

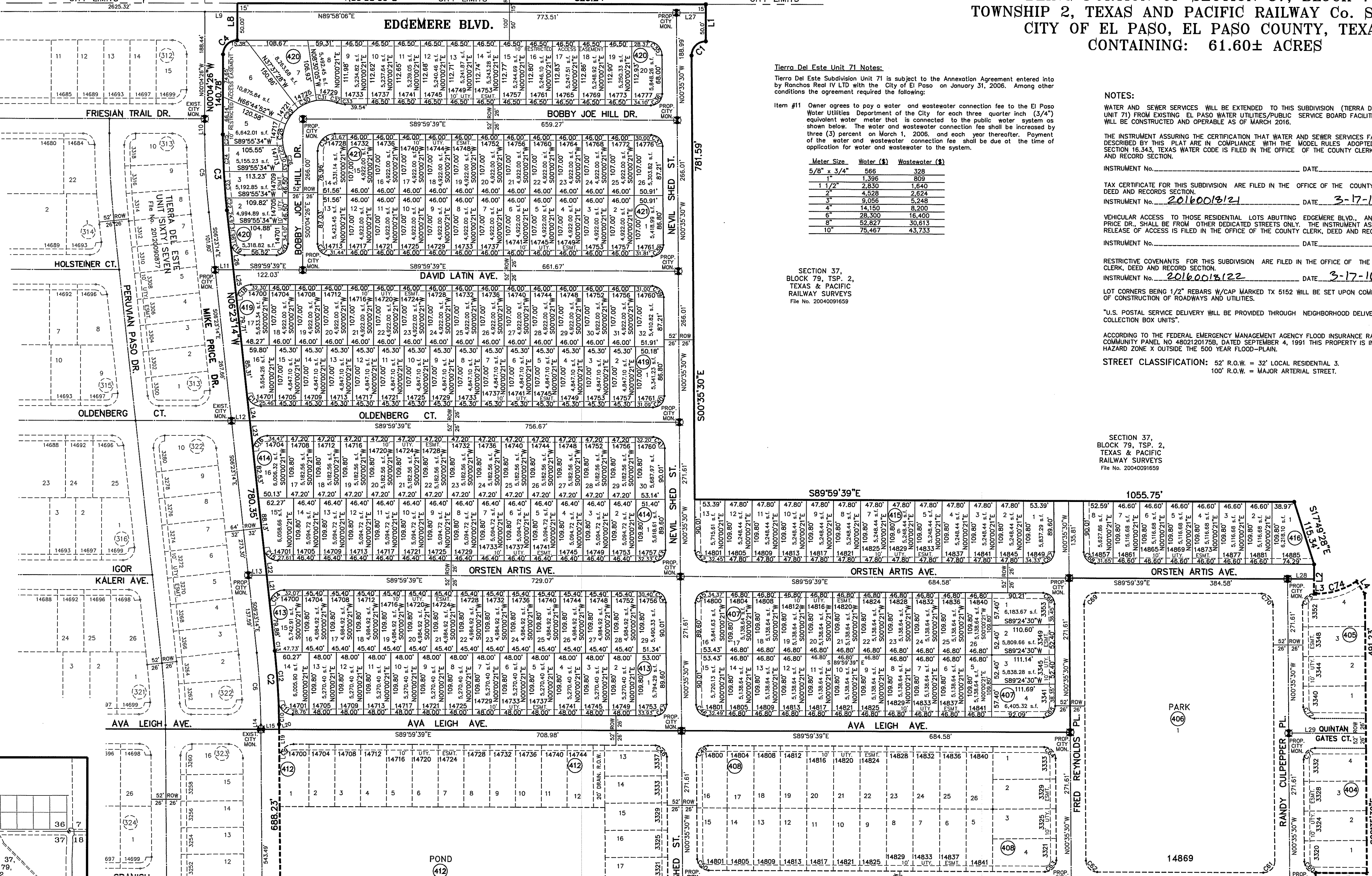
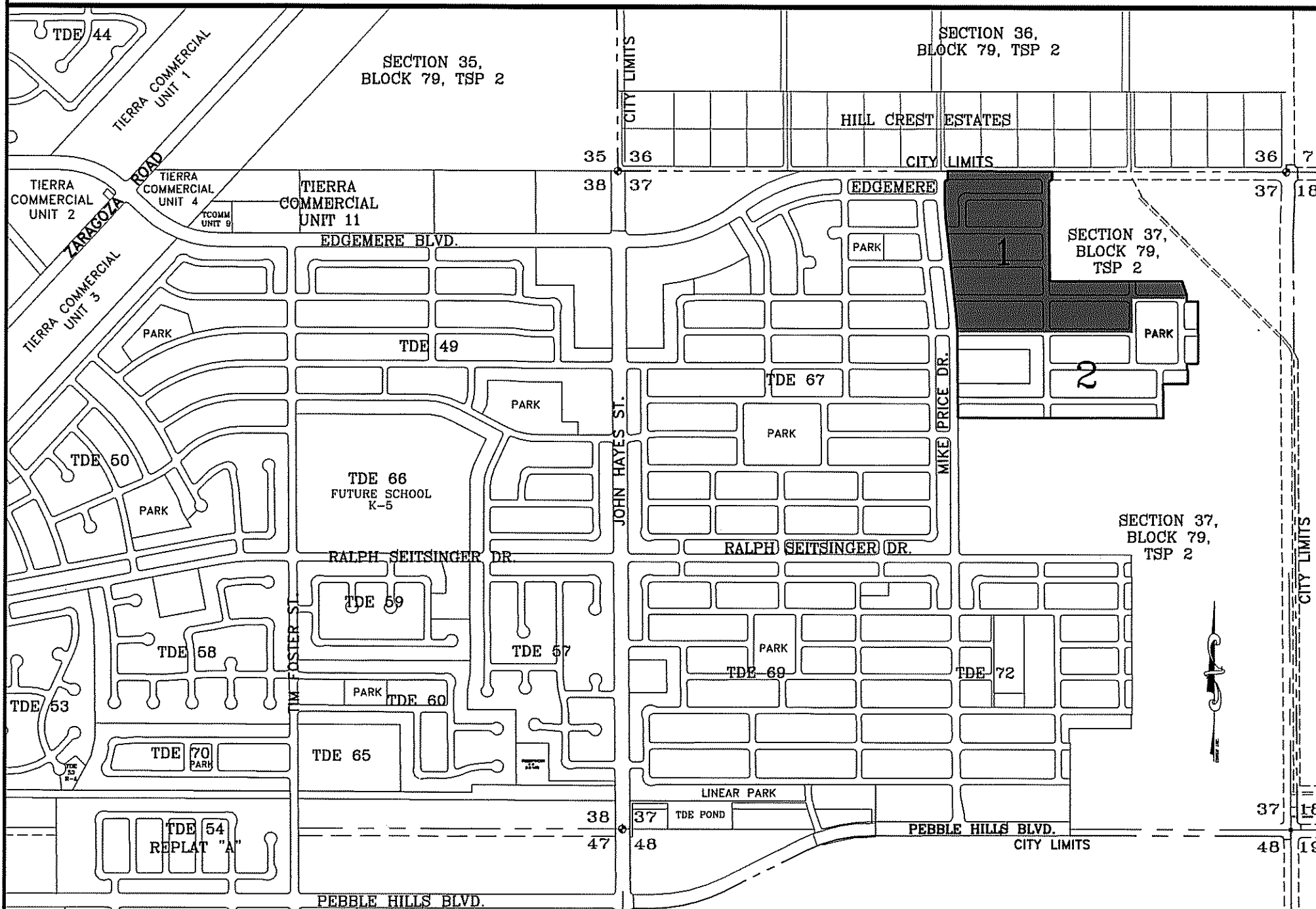
# TIERRA DEL ESTE UNIT SEVENTY ONE

BEING PORTION OF SECTION 37, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY Co. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 61.60± ACRES

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	39.51	25.25	35.53	S44°41'18"W	90°33'36"
C2	1282.00	129.80	64.96	129.75	N03°29'12"W	5°48'04"
C3	1218.00	134.21	67.17	134.14	N03°13'50"W	6°18'48"
C4	25.00	39.29	25.02	35.37	N44°56'50"E	90°27'32"
C5	1250.00	137.73	68.94	137.66	S03°13'50"E	6°18'48"
C6	1250.00	126.56	63.33	126.51	N03°29'12"W	5°48'04"
C7	25.00	39.53	25.26	35.54	S44°42'36"W	90°35'30"
C8	25.00	39.01	24.74	35.17	S46°17'24"E	89°24'30"
C9	25.00	39.53	25.26	35.54	S44°42'36"W	90°35'30"
C10	1282.00	129.80	64.96	129.75	N03°29'12"W	5°48'04"
C11	1218.00	134.21	67.17	134.14	N03°13'50"W	6°18'48"
C12	1282.00	129.80	64.96	129.75	N03°29'12"W	5°48'04"
C13	1218.00	134.21	67.17	134.14	N03°13'50"W	6°18'48"
C14	25.00	42.06	27.96	37.27	S41°48'33"W	96°23'34"
C15	25.00	36.48	22.36	33.33	S48°11'27"E	83°36'24"
C16	25.00	42.06	27.96	37.27	S41°48'33"W	96°23'34"
C17	25.00	42.06	27.96	37.27	S41°48'33"W	96°23'34"
C18	25.00	42.06	27.96	37.27	S41°48'33"W	96°23'34"
C19	25.00	36.48	22.36	33.33	S48°11'27"E	83°36'24"
C20	25.00	31.44	20.03	28.30	N44°57'57"E	90°04'46"
C21	20.00	31.39	19.97	28.26	S45°02'03"E	89°55'14"
C22	1218.00	121.86	10.93	121.86	S05°52'22"E	1°01'42"
C23	1218.00	121.86	10.93	121.86	S05°52'22"E	1°01'42"
C24	1218.00	121.86	10.93	121.86	S05°52'22"E	1°01'42"
C25	1218.00	121.86	10.93	121.86	S05°52'22"E	1°01'42"
C26	40.00	17.19	8.73	17.06	N12°23'02"E	24°37'12"
C27	70.00	20.19	10.16	20.12	S16°26'56"E	16°31'23"
C28	70.00	38.39	19.69	37.91	S07°32'27"W	31°25'23"
C29	70.00	35.58	18.18	35.20	S37°48'50"W	29°07'24"
C30	70.00	35.58	18.18	35.20	S37°48'50"W	29°07'24"
C31	70.00	35.58	18.18	35.20	S37°48'50"W	29°07'24"
C32	40.00	7.93	3.98	7.91	S74°17'25"E	11°21'13"
C33	40.00	7.00	3.51	6.99	S84°58'51"E	10°01'38"
C34	30.00	47.17	30.04	42.46	S44°57'57"E	90°04'46"
C35	25.00	39.03	24.76	35.18	N45°18'42"E	89°26'24"
C36	25.00	31.62	20.21	28.43	N44°42'25"E	90°35'50"
C37	20.00	31.21	19.79	28.14	N45°17'35"E	89°24'10"
C38	20.00	31.62	20.21	28.43	N44°42'25"E	90°35'50"
C39	20.00	31.21	19.79	28.14	N45°17'35"E	89°24'10"
C40	20.00	31.62	20.21	28.43	N44°42'25"E	90°35'50"
C41	20.00	31.21	19.79	28.14	N45°17'35"E	89°24'10"
C42	20.00	31.21	19.79	28.14	N45°17'35"E	89°24'10"
C43	20.00	31.62	20.21	28.43	N44°42'25"E	90°35'50"
C44	20.00	31.21	19.79	28.14	N45°17'35"E	89°24'10"
C45	20.00	31.62	20.21	28.43	N44°42'25"E	90°35'50"
C46	20.00	31.21	19.79	28.14	N45°17'35"E	89°24'10"
C47	20.00	31.62	20.21	28.43	N44°42'25"E	90°35'50"
C48	20.00	31.21	19.79	28.14	N45°17'35"E	89°24'10"
C49	20.00	31.62	20.21	28.43	N44°42'25"E	90°35'50"
C50	20.00	31.21	19.79	28.14	N45°17'35"E	89°24'10"
C51	20.00	31.62	20.21	28.43	N44°42'25"E	90°35'50"
C52	20.00	31.21	19.79	28.14	N45°17'35"E	89°24'10"
C53	20.00	31.62	20.21	28.43	N44°42'25"E	90°35'50"
C54	20.00	31.21	19.79	28.14	N45°17'35"E	89°24'10"
C55	20.00	31.62	20.21	28.43	N44°42'25"E	90°35'50"
C56	20.00	31.21	19.79	28.14	N45°17'35"E	89°24'10"
C57	20.00	31.62	20.21	28.43	N44°42'25"E	90°35'50"
C58	20.00	31.21	19.79	28.14	N45°17'35"E	89°24'10"
C59	20.00	31.62	20.21	28.43	N44°42'25"E	90°35'50"
C60	20.00	31.21	19.79	28.14	N45°17'35"E	89°24'10"
C61	20.00	31.62	20.21	28.43	N44°42'25"E	90°35'50"
C62	20.00	31.21	19.79	28.14	N45°17'35"E	89°24'10"
C63	20.00	31.62	20.21	28.43	N44°42'25"E	90°35'50"
C64	20.00	31.21	19.79	28.14	N45°17'35"E	89°24'10"
C65	20.00	31.62	20.21	28.43	N44°42'25"E	90°35'50"
C66	20.00	31.21	19.79	28.14	N45°17'35"E	89°24'10"
C67	20.00	31.62	20.21	28.43	N44°42'25"E	90°35'50"
C68	20.00	31.21	19.79	28.14	N45°17'35"E	89°24'10"
C69	20.00	31.62	20.21	28.43	N44°42'25"E	90°35'50"
C70	20.00	31.21	19.79	28.14	N45°17'35"E	89°24'10"
C71	20.00	31.62	20.21	28.43	N44°42'25"E	90°35'50"
C72	20.00	31.21	19.79	28.14	N45°17'35"E	89°24'10"
C73	20.00	31.62	20.21	28.43	N44°42'25"E	90°35'50"
C74	126.00	75.57	38.96	74.45	N72°49'23"E	34°21'54"

LINE	LENGTH	BEARING
L1	65.00	S00°01'54"E
L2	52.00	S00°02'11"W
L3	3.64	S89°59'39"E
L4	26.64	S34°21'34"E
L5	90.21	N89°59'39"W
L6	52.00	S00°02'11"W
L7	6.27	S89°59'39"E
L8	65.00	N00°01'54"W
L9	57.06	N89°59'39"E
L10	27.39	N00°04'26"W
L11	32.20	S89°59'39"E
L12	32.20	S89°59'39"E
L13	32.20	S89°59'39"E
L14	8.60	S00°35'09"E
L15	32.00	S89°59'39"E
L16	51.26	S00°35'09"E
L17	51.26	S00°35'09"E
L18	50.74	S00°35'09"E
L19	51.26	S00°35'09"E
L20	8.93	S00°35'09"E
L21	54.12	S08°23'14"E
L22	48.52	S08°23'14"E
L23	54.12	S08°23'14"E
L24	48.52	S08°23'14"E
L25	54.12	N06°23'14"W
L26	48.52	N06°23'14"W
L27	51.74	N89°58'06"E
L28	48.48	S89°59'39"E
L29	136.01	S00°00'00"E
L30	45.52	S89°59'39"E

LOCATION MAP SCALE: 1"=1000'



**SCHOOL DISTRICT**  
SOCORRO INDEPENDENT SCHOOL DISTRICT  
12440 ROJAS DRIVE

**TOTAL RESIDENTIAL LOTS**  
324

DATE OF PREPARATION: OCTOBER 18, 2011  
**CONDE INC.**  
ENGINEERING / PLANNING  
GPS / SURVEYING / CAD  
6080 SUBBURY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 699-0888  
FAX: (915) 699-0889

**Tierra Del Este Unit 71 Notes:**

Item #11 Owner agrees to pay a water and wastewater connection fee to the El Paso Water Utilities Department of the City for each three quarter inch (3/4") equivalent water meter that is connected to the public water system as shown below. The water and wastewater connection fee shall be increased by three (3) percent on March 1, 2006, and each year thereafter. Payment of the water and wastewater connection fee shall be due at the time of application for water and wastewater to the system.

Water Meter Size	Water (\$)	Wastewater (\$)
5/8" x 3/4"	565	328
1 1/2"	1,396	809
2"	2,830	1,640
3"	4,528	2,624
4"	8,056	5,248
6"	14,150	8,200
8"	26,300	16,400
10"	42,827	26,113
12"	75,467	43,733

**NOTES:**

WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (TIERRA DEL ESTE UNIT 71) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF MARCH 2016.

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 16.545, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.

INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_

TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

INSTRUMENT No. 20160018121 DATE 3-17-16

VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ADJACENT EDGEMERE BLVD., AND MIKE PRICE DR., SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.

INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.

INSTRUMENT No. 20160018122 DATE 3-17-16

LOT CORNERS BEING 1/2" REBAR W/CAP MARKED TX 5152 WILL BE SET UP UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.

\*U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4802-010758, DATED SEPTEMBER 4, 1991 THIS PROPERTY IS IN FLOOD HAZARD ZONE X OUTSIDE THE 500 YEAR FLOOD-PLAIN.

STREET CLASSIFICATION: 52' R.O.W. = 32' LOCAL RESIDENTIAL ST.  
100' R.O.W. = MAJOR ARTERIAL STREET.

**DEDICATION**

RANCHOS REAL XVI, L.L.C., property owner of this land, hereby present this plat and dedicate to the use of the public the streets, drives, pond, park, drainage R.O.W., restricted access easement, and utility easements as hereon laid down and designated, including easements for overhead, or service wires for pole type utilities, and buried service wires, 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 my signature this 15<sup>TH</sup> day of JANUARY, 2016.

By: Douglas A. Schwartz, MANAGER

**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 24 day of JANUARY, 2016.

Executive Secretary: [Signature] Chairperson: [Signature]

Approved for filing this 14 day of MARCH, 2016.

Planning and Inspections Director: [Signature]

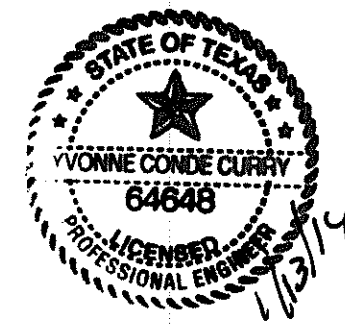
**ACKNOWLEDGMENT**

STATE OF TEXAS  
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Douglas A. Schwartz, Manager of RANCHOS REAL XVI, L.L.C., ON BEHALF OF SAID LIMITED LIABILITY COMPANY, 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 15<sup>TH</sup> day of JANUARY, 2016.

[Signature] Notary Public in and for El Paso County  
01-31-2018  
My Commission Expires \_\_\_\_\_



Prepared by and under the supervision of:  
**YVONNE CONDE CURRY, P.E.**  
Registered Professional Engineer  
Registration No. 64848

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.

[Signature] Ron R. Conde, Registered Professional Land Surveyor, Texas License No. 5152

