

# TIERRA DEL ESTE UNIT SEVENTY EIGHT

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,  
TEXAS AND PACIFIC RAILWAY Co. SURVEYS,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING: 127.83± ACRES

## NOTES:

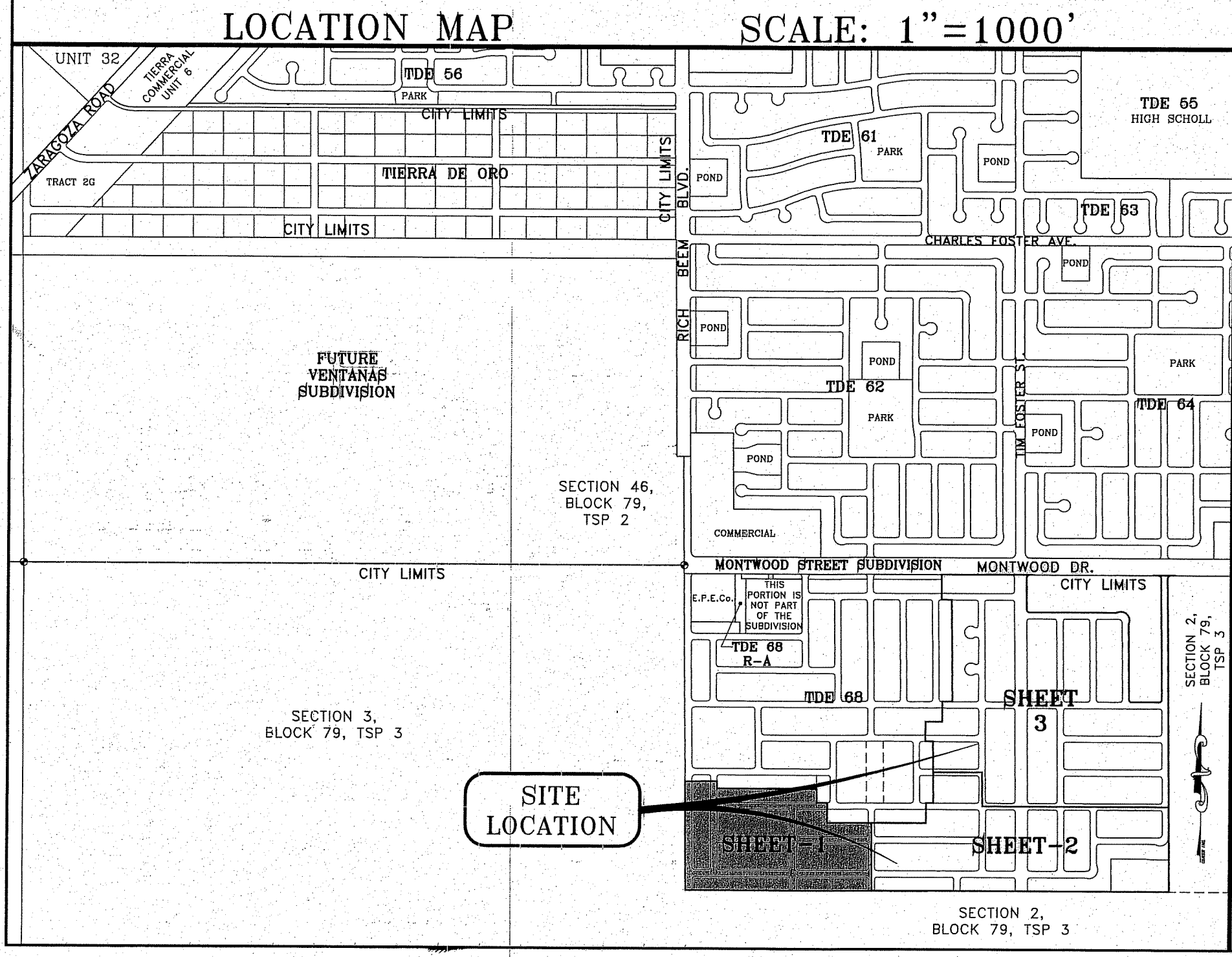
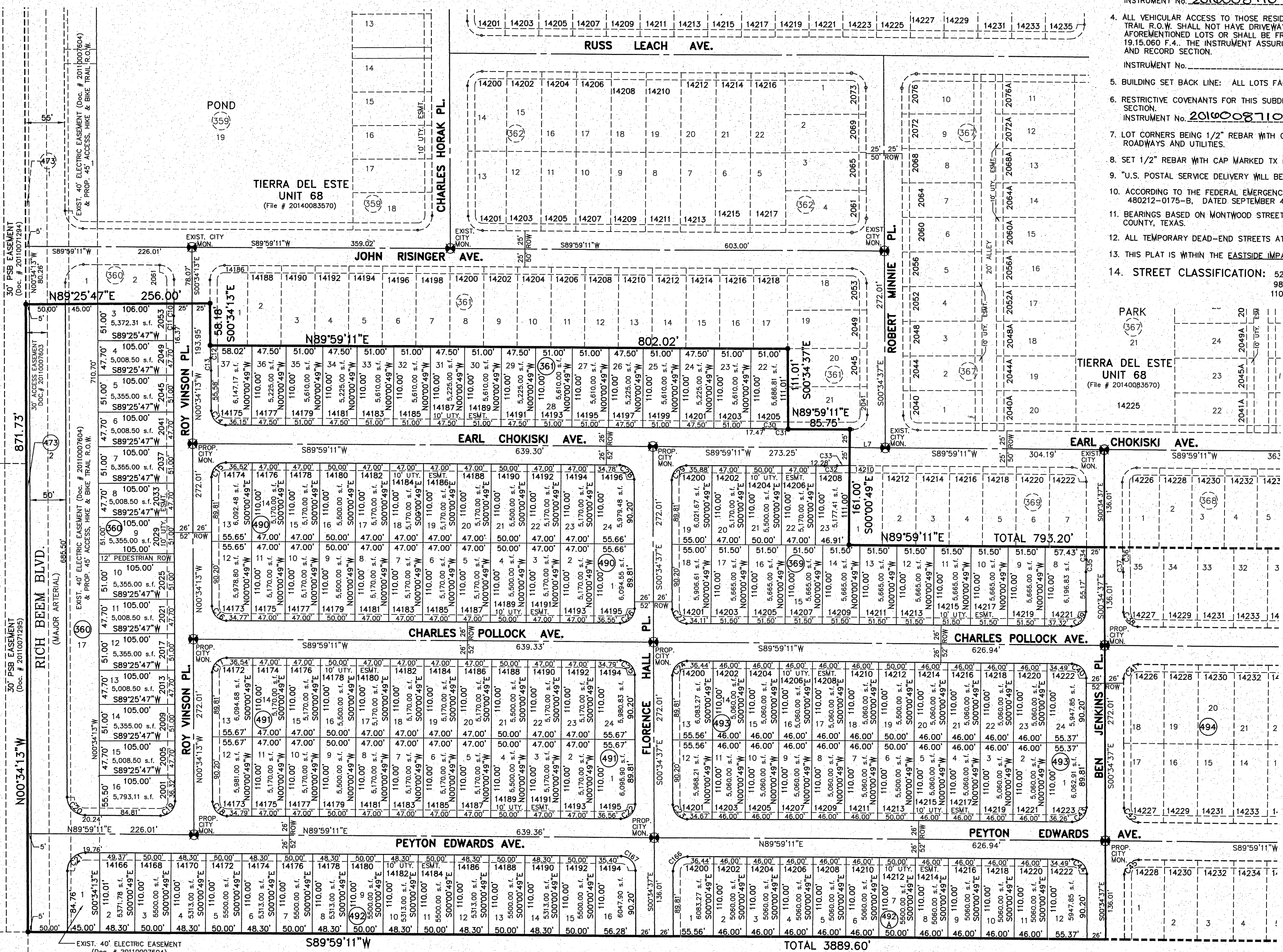
1. WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (TIERRA DEL ESTE UNIT 78) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF SEPTEMBER 2016.
2. THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES 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. INSTRUMENT NO. 20160087107 DATE 12/08/2016
4. ALL VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING AND/OR FRONTING TIM FOSTER STREET AND THE HIKE/BIKE TRAIL R.O.W. SHALL NOT HAVE DRIVEWAY ACCESS TO THE ARTERIAL AND SHALL BE FROM ALLEYS AT THE REAR OF THE ADJACENT LOTS OR SHALL BE FROM OTHER DEDICATED STREETS ONLY. IN ACCORDANCE WITH TITLE 19 SECTION 19.060 F.4, THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
5. BUILDING SET BACK LINE: ALL LOTS FACING TIM FOSTER ST. SHALL HAVE A 10 FOOT FRONT BUILDING SETBACK LINE.
6. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION. INSTRUMENT NO. 20160087108 DATE 12/08/2016
7. LOT CORNERS BEING 1/2" REBAR WITH CAP MARKED TX 5152 WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADS AND UTILITIES.
8. SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
9. "U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS".
10. 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.
11. BEARINGS BASED ON MONTWOOD STREET SUBDIVISION IN FILE NO. 20110065750, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
12. ALL TEMPORARY DEAD-END STREETS AT SOME POINT WILL BE EXTENDED INTO THE ADJACENT PROPERTY.
13. THIS PLAT IS WITHIN THE EASTSIDE IMPACT FEE SERVICE AREA.
14. STREET CLASSIFICATION: 52' R.O.W. = 32' LOCAL RESIDENTIAL 3.  
88' R.O.W. = MINOR ARTERIAL STREET.  
110' R.O.W. = MAJOR ARTERIAL STREET.

| CURVE TABLE |         |         |         |         |                        |
|-------------|---------|---------|---------|---------|------------------------|
| CURVE       | RADIUS  | LENGTH  | TANGENT | CHORD   | BEARING                |
| C1          | 25.00'  | 39.50'  | 25.23'  | 35.52'  | S44°43'47"W 90°31'30"  |
| C2          | 20.00'  | 31.23'  | 19.82'  | 28.15'  | S45°16'13"E 89°28'30"  |
| C3          | 40.00'  | 15.35'  | 7.77'   | 15.26'  | N78°59'57"E 21°59'11"  |
| C4          | 70.00'  | 163.04' | 162.73' | 128.61' | S45°16'13"E 133°26'53" |
| C5          | 40.00'  | 15.35'  | 7.77'   | 15.26'  | S102°7'38"W 21°59'11"  |
| C6          | 20.00'  | 31.23'  | 19.82'  | 28.15'  | S45°16'23"E 89°28'51"  |
| C7          | 20.00'  | 31.61'  | 20.20'  | 28.42'  | N44°42'10"E 90°34'03"  |
| C8          | 25.00'  | 39.02'  | 24.75'  | 35.18'  | N45°17'40"W 89°25'36"  |
| C9          | 25.00'  | 39.52'  | 25.25'  | 35.53'  | S44°42'20"W 90°34'24"  |
| C10         | 300.00' | 17.32'  | 8.66'   | 17.32'  | N1°05'02"E 31°8'30"    |
| C11         | 300.00' | 17.32'  | 8.66'   | 17.32'  | S1°05'02"W 31°8'30"    |
| C12         | 300.00' | 17.32'  | 8.66'   | 17.32'  | S21°3'28"E 31°8'30"    |
| C13         | 300.00' | 17.32'  | 8.66'   | 17.32'  | N21°3'28"W 31°8'30"    |
| C14         | 20.00'  | 31.22'  | 19.81'  | 28.15'  | S45°17'31"E 89°26'36"  |
| C15         | 20.00'  | 31.61'  | 20.20'  | 28.42'  | S44°42'29"W 90°33'24"  |
| C16         | 20.00'  | 31.22'  | 19.81'  | 28.15'  | S45°17'31"E 89°26'36"  |
| C17         | 20.00'  | 31.61'  | 20.20'  | 28.42'  | S44°42'29"W 90°33'24"  |
| C18         | 20.00'  | 31.22'  | 19.81'  | 28.15'  | S45°17'31"E 89°26'36"  |
| C19         | 20.00'  | 31.61'  | 20.20'  | 28.42'  | N44°42'29"E 90°33'24"  |
| C20         | 25.00'  | 39.03'  | 24.76'  | 35.18'  | S45°17'31"E 89°26'36"  |
| C21         | 25.00'  | 39.51'  | 25.24'  | 35.53'  | S44°42'29"W 90°33'24"  |
| C22         | 20.00'  | 31.61'  | 20.20'  | 28.42'  | N44°42'17"E 90°33'48"  |
| C23         | 20.00'  | 31.22'  | 19.80'  | 28.14'  | S45°17'43"E 89°26'12"  |
| C24         | 20.00'  | 31.61'  | 20.20'  | 28.42'  | S44°42'17"W 90°33'48"  |
| C25         | 20.00'  | 31.22'  | 19.80'  | 28.14'  | N45°17'43"W 89°26'12"  |
| C26         | 20.00'  | 31.61'  | 20.20'  | 28.42'  | N44°42'17"E 90°33'48"  |
| C27         | 20.00'  | 31.22'  | 19.80'  | 28.14'  | S45°17'43"E 89°26'12"  |
| C28         | 20.00'  | 31.22'  | 19.80'  | 28.14'  | S45°17'43"E 89°26'12"  |
| C29         | 20.00'  | 31.61'  | 20.20'  | 28.42'  | S44°42'17"W 90°33'48"  |
| C30         | 300.00' | 17.32'  | 8.66'   | 17.32'  | S88°21'34"W 31°8'30"   |
| C31         | 300.00' | 17.32'  | 8.66'   | 17.32'  | S88°21'34"E 31°8'30"   |
| C32         | 300.00' | 17.32'  | 8.66'   | 17.32'  | N88°19'56"E 31°8'30"   |
| C33         | 300.00' | 17.32'  | 8.66'   | 17.32'  | S88°19'56"W 31°8'30"   |
| C34         | 300.00' | 17.32'  | 8.66'   | 17.32'  | N1°04'38"E 31°8'30"    |
| C35         | 300.00' | 17.32'  | 8.66'   | 17.32'  | S1°04'38"W 31°8'30"    |
| C36         | 300.00' | 17.32'  | 8.66'   | 17.32'  | S21°3'53"E 31°8'30"    |
| C37         | 300.00' | 17.32'  | 8.66'   | 17.32'  | N21°3'53"W 31°8'30"    |
| C38         | 20.00'  | 31.22'  | 19.80'  | 28.14'  | S45°17'43"E 89°26'12"  |
| C39         | 20.00'  | 31.61'  | 20.20'  | 28.42'  | N44°42'17"E 90°33'48"  |
| C40         | 20.00'  | 31.22'  | 19.80'  | 28.14'  | N45°17'43"W 89°26'12"  |
| C41         | 20.00'  | 31.61'  | 20.20'  | 28.42'  | S44°42'17"W 90°33'48"  |
| C42         | 20.00'  | 31.22'  | 19.80'  | 28.14'  | S45°17'43"E 89°26'12"  |
| C43         | 20.00'  | 31.61'  | 20.20'  | 28.42'  | N44°42'17"E 90°33'48"  |
| C44         | 20.00'  | 31.22'  | 19.80'  | 28.14'  | N45°17'43"W 89°26'12"  |
| C45         | 20.00'  | 31.61'  | 20.20'  | 28.42'  | S44°42'17"W 90°33'48"  |
| C46         | 20.00'  | 31.61'  | 20.20'  | 28.42'  | S44°42'17"W 90°33'48"  |
| C47         | 20.00'  | 31.22'  | 19.80'  | 28.14'  | N45°17'43"W 89°26'12"  |

| RASTERSIDE SERVICE AREA |                |             |                  |
|-------------------------|----------------|-------------|------------------|
| Meter Size              | Meter Capacity | *Water (\$) | *Wastewater (\$) |
| Less Than 1"            | 1.00           | 697.00      | 920.00           |
| 1"                      | 1.67           | 1,163.00    | 1,537.00         |
| 1 1/2"                  | 3.33           | 2,321.00    | 3,065.00         |
| 2"                      | 5.33           | 3,714.00    | 4,905.00         |
| 3"                      | 10.00          | 6,988.00    | 9,203.00         |
| 4"                      | 16.67          | 11,615.00   | 15,341.00        |
| 6"                      | 33.33          | 23,232.00   | 30,672.00        |
| 8"                      | 53.33          | 37,158.00   | 49,077.00        |
| 10"                     | 76.67          | 40,064.00   | 52,916.00        |
| 12"                     | 143.33         | 74,899.00   | 98,824.00        |

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

| LINE TABLE |                   |
|------------|-------------------|
| LINE       | BEARING           |
| L1         | 65.00 N03°4'52"W  |
| L2         | 65.00 N03°1'57"W  |
| L3         | 49.88 N89°59'32"E |
| L4         | 51.70 S89°59'11"W |
| L5         | 73.59 S89°59'11"W |
| L6         | 75.94 S89°59'11"W |
| L7         | 49.50 S89°59'11"W |



SCHOOL DISTRICT  
SOCORRO INDEPENDENT SCHOOL DISTRICT  
12440 ROJAS DRIVE

TOTAL RESIDENTIAL LOTS  
674

DATE OF PREPARATION: JULY 25, 2013

**CONDE INC.**  
ENGINEERING / PLANNING  
GPS / SURVEYING / CAD  
6000 SUBURY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 682-0283  
FAX: (915) 682-0289

MARISOLA M. MORENO  
Notary Public, State of Texas  
My Commission Expires  
August 02, 2018

DEDICATION

RANCHOS REAL XV, L.L.C., property owner of this land hereby present this plat and dedicate to the use of the public the streets, drives, pond, alleys, access, hike and bike trail R.O.W., pedestrian R.O.W., drainage R.O.W., drainage easement, and utility easements as hereon laid down and designated, including easements for overhead 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 our signature this 6th day of October, 2016.

BY: RANCHOS REAL XV, L.L.C.  
By: Douglas A. Schwartz, MANAGER

ATTEST: NOT REQUIRED

STATE OF TEXAS  
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Douglas A. Schwartz, Manager of the RANCHOS REAL XV, 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 6th day of October, 2016.

Notary Public in and for El Paso County

My Commission Expires 08-02-2018

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 12 day of FEBRUARY, 2015.

Approved for filing this 30 day of NOVEMBER, 2016.

Planning and Inspections Director

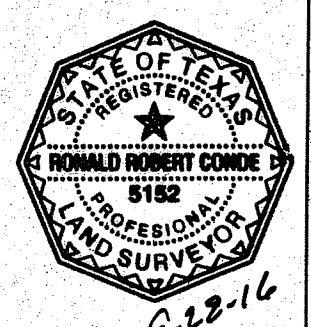
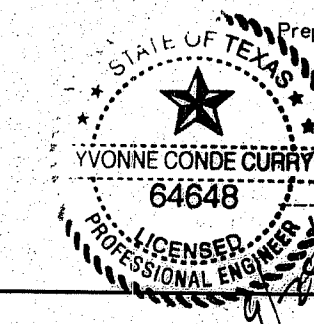
FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 8th day of December, 2016, A.D. in File No. 20160087106

Yvonne Conde Curry, P.E.  
Registered Professional Engineer  
Registration No. 64648

Amalia Casco  
By Deputy

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



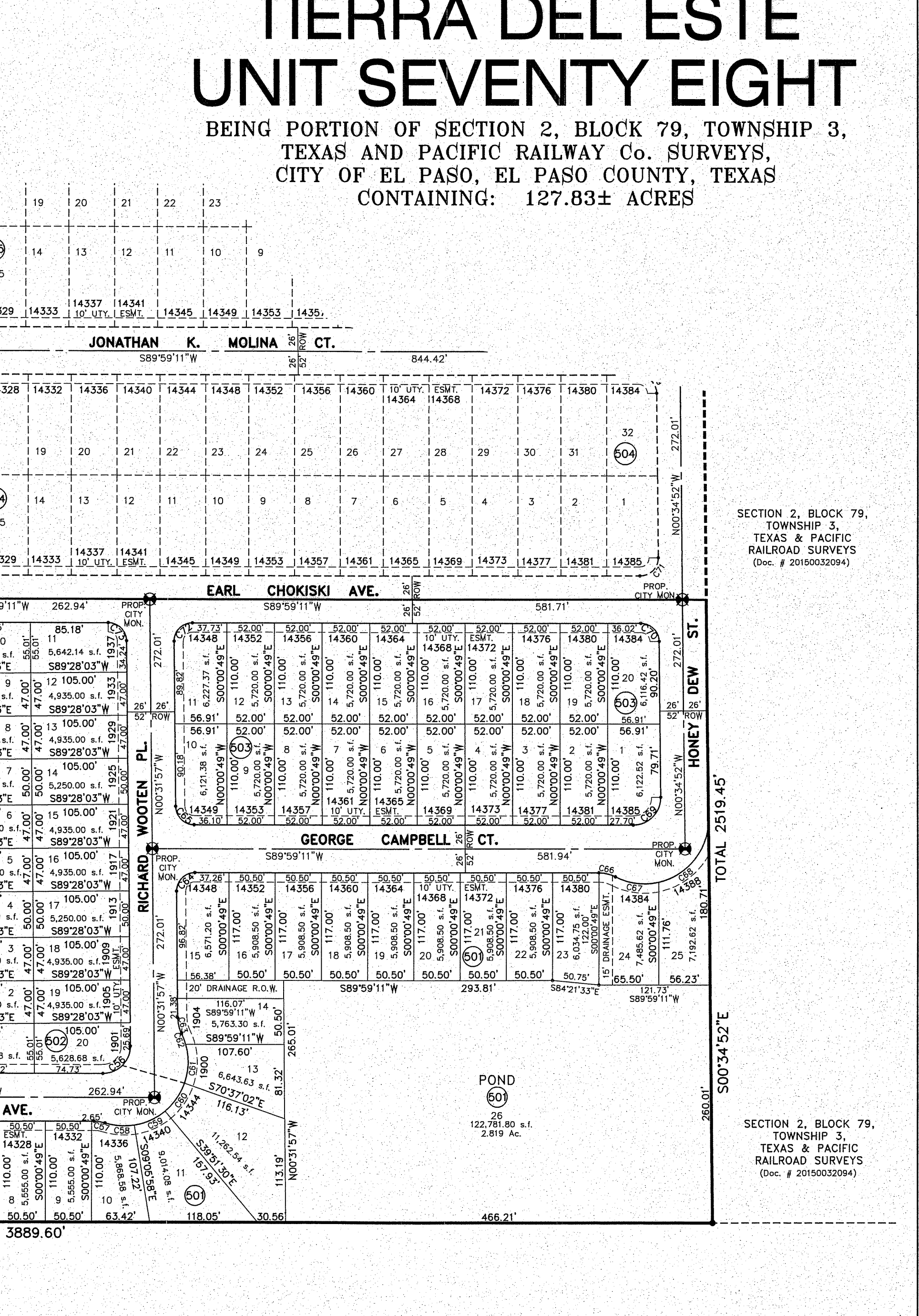
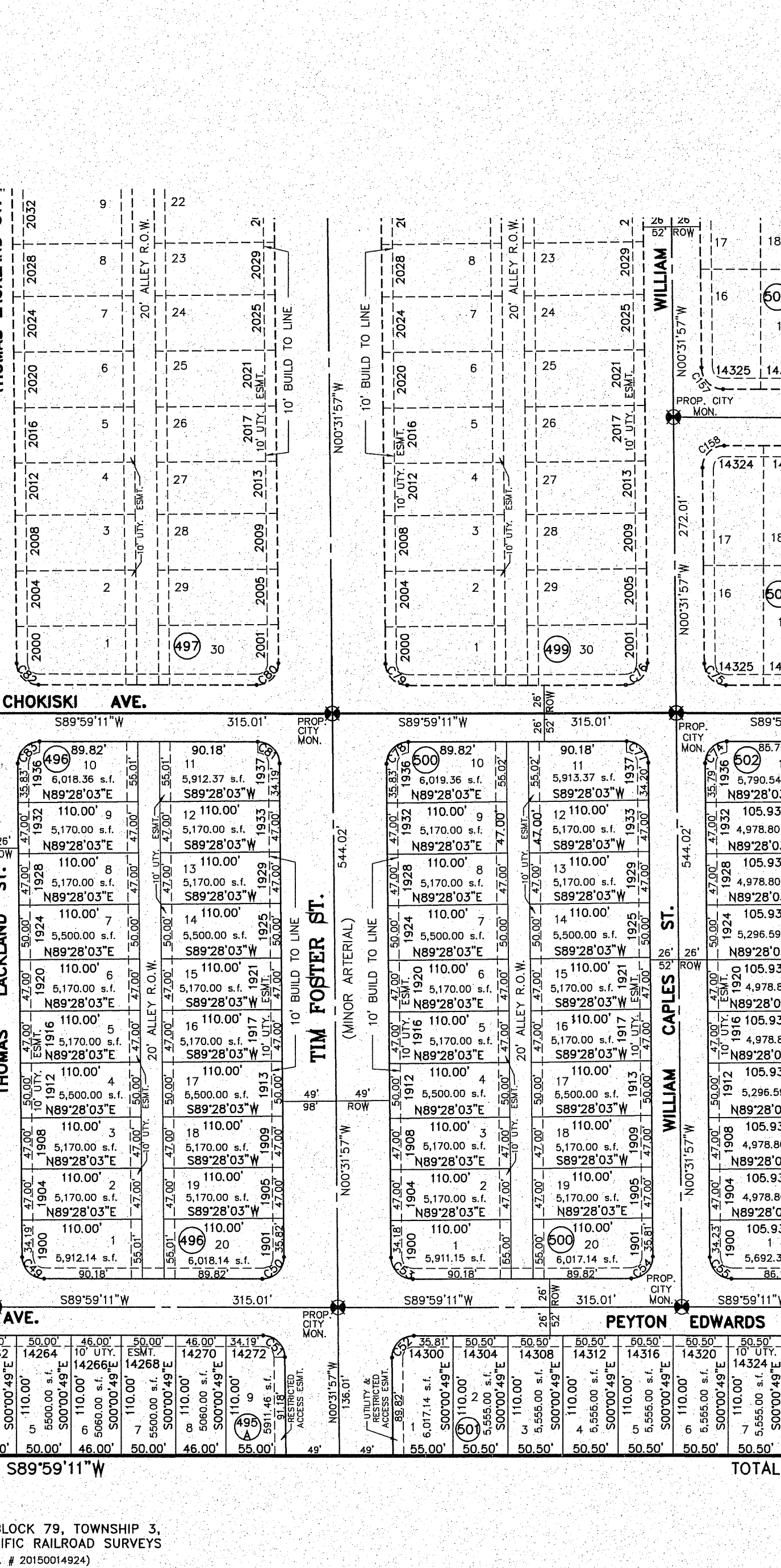
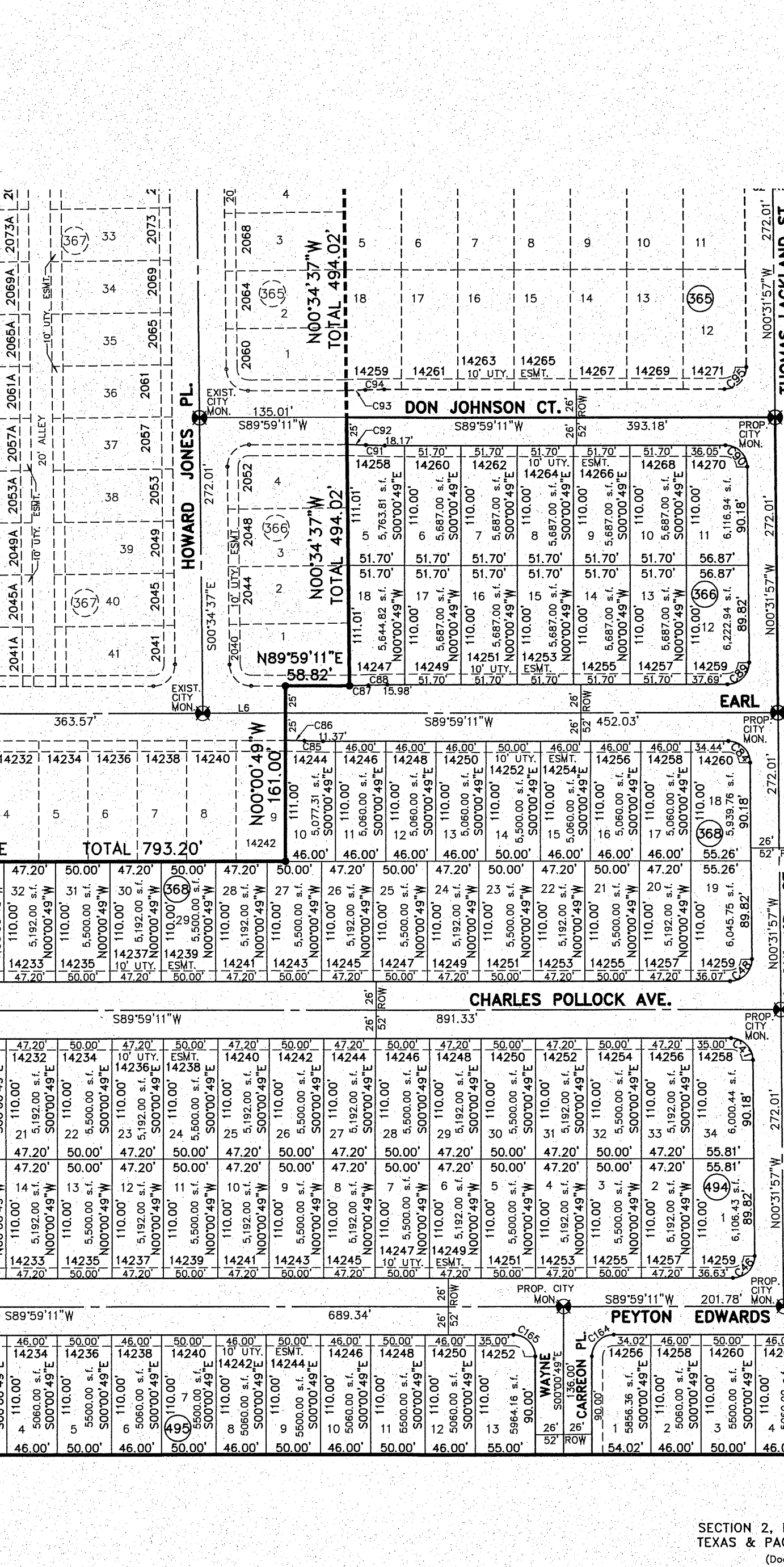
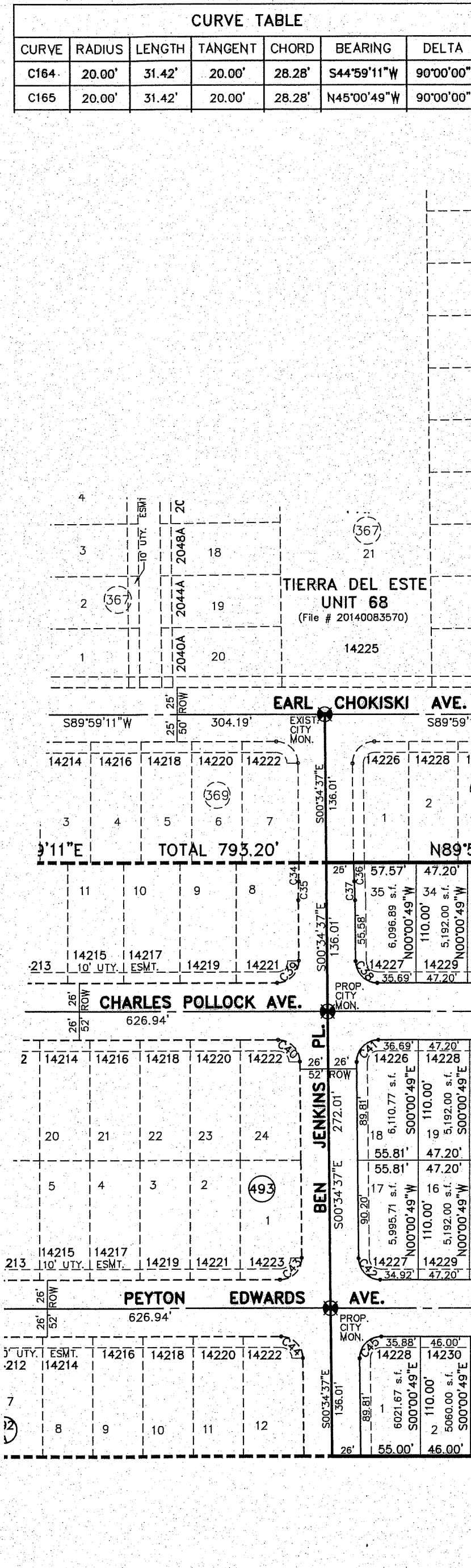
This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.



# TIERRA DEL ESTE UNIT SEVENTY EIGHT

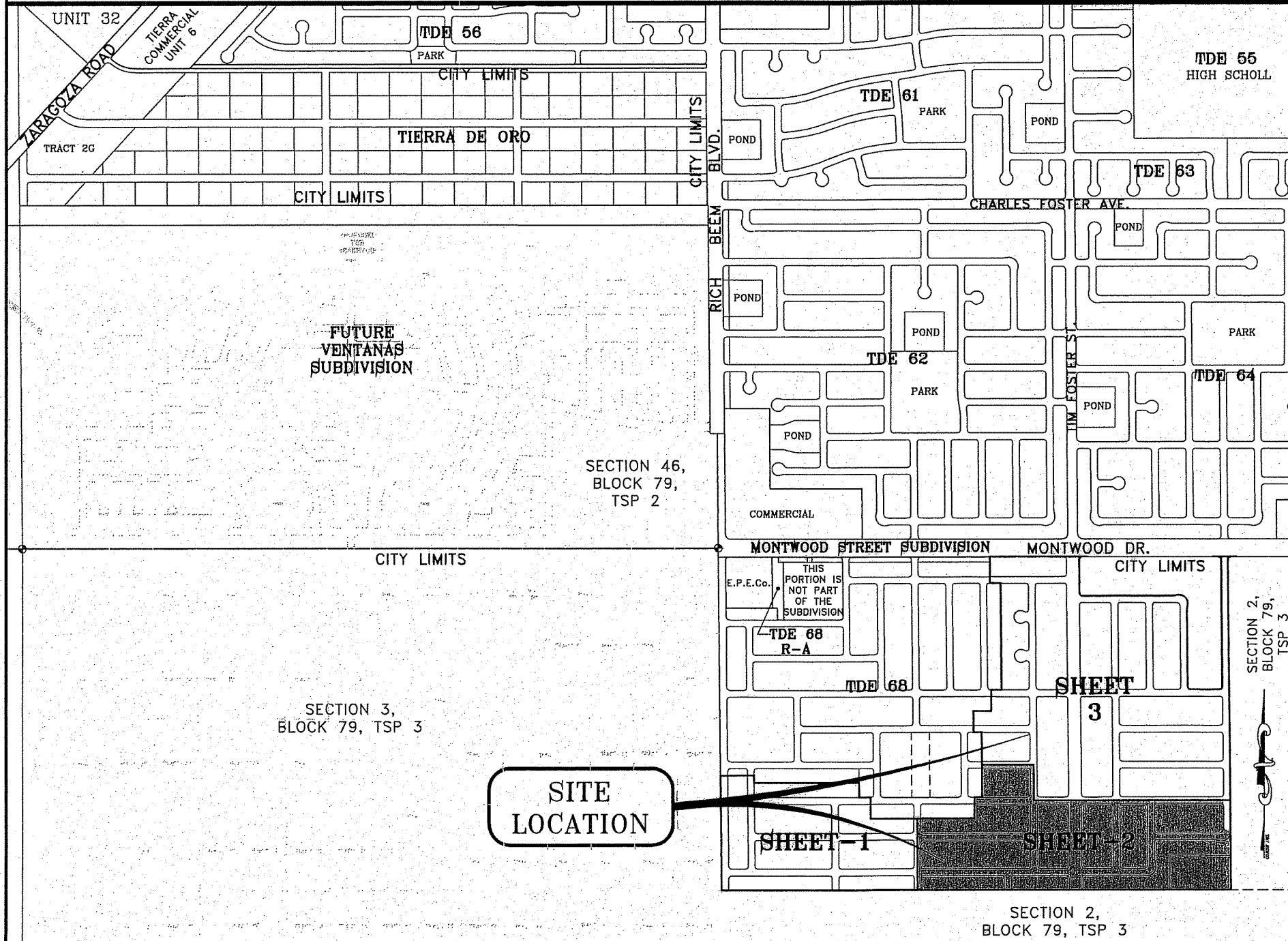
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,  
TEXAS AND PACIFIC RAILWAY Co. SURVEYS,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING: 127.83± ACRES

| CURVE TABLE |         |        |         |        |             |
|-------------|---------|--------|---------|--------|-------------|
| CURVE       | RADIUS  | LENGTH | TANGENT | CHORD  | BEARING     |
| C34         | 300.00' | 17.32' | 8.66'   | 17.32' | N10°4'38"E  |
| C35         | 300.00' | 17.32' | 8.66'   | 17.32' | S10°4'38"W  |
| C36         | 300.00' | 17.32' | 8.66'   | 17.32' | S21°5'5"E   |
| C37         | 300.00' | 17.32' | 8.66'   | 17.32' | N21°5'5"W   |
| C38         | 20.00'  | 31.22' | 19.80'  | 28.14' | S45°17'43"E |
| C39         | 20.00'  | 31.61' | 20.20'  | 28.42' | N44°42'17"E |
| C40         | 20.00'  | 31.22' | 19.80'  | 28.14' | N45°17'43"W |
| C41         | 20.00'  | 31.61' | 20.20'  | 28.42' | S44°42'17"W |
| C42         | 20.00'  | 31.22' | 19.80'  | 28.14' | S45°17'43"E |
| C43         | 20.00'  | 31.61' | 20.20'  | 28.42' | N44°42'17"E |
| C44         | 20.00'  | 31.22' | 19.80'  | 28.14' | N45°17'43"W |
| C45         | 20.00'  | 31.61' | 20.20'  | 28.42' | S44°42'17"W |
| C46         | 20.00'  | 31.60' | 20.18'  | 28.41' | N44°43'37"E |
| C47         | 20.00'  | 31.23' | 19.82'  | 28.16' | N45°16'23"W |
| C48         | 20.00'  | 31.60' | 20.18'  | 28.41' | N44°43'37"E |
| C49         | 20.00'  | 31.23' | 19.82'  | 28.16' | S45°16'23"E |
| C50         | 20.00'  | 31.60' | 20.18'  | 28.41' | N44°43'37"E |
| C51         | 20.00'  | 31.23' | 19.82'  | 28.16' | N45°16'23"W |
| C52         | 20.00'  | 31.60' | 20.18'  | 28.41' | S44°43'37"W |
| C53         | 20.00'  | 31.23' | 19.82'  | 28.16' | S45°16'23"E |
| C54         | 20.00'  | 31.60' | 20.18'  | 28.41' | N44°43'37"E |
| C55         | 20.00'  | 31.23' | 19.82'  | 28.16' | N45°16'23"E |
| C56         | 30.00'  | 47.40' | 30.27'  | 42.62' | S44°43'37"E |
| C57         | 40.00'  | 12.11' | 6.10'   | 12.06' | N81°20'34"W |
| C58         | 70.00'  | 32.29' | 16.44'  | 32.00' | S85°53'09"E |
| C59         | 70.00'  | 37.58' | 19.25'  | 37.13' | N65°31'16"E |
| C60         | 70.00'  | 37.58' | 19.25'  | 37.13' | N34°54'44"E |
| C61         | 70.00'  | 43.46' | 22.46'  | 42.77' | N1°50'47"E  |
| C62         | 70.00'  | 12.54' | 6.29'   | 12.53' | N21°19'23"W |
| C63         | 40.00'  | 18.10' | 9.21'   | 17.94' | S13°29'39"E |
| C64         | 20.00'  | 31.60' | 20.18'  | 28.41' | S44°43'37"E |
| C65         | 20.00'  | 31.23' | 19.82'  | 28.16' | S45°16'23"E |
| C66         | 40.00'  | 18.85' | 9.60'   | 18.68' | N76°30'47"W |
| C67         | 70.00'  | 48.68' | 25.37'  | 47.70' | S82°56'04"E |
| C68         | 70.00'  | 94.96' | 56.41'  | 87.84' | N38°16'52"E |
| C69         | 30.00'  | 47.42' | 30.30'  | 42.64' | N44°42'10"E |
| C70         | 20.00'  | 31.22' | 19.80'  | 28.14' | N45°17'50"W |
| C71         | 20.00'  | 31.61' | 20.20'  | 28.42' | N44°42'10"E |
| C72         | 20.00'  | 31.60' | 20.18'  | 28.41' | S44°43'37"W |
| C73         | 20.00'  | 31.23' | 19.82'  | 28.16' | N45°16'23"W |
| C74         | 20.00'  | 31.60' | 20.18'  | 28.41' | S44°43'37"W |
| C75         | 20.00'  | 31.23' | 19.82'  | 28.16' | S45°16'23"E |
| C76         | 20.00'  | 31.60' | 20.18'  | 28.41' | N44°43'37"E |
| C77         | 20.00'  | 31.23' | 19.82'  | 28.16' | N45°16'23"E |
| C78         | 20.00'  | 31.60' | 20.18'  | 28.41' | S44°43'37"W |
| C79         | 20.00'  | 31.23' | 19.82'  | 28.16' | S45°16'23"E |
| C80         | 20.00'  | 31.60' | 20.18'  | 28.41' | N44°43'37"E |
| C81         | 20.00'  | 31.23' | 19.82'  | 28.16' | N45°16'23"W |
| C82         | 20.00'  | 31.23' | 19.82'  | 28.16' | S45°16'23"E |
| C83         | 20.00'  | 31.60' | 20.18'  | 28.41' | S44°43'37"W |
| C84         | 20.00'  | 31.23' | 19.82'  | 28.16' | N45°16'23"W |
| C85         | 300.00' | 17.32' | 8.66'   | 17.32' | S88°21'34"E |
| C86         | 300.00' | 17.32' | 8.66'   | 17.32' | N88°21'34"W |
| C87         | 300.00' | 17.32' | 8.66'   | 17.32' | S88°19'56"E |
| C88         | 300.00' | 17.32' | 8.66'   | 17.32' | S88°19'56"W |
| C89         | 20.00'  | 31.60' | 20.18'  | 28.41' | N44°43'37"E |
| C90         | 20.00'  | 31.23' | 19.82'  | 28.16' | N45°16'23"W |
| C91         | 300.00' | 17.32' | 8.66'   | 17.32' | S88°21'34"E |
| C92         | 300.00' | 17.32' | 8.66'   | 17.32' | N88°21'34"W |
| C93         | 300.00' | 17.32' | 8.66'   | 17.32' | S88°19'56"E |
| C94         | 300.00' | 17.32' | 8.66'   | 17.32' | S88°19'56"W |
| C95         | 20.00'  | 31.60' | 20.18'  | 28.41' | N44°43'37"E |



## LOCATION MAP

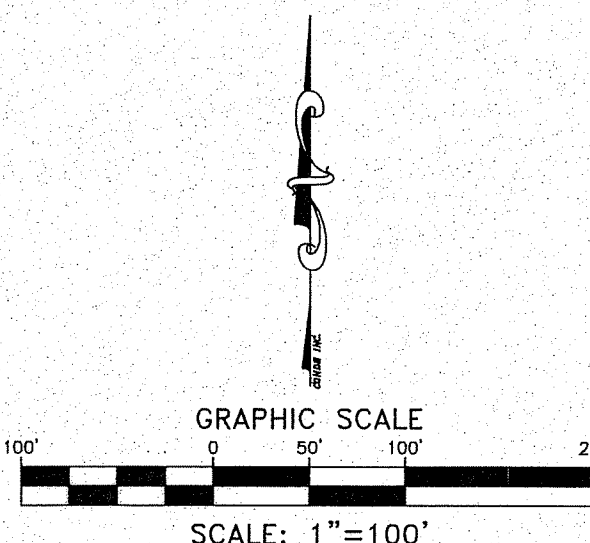
SCALE: 1"=1000'



| EASTSIDE SERVICE AREA |                |             |                 |
|-----------------------|----------------|-------------|-----------------|
| Meter Size            | Meter Capacity | *Water (\$) | Wastewater (\$) |
| Less Than 1"          | 1.00           | 697.00      | 820.00          |
| 1"                    | 1.67           | 1,163.00    | 1,537.00        |
| 1 1/2"                | 3.33           | 2,321.00    | 3,065.00        |
| 2"                    | 5.00           | 3,479.00    | 4,593.00        |
| 3"                    | 10.00          | 6,958.00    | 9,186.00        |
| 4"                    | 16.67          | 11,630.00   | 15,310.00       |
| 6"                    | 33.33          | 23,260.00   | 30,620.00       |
| 8"                    | 50.00          | 34,890.00   | 45,930.00       |
| 10"                   | 66.67          | 46,520.00   | 61,240.00       |
| 12"                   | 100.00         | 79,890.00   | 98,220.00       |

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

SECTION 2, BLOCK 79, TOWNSHIP 3,  
TEXAS & PACIFIC RAILROAD SURVEYS  
(Doc. # 2010014924)



## SCHOOL DISTRICT

SOCORRO INDEPENDENT SCHOOL DISTRICT  
12440 ROJAS DRIVE

TOTAL RESIDENTIAL LOTS  
674

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 65.00' | N03°41'52"W |
| L2         | 65.00' | N03°31'57"W |
| L3         | 49.88' | N89°59'52"E |
| L4         | 51.70' | S89°59'11"W |
| L5         | 73.59' | N89°59'11"W |
| L6         | 75.94' | S89°59'11"W |
| L7         | 49.50' | S89°59'11"W |

## NOTES:

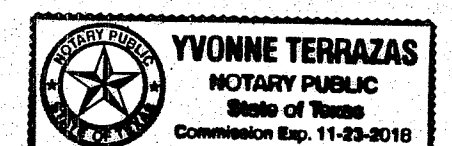
- ALL VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ADJACENT TO AND/OR FRONTING TIM FOSTER STREET AND THE HWY/BLVD SHALL NOT HAVE DRIVEWAY ACCESS TO THE ARTERIAL AND SHALL BE FROM ALLEYS AT THE REAR OF THE ADJACENT LOTS OR SHALL BE FROM OTHER DEDICATED STREETS ONLY, IN ACCORDANCE WITH TITLE 16 SECTION 16.06.000 F.A.C., THE INSTRUMENT ASSURING ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
- BUILDING SET BACK LINE: ALL LOTS FACING TIM FOSTER STREET SHALL HAVE A 10 FOOT FRONT BUILDING SETBACK LINE.
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
- LOT CORNERS BEING 1/2" REBAR WITH CAP MARKED TX 5152 WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
- SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- 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. 480212-0175-B, DATED SEPTEMBER 4, 1991, THIS PROPERTY IS IN FLOOD HAZARD ZONE X.
- BEARINGS BASED ON MONTWOOD STREET SUBDIVISION IN FILE NO. 2011006750, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
- ALL TEMPORARY DEAD-END STREETS AT SOME POINT WILL BE EXTENDED INTO THE ADJACENT PROPERTY.
- THIS PLAT IS WITHIN THE EASTSIDE IMPACT FEE SERVICE AREA.
- STREET CLASSIFICATION: 62' R.O.W. = 32' LOCAL RESIDENTIAL 3  
98' R.O.W. = MINOR ARTERIAL STREET  
110' R.O.W. = MAJOR ARTERIAL STREET

ATTEST: NOT REQUIRED  
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, 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 consideration herein expressed.

Given under my hand and seal of office this 11th day of October, 2016.

Yvonne Terrazas  
Notary Public in and for El Paso County  
My Commission Expires 11-23-2018



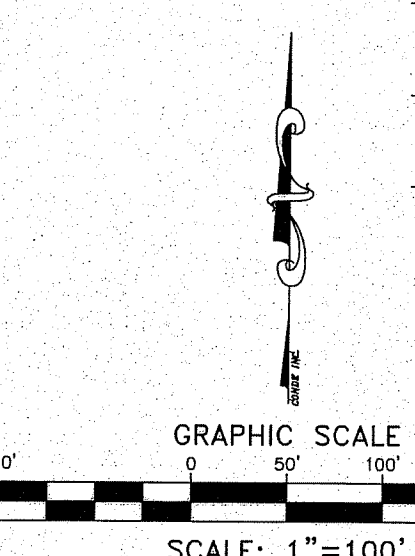


| CURVE TABLE |        |         |         |         |              |
|-------------|--------|---------|---------|---------|--------------|
| CURVE       | RADIUS | LENGTH  | TANGENT | CHORD   | BEARING      |
| C1          | 25.00' | 39.50'  | 25.23'  | 35.52'  | S44°43'47"W  |
| C2          | 20.00' | 31.23'  | 19.82'  | 28.15'  | S45°16'13"E  |
| C3          | 40.00' | 15.35'  | 7.77'   | 15.26'  | N78°59'57"E  |
| C4          | 70.00' | 163.04' | 162.73' | 128.61' | S45°16'13"E  |
| C5          | 40.00' | 15.35'  | 7.77'   | 15.26'  | S102°37'38"W |
| C6          | 20.00' | 31.23'  | 19.82'  | 28.15'  | S44°43'37"E  |
| C7          | 20.00' | 31.61'  | 20.20'  | 28.42'  | N44°42'10"E  |
| C8          | 25.00' | 39.02'  | 24.75'  | 35.18'  | N45°17'40"W  |
| C9          | 25.00' | 39.52'  | 25.25'  | 35.53'  | S44°42'20"W  |
| C10         | 20.00' | 31.61'  | 20.20'  | 28.42'  | N44°42'10"E  |
| C11         | 20.00' | 31.60'  | 20.18'  | 28.41'  | S44°43'37"E  |
| C12         | 20.00' | 31.23'  | 19.82'  | 28.15'  | N45°16'23"E  |
| C13         | 20.00' | 31.23'  | 19.82'  | 28.15'  | S44°43'37"E  |
| C14         | 20.00' | 31.23'  | 19.82'  | 28.15'  | N45°16'23"E  |
| C15         | 20.00' | 31.23'  | 19.82'  | 28.15'  | S44°43'37"E  |
| C16         | 20.00' | 31.23'  | 19.82'  | 28.15'  | N45°16'23"E  |
| C17         | 20.00' | 31.23'  | 19.82'  | 28.15'  | S44°43'37"E  |
| C18         | 20.00' | 31.23'  | 19.82'  | 28.15'  | N45°16'23"E  |
| C19         | 20.00' | 31.23'  | 19.82'  | 28.15'  | S44°43'37"E  |
| C20         | 20.00' | 31.23'  | 19.82'  | 28.15'  | N45°16'23"E  |
| C21         | 20.00' | 31.23'  | 19.82'  | 28.15'  | S44°43'37"E  |
| C22         | 20.00' | 31.23'  | 19.82'  | 28.15'  | N45°16'23"E  |
| C23         | 20.00' | 31.23'  | 19.82'  | 28.15'  | S44°43'37"E  |
| C24         | 20.00' | 31.23'  | 19.82'  | 28.15'  | N45°16'23"E  |
| C25         | 20.00' | 31.23'  | 19.82'  | 28.15'  | S44°43'37"E  |
| C26         | 20.00' | 31.23'  | 19.82'  | 28.15'  | N45°16'23"E  |
| C27         | 20.00' | 31.23'  | 19.82'  | 28.15'  | S44°43'37"E  |
| C28         | 20.00' | 31.23'  | 19.82'  | 28.15'  | N45°16'23"E  |
| C29         | 20.00' | 31.23'  | 19.82'  | 28.15'  | S44°43'37"E  |
| C30         | 20.00' | 31.23'  | 19.82'  | 28.15'  | N45°16'23"E  |
| C31         | 20.00' | 31.23'  | 19.82'  | 28.15'  | S44°43'37"E  |
| C32         | 20.00' | 31.23'  | 19.82'  | 28.15'  | N45°16'23"E  |
| C33         | 20.00' | 31.23'  | 19.82'  | 28.15'  | S44°43'37"E  |
| C34         | 20.00' | 31.23'  | 19.82'  | 28.15'  | N45°16'23"E  |
| C35         | 20.00' | 31.23'  | 19.82'  | 28.15'  | S44°43'37"E  |
| C36         | 20.00' | 31.23'  | 19.82'  | 28.15'  | N45°16'23"E  |
| C37         | 20.00' | 31.23'  | 19.82'  | 28.15'  | S44°43'37"E  |
| C38         | 20.00' | 31.23'  | 19.82'  | 28.15'  | N45°16'23"E  |
| C39         | 20.00' | 31.23'  | 19.82'  | 28.15'  | S44°43'37"E  |
| C40         | 20.00' | 31.23'  | 19.82'  | 28.15'  | N45°16'23"E  |
| C41         | 20.00' | 31.23'  | 19.82'  | 28.15'  | S44°43'37"E  |
| C42         | 20.00' | 31.23'  | 19.82'  | 28.15'  | N45°16'23"E  |
| C43         | 20.00' | 31.23'  | 19.82'  | 28.15'  | S44°43'37"E  |
| C44         | 20.00' | 31.23'  | 19.82'  | 28.15'  | N45°16'23"E  |
| C45         | 20.00' | 31.23'  | 19.82'  | 28.15'  | S44°43'37"E  |
| C46         | 20.00' | 31.23'  | 19.82'  | 28.15'  | N45°16'23"E  |
| C47         | 20.00' | 31.23'  | 19.82'  | 28.15'  | S44°43'37"E  |
| C48         | 20.00' | 31.23'  | 19.82'  | 28.15'  | N45°16'23"E  |
| C49         | 20.00' | 31.23'  | 19.82'  | 28.15'  | S44°43'37"E  |
| C50         | 20.00' | 31.23'  | 19.82'  | 28.15'  | N45°16'23"E  |
| C51         | 20.00' | 31.23'  | 19.82'  | 28.15'  | S44°43'37"E  |
| C52         | 20.00' | 31.23'  | 19.82'  | 28.15'  | N45°16'23"E  |
| C53         | 20.00' | 31.23'  | 19.82'  | 28.15'  | S44°43'37"E  |
| C54         | 20.00' | 31.23'  | 19.82'  | 28.15'  | N45°16'23"E  |
| C55         | 20.00' | 31.23'  | 19.82'  | 28.15'  | S44°43'37"E  |
| C56         | 20.00' | 31.23'  | 19.82'  | 28.15'  | N45°16'23"E  |
| C57         | 20.00' | 31.23'  | 19.82'  | 28.15'  | S44°43'37"E  |
| C58         | 20.00' | 31.23'  | 19.82'  | 28.15'  | N45°16'23"E  |
| C59         | 20.00' | 31.23'  | 19.82'  | 28.15'  | S44°43'37"E  |
| C60         | 20.00' | 31.23'  | 19.82'  | 28.15'  | N45°16'23"E  |

| CURVE TABLE |         |        |         |        |             |
|-------------|---------|--------|---------|--------|-------------|
| CURVE       | RADIUS  | LENGTH | TANGENT | CHORD  | BEARING     |
| C110        | 300.00' | 17.32' | 8.66'   | 17.32' | N88°21'34"W |
| C111        | 300.00' | 17.32' | 8.66'   | 17.32' | S88°21'34"E |
| C112        | 300.00' | 17.32' | 8.66'   | 17.32' | N88°19'56"E |
| C113        | 300.00' | 17.32' | 8.66'   | 17.32' | S88°19'56"E |
| C114        | 20.00'  | 44.06' | 39.43'  | 32.12' | N63°38'15"W |
| C115        | 50.00'  | 25.23' | 12.89'  | 24.96' | N67°42'43"E |
| C116        | 50.00'  | 35.31' | 18.43'  | 34.59' | S77°36'00"E |
| C117        | 50.00'  | 35.31' | 18.43'  | 34.59' | S38°38'59"E |
| C118        | 50.00'  | 33.78' | 17.56'  | 33.14' | S0°34'49"E  |
| C119        | 50.00'  | 32.70' | 16.96'  | 32.12' | S37°30'20"W |
| C120        | 50.00'  | 35.37' | 18.46'  | 34.63' | S76°30'08"W |
| C121        | 50.00'  | 25.23' | 12.89'  | 24.96' | N68°46'43"W |
| C122        | 20.00'  | 44.06' | 39.43'  | 32.12' | N62°34'20"E |
| C123        | 20.00'  | 44.14' | 39.63'  | 35.71' | N63°45'22"W |
| C124        | 50.00'  | 25.20' | 12.87'  | 24.94' | N67°27'35"E |
| C125        | 50.00'  | 35.55' | 18.56'  | 34.80' | S77°44'01"E |
| C126        | 50.00'  | 32.67' | 16.94'  | 32.09' | S38°38'59"E |
| C127        | 50.00'  | 33.78' | 17.56'  | 33.14' | S0°34'49"E  |
| C128        | 50.00'  | 32.67' | 16.94'  | 32.09' | S37°29'20"W |
| C129        | 50.00'  | 35.63' | 18.61'  | 34.88' | S76°37'14"W |
| C130        | 50.00'  | 25.20' | 12.87'  | 24.94' | N68°31'30"W |
| C131        | 20.00'  | 44.14' | 39.63'  | 35.71' | N62°41'22"E |
| C132        | 20.00'  | 31.60' | 20.18'  | 28.41' | S44°43'47"W |
| C133        | 20.00'  | 31.23' | 19.82'  | 28.15' | N45°16'13"W |
| C134        | 300.00' | 17.32' | 8.66'   | 17.32' | S88°21'34"E |
| C135        | 300.00' | 17.32' | 8.66'   | 17.32' | N88°19'56"E |
| C136        | 300.00' | 17.32' | 8.66'   | 17.32' | S88°19'56"E |
| C137        | 300.00' | 17.32' | 8.66'   | 17.32' | N88°19'56"E |
| C138        | 300.00' | 17.32' | 8.66'   | 17.32' | S88°20'17"W |
| C139        | 25.00'  | 39.04' | 24.77'  | 35.19' | N45°16'13"W |
| C140        | 20.00'  | 31.60' | 20.18'  | 28.41' | N44°43'47"E |
| C141        | 20.00'  | 31.23' | 19.82'  | 28.15' | N45°16'13"W |
| C142        | 20.00'  | 31.60' | 20.18'  | 28.41' | S44°43'47"W |
| C143        | 20.00'  | 31.23' | 19.82'  | 28.15' | N45°16'13"W |
| C144        | 20.00'  | 31.60' | 20.18'  | 28.41' | S44°43'47"W |
| C145        | 20.00'  | 31.23' | 19.82'  | 28.15' | N45°16'13"W |
| C146        | 20.00'  | 31.60' | 20.18'  | 28.41' | S44°43'47"W |
| C147        | 20.00'  | 31.60' | 20.18'  | 28.41' | N45°16'13"W |
| C148        | 20.00'  | 31.60' | 20.18'  | 28.41' | N44°43'37"E |
| C149        | 20.00'  | 31.23' | 19.82'  | 28.15' | S45°16'23"E |
| C150        | 20.00'  | 31.60' | 20.18'  | 28.41' | N44°43'37"E |
| C151        | 20.00'  | 31.23' | 19.82'  | 28.15' | S45°16'23"E |
| C152        | 20.00'  | 31.60' | 20.18'  | 28.41' | N44°43'37"E |
| C153        | 20.00'  | 31.23' | 19.82'  | 28.15' | N45°16'23"E |
| C154        | 20.00'  | 31.60' | 20.18'  | 28.41' | S44°43'37"E |
| C155        | 20.00'  | 31.23' | 19.82'  | 28.15' | S45°16'23"E |
| C156        | 20.00'  | 31.60' | 20.18'  | 28.41' | S44°43'37"E |
| C157        | 20.00'  | 31.23' | 19.82'  | 28.15' | S45°16'23"E |

| CURVE TABLE |        |        |         |        |             |
|-------------|--------|--------|---------|--------|-------------|
| CURVE       | RADIUS | LENGTH | TANGENT | CHORD  | BEARING     |
| C158        | 20.00' | 31.60' | 20.18'  | 28.41' | S44°43'37"W |
| C159        | 20.00' | 31.22' | 19.80'  | 28.14' | N45°17'50"W |
| C160        | 20.00' | 31.61' | 20.20'  | 28.42' | N44°42'10"E |
| C161        | 20.00' | 31.22' | 19.80'  | 28.14' | N45°17'50"W |
| C162        | 20.00' | 31.61' | 20.20'  | 28.42' | N44°42'10"E |
| C163        | 20.00' | 31.22' | 19.80'  | 28.14' | N45°17'50"W |

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 66.00  | N0°34'52"W  |
| L2         | 65.00  | N0°31'57"W  |
| L3         | 49.88  | N89°59'32"E |
| L4         | 51.70  | S89°59'11"W |
| L5         | 73.59  | S89°59'11"W |
| L6         | 75.94  | S89°59'11"W |
| L7         | 49.50  | S89°59'11"W |



NOTES:

- ALL VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING AND/OR FRONTING TIM FOSTER STREET AND THE HIKES/BECK TRAIL R.O.W. SHALL NOT HAVE DRIVEWAY ACCESS TO THE ARTERIAL AND SHALL BE FROM ALLEYS AT THE REAR OF THE ABUTTING LOTS.
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
- BUILDING SET BACK LINE: ALL LOTS FACING TIM FOSTER ST. SHALL HAVE A 10 FOOT FRONT BUILDING SETBACK LINE.
- LOT CORNERS BEING 1/2" REBAR WITH CAP MARKED TX 5152 WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADS AND UTILITIES.
- 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- UTS. 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. 480212-0175-B, DATED SEPTEMBER 4, 1991, THIS PROPERTY IS IN FLOOD HAZARD ZONE X.
- BEARINGS BASED ON MONTWOOD STREET SUBDIVISION IN FILE NO. 201100065760, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
- ALL TEMPORARY DEAD-END STREETS AT SOME POINT WILL BE EXTENDED INTO THE ADJACENT PROPERTY.
- THIS PLAT IS WITHIN THE EASTSIDE IMPACT FEE SERVICE AREA.
- STREET CLASSIFICATION: 62' R.O.W. = 32' LOCAL RESIDENTIAL 3; 88' R.O.W. = MAJOR ARTERIAL STREET; 110' R.O.W. = MAJOR ARTERIAL STREET.

