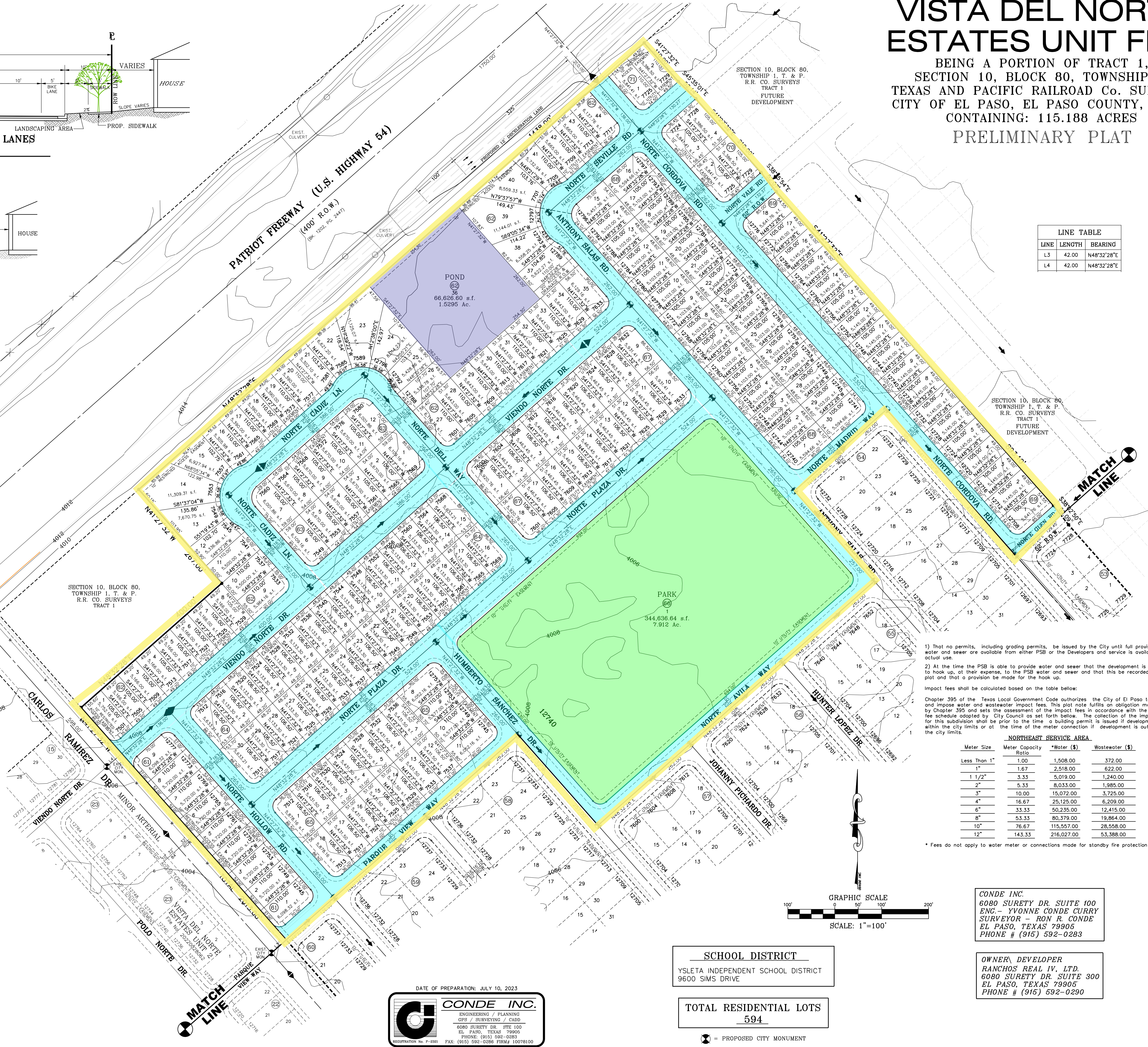
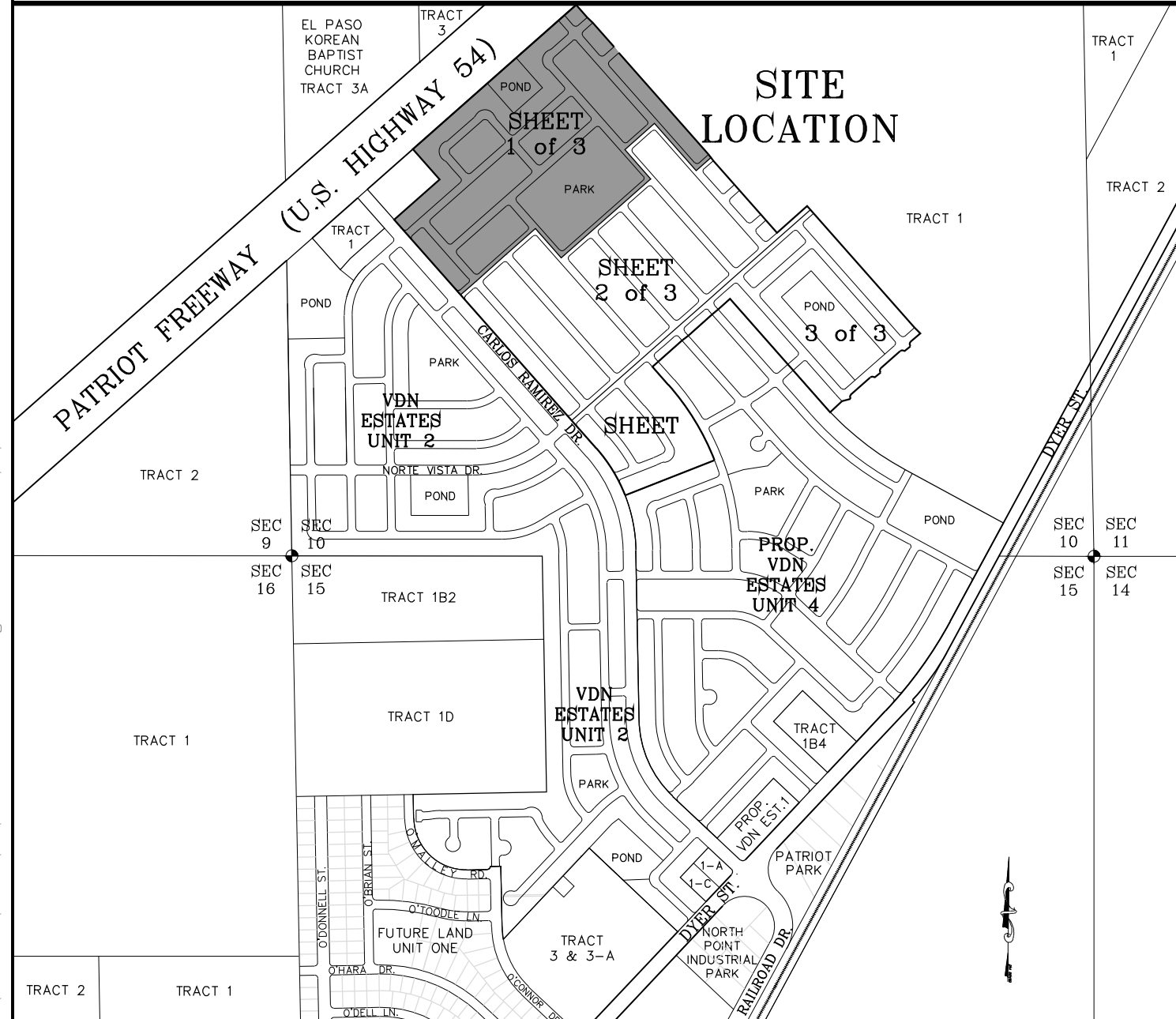
LINE TABLE		
LINE	LENGTH	BEARING
L3	42.00	N48°32'28"E
L4	42.00	N48°32'28"E

RESIDENTIAL SUBCOLLECTOR STREET

SCALE: 1"=10'

- 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 SEWER BOARD FACILITIES AN FIVE WILL BE CONSTRUCTED AND OPERABLE AS OF DECEMBER 2024.
 2. THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DOES 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. 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) 01/01/1989.
 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.

LOCATION MAP SCALE: 1" = 1000'



- 1) That no permits, including grading permits, be issued by the City until full provision for water 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 plot and that a provision be made for the hook up.

Impact fees shall be calculated based on the table below:

<u>NORTHEAST SERVICE AREA</u>			
Meter Size	Water Capacity Ratio	*Water (\$)	Wastewater (\$)
Less Than 1"	1.00	1,508.00	372.00
1"	1.67	2,518.00	622.00
1 1/2"	3.33	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	115,567.00	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.

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

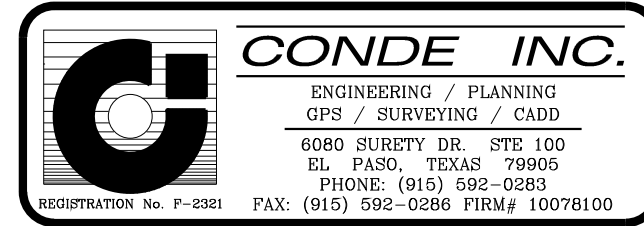
OWNER\ DEVELOPER
RANCHOS REAL IV, LTD.
6080 SURETY DR. SUITE 300
EL PASO, TEXAS 79905
PHONE # (915) 592-0290

SCHOOL DISTRICT
ETA INDEPENDENT SCHOOL DISTRICT
O SIMS DRIVE

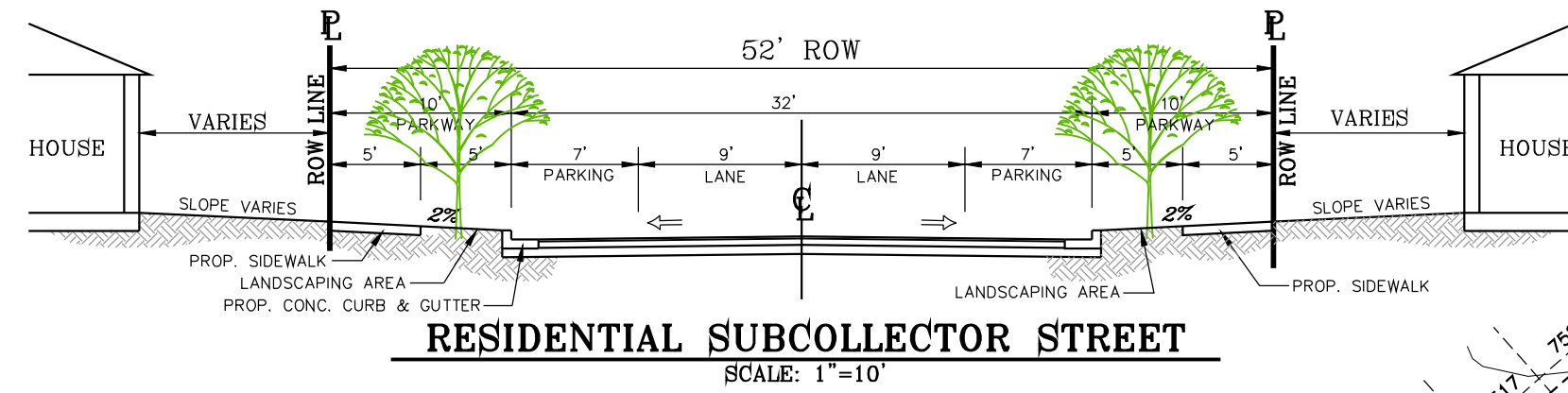
TOTAL RESIDENTIAL LOTS
<u>594</u>

 = PROPOSED CITY MONUMENT

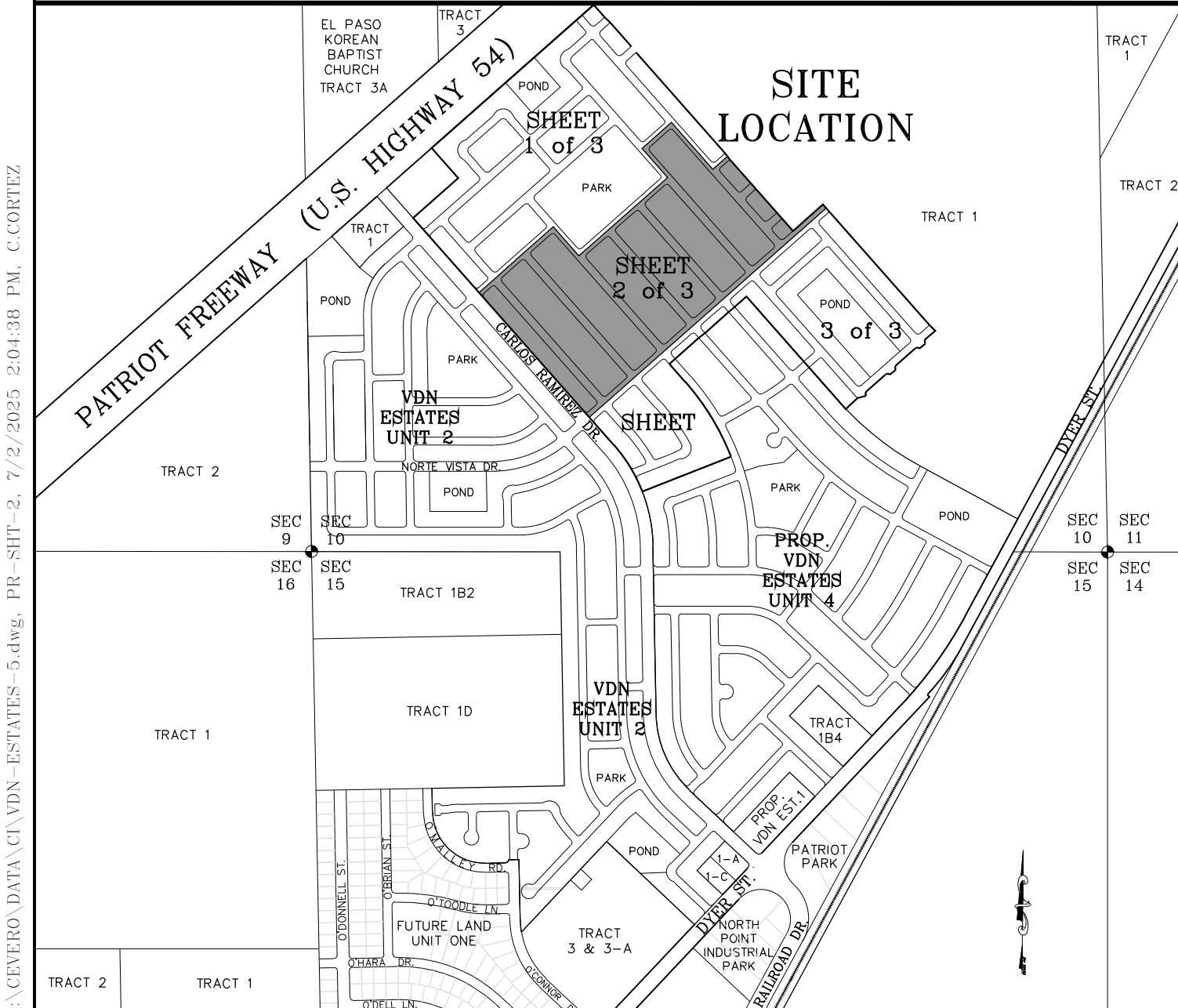
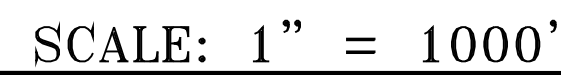
DATE OF PREPARATION: JULY 10, 2023



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



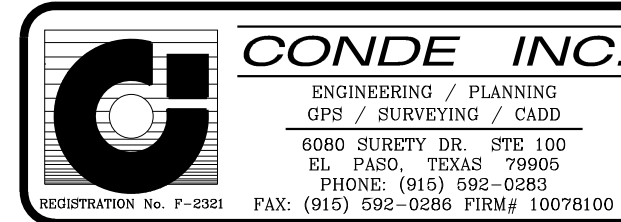
SCHOOL DISTRICT

YSLETA INDEPENDENT SCHOOL DISTRICT
9600 SIMS DRIVE

TOTAL RESIDENTIAL LOTS
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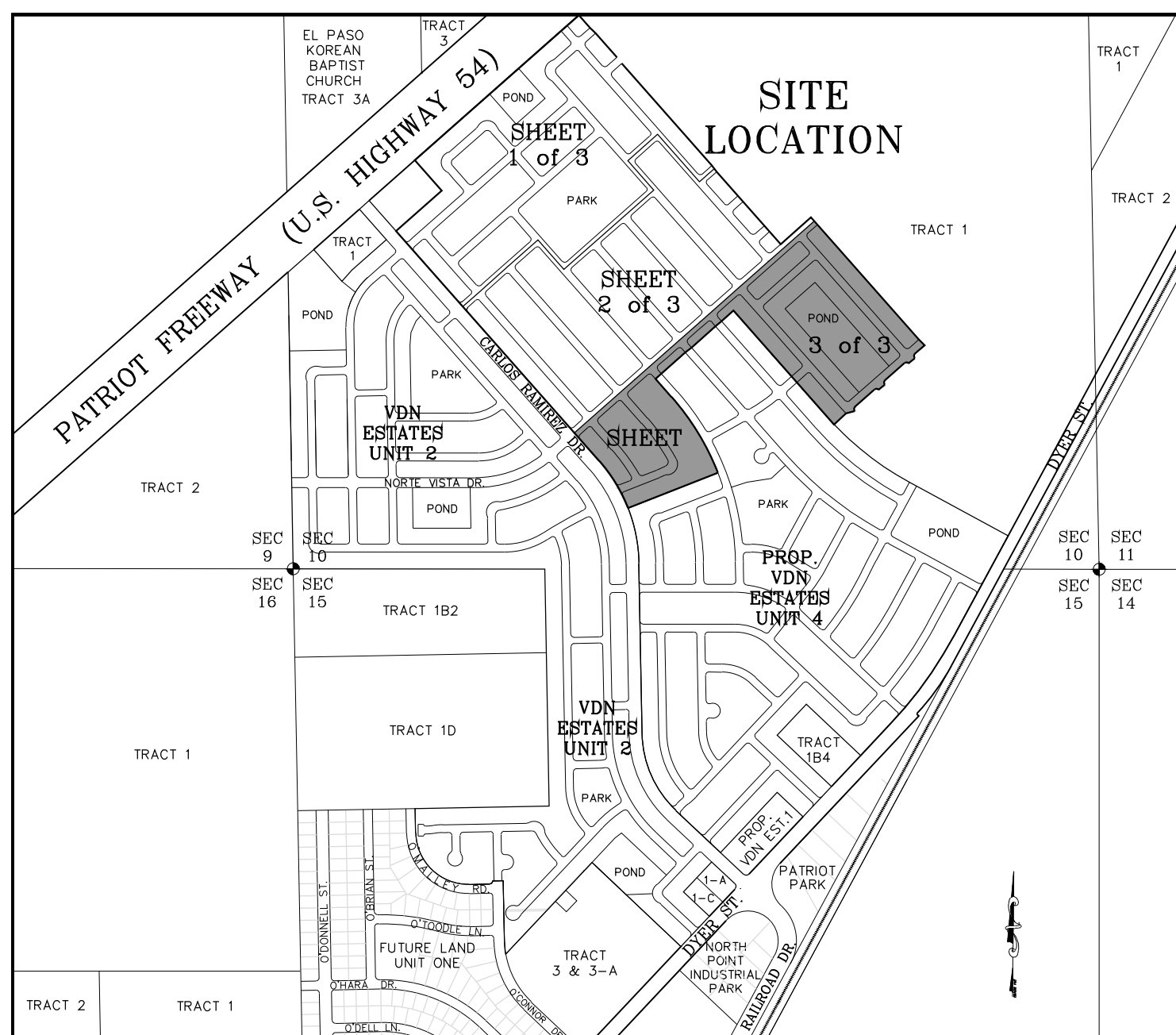
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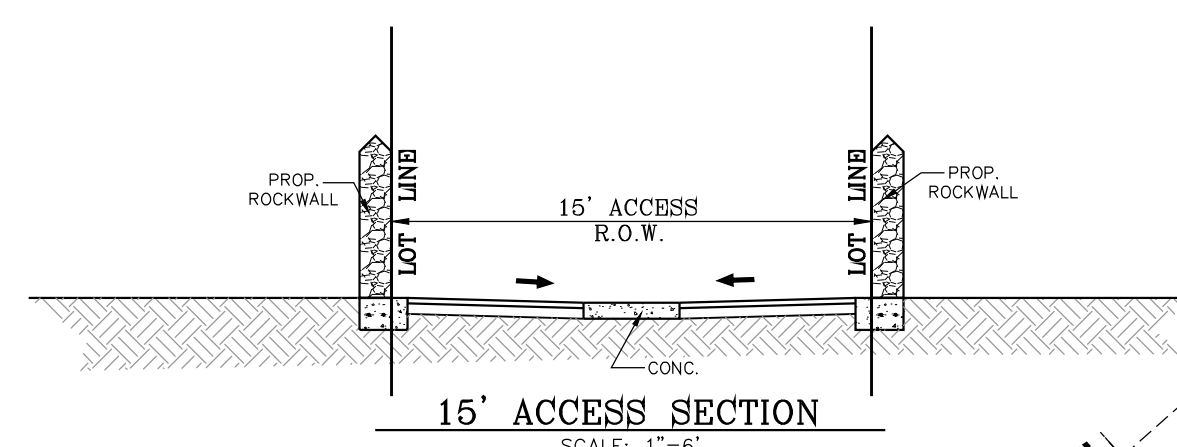
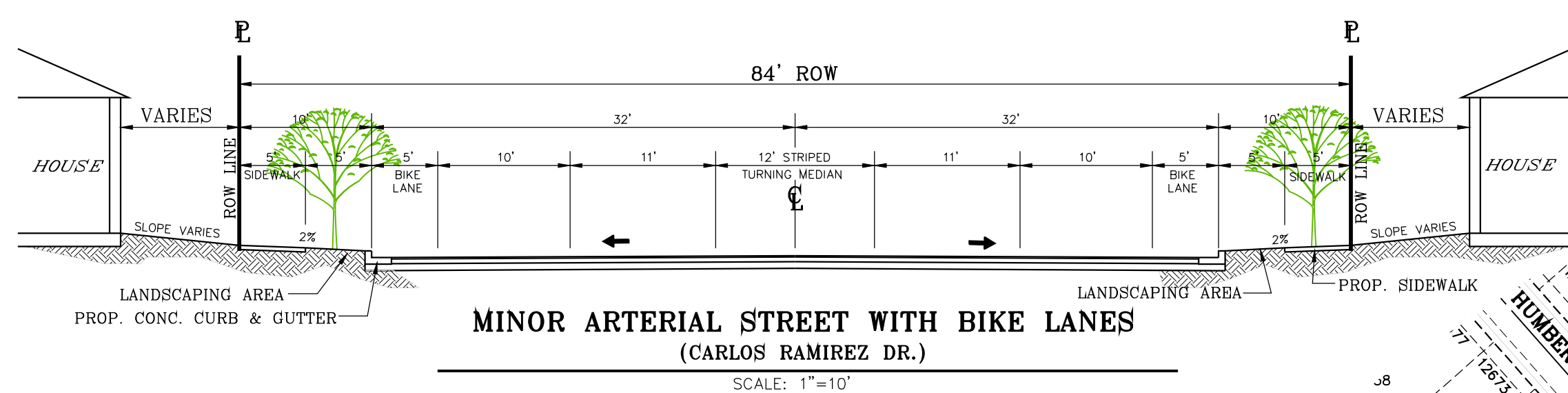
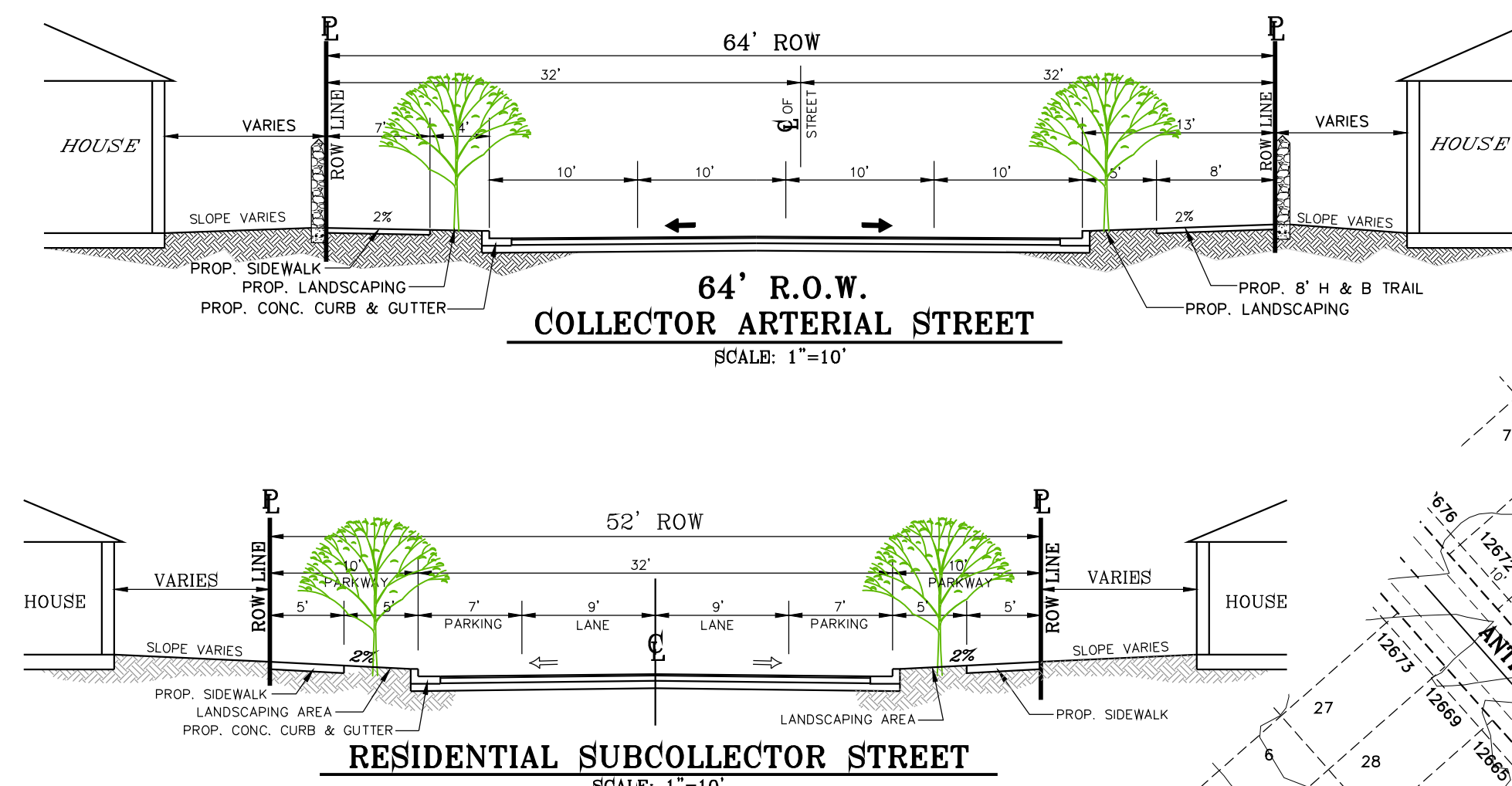
CONDE INC.
6080 SURETY DR. SUITE 100
ENG.- YVONNE CONDE CURRY
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EL PASO, TEXAS 79905
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OWNER\ DEVELOPER
RANCHOS REAL IV, LTD.
6080 SURETY DR. SUITE 300
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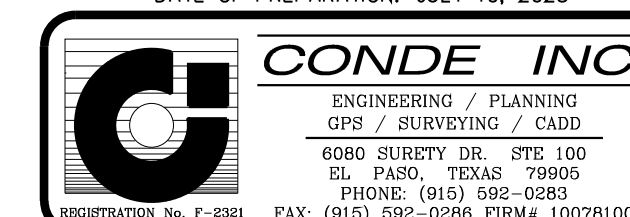
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C3	20.00'	32.58'	21.20'	29.09'	S152°46'W	93°19'24"
C4	20.00'	30.32'	18.93'	27.50'	S88°01'36"E	85°51'52"
C5	20.00'	32.41'	21.02'	28.98'	S31°17'28"E	92°50'21"
C6	16.76 m	585.10'	295.56'	582.13'	S03°13'27"E	2000°08'
C7	1042.00'	363.77'	183.65'	361.92'	N31°27'28"W	2000°08'
C106	1322.00'	46.11'	23.06'	46.11'	S44°14'46"E	159°54'
C107	1322.00'	43.17'	21.59'	43.17'	S42°23'40"E	152°15'
C109	1584.00'	46.07'	23.04'	46.07'	S43°51'13"E	140°00'
C111	1846.00'	33.12'	16.56'	33.12'	S43°18'45"E	101°40'
C112	1846.00'	43.17'	21.58'	43.16'	S42°07'43"E	120°23'
C155	1440.00'	356.43'	179.13'	355.52'	S432°20'44"W	141°05'55"
C164	500.00'	50.79'	25.42'	50.77'	N65°37'59"E	54°01'13"
C173	1178.00'	274.94'	137.00'	274.32'	N34°46'21"W	132°22'

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

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DATE OF PREPARATION: JULY 10, 2021



SCHOOL DISTRICT
ETA INDEPENDENT SCHOOL DISTRICT
10 SIMS DRIVE

TOTAL RESIDENTIAL LOTS	594
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