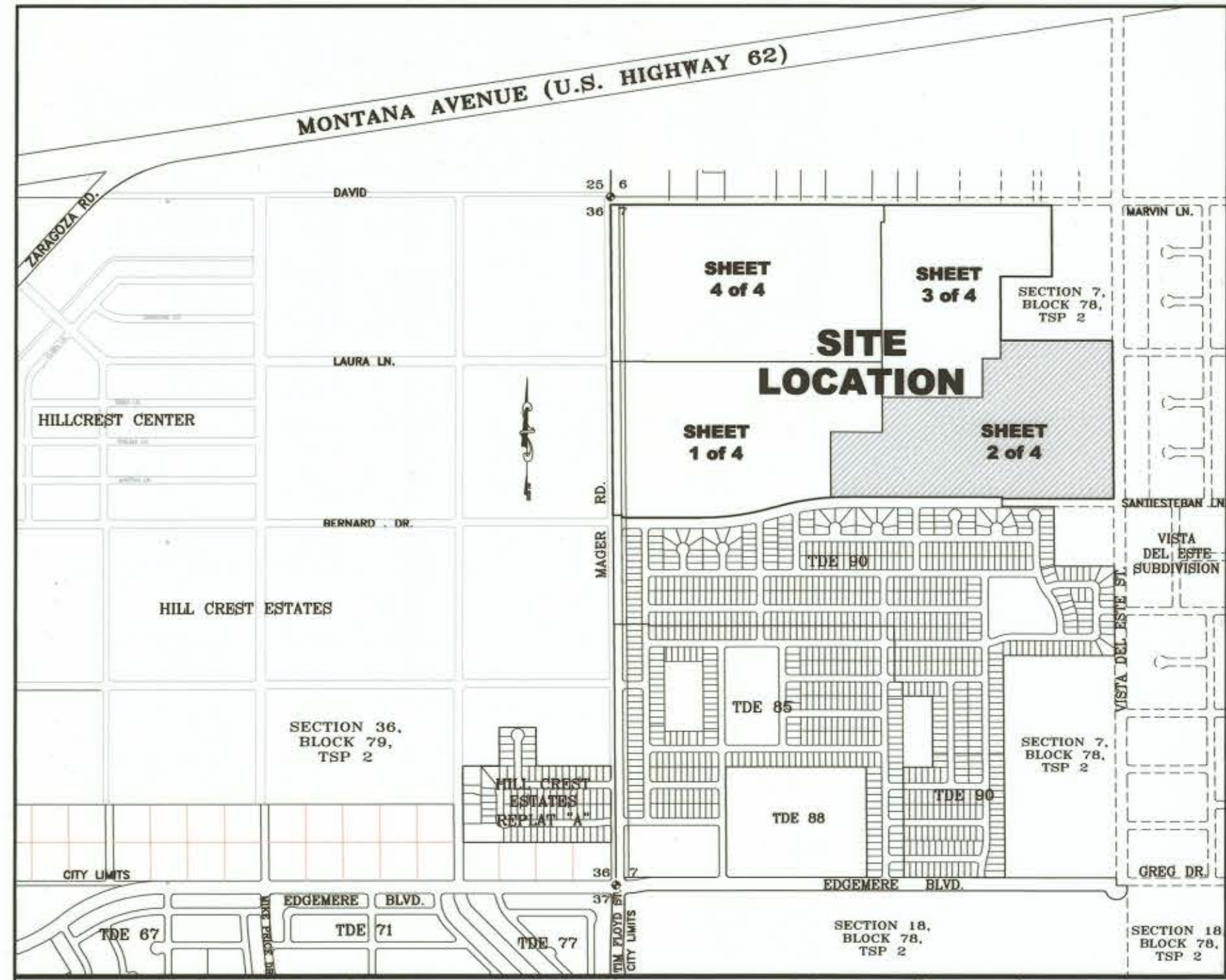


EL ESTE TY ONE

OF SECTION 7,
IP 2, TEXAS AND
MPANY SURVEYS,
NTY, TEXAS
94.56± ACRES



LOCATION MAP SCALE: 1"=1000'

LOCATION MAP AND ETJ STATUS (SCALE 1"=1000' APPROX.):
The map shows the location of the proposed subdivision within the larger context of the surrounding area, including the intersection of Montana Avenue and Hillcrest Center. The map also shows the location of the proposed subdivision within the larger context of the surrounding area, including the intersection of Montana Avenue and Hillcrest Center.

BENCHMARK:
CITY MONUMENT AT THE CENTERLINE INTERSECTION
OF RALPH BEITSINGER DR. AND GALICENO PL.
ELEVATION = 4025.83 (N.A.D. 88 DATUM)

STREET LENGTH

MAGER RD.	2,430.15 FEET
BURNING ST.	2,312.87 FEET
PERSEPOLIS ST.	1,898.09 FEET
TRACE PL.	245.81 FEET
PUNCTION CT.	899.05 FEET
LAURA LN.	2,095.58 FEET
RESOLVE DR.	3,338.07 FEET
CONVICTION AVE.	3,289.72 FEET
ASPIRATION ST.	1,642.08 FEET
EXPECTATION AVE.	1,751.10 FEET
RELANCE ST.	1,642.08 FEET
DURAND AVE.	1,898.35 FEET
PEAK PL.	2,375.82 FEET
TARGET AVE.	2,330.43 FEET
COUSIN ST.	547.76 FEET
ASPIRE PL.	512.00 FEET
STEER DR.	2,022.50 FEET
FIX PL.	74.00 FEET
PLAN PL.	502.50 FEET
COPE PL.	340.44 FEET
ZOOM PL.	174.01 FEET
BUBBLE PL.	576.97 FEET
RELANCE ST.	340.44 FEET
PROMISE CT.	870.04 FEET
OBJECT PL.	937.65 FEET
GOAL CT.	191.07 FEET

GRAPHIC SCALE
SCALE: 1"=100'

DESCRIPTION OF TIERRA DEL ESTE UNIT NINETY ONE
Description of a parcel of land being a portion of Section 7, Block 78, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found 1/2" rebar with attached cap for the common corner of Sections 36 and 37, Block 78, Township 2, Texas and Pacific Railway Company Surveys, from the intersection of Edgemere Blvd. and 1st Floor Street East of the City Limits of El Paso, El Paso County, Texas; Thence North 00°34'16" East a distance of 2982.11 feet to a point of the westerly line of Section 7, Block 78, Township 2, Texas and Pacific Railway Company Surveys, for the "TRUE POINT OF BEGINNING"; Thence along said section line, North 00°34'16" East a distance of 2430.77 feet to a found 1/2" rebar with cap marked TX 5152; Thence, North 89°59'26" East a distance of 3450.06 feet to a found 1/2" rebar with cap marked TX 5152; Thence, South 89°59'26" West a distance of 404.47 feet to a found 1/2" rebar with cap marked RPLS 4680; Thence, South 00°34'16" East a distance of 500.00 feet to a found 1/2" rebar with cap marked TX 5152; Thence, North 89°59'26" East a distance of 871.25 feet to a found 1/2" rebar with cap marked TX 5152 on the westerly right-of-way line of Vista Del Este Street; Thence along said right-of-way line, South 00°34'16" East a distance of 1240.00 feet to a found 1/2" rebar with cap marked TX 5152; Thence, North 00°34'16" West a distance of 13.00 feet to a found 1/2" rebar with cap marked TX 5152; Thence, South 89°59'26" West a distance of 1211.14 feet to a found 1/2" rebar with cap marked TX 5152 for a point of curve; Thence, 584.96 feet along the arc of a curve to the right whose radius is 204.00 feet whose interior angle is 102°41'59" whose chord bears North 81°47'39" West a distance of 584.96 feet to a found 1/2" rebar with cap marked TX 5152; Thence, 560.76 feet along the arc of a curve to the left whose radius is 195.00 feet whose interior angle is 102°41'59" whose chord bears North 81°47'39" West a distance of 560.76 feet to a found 1/2" rebar with cap marked TX 5152; Thence, North 89°59'26" West a distance of 815.21 feet to a found 1/2" rebar with cap marked TX 5152 for a point of curve; Thence, 31.21 feet along the arc of a curve to the left whose radius is 20.00 feet whose interior angle is 89°24'15" whose chord bears North 45°17'42" West a distance of 28.14 feet to a found 1/2" rebar with cap marked TX 5152; Thence, North 89°24'15" West a distance of 66.26 feet to the "TRUE POINT OF BEGINNING" and containing all 5,474.937 square feet or 124.56 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 Tierra Del Este Unit Ninety One were prepared from a survey of the property made on the ground by me or under supervision on October 14, 2024.

1-18-24
Ron R. Conde
Registered Professional Land Surveyor
Texas License No. 5152

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C10	2000.00	33.50	16.75	33.50	N00°59'26"E
C11	2000.00	33.50	16.75	33.50	N00°59'26"E
C12	2000.00	33.50	16.75	33.50	N00°59'26"E
C13	2000.00	33.50	16.75	33.50	N00°59'26"E
C14	2000.00	33.50	16.75	33.50	N00°59'26"E
C15	2000.00	33.50	16.75	33.50	N00°59'26"E
C16	2000.00	33.50	16.75	33.50	N00°59'26"E
C17	2000.00	33.50	16.75	33.50	N00°59'26"E
C18	2000.00	33.50	16.75	33.50	N00°59'26"E
C19	2000.00	33.50	16.75	33.50	N00°59'26"E
C20	2000.00	33.50	16.75	33.50	N00°59'26"E
C21	2000.00	33.50	16.75	33.50	N00°59'26"E
C22	2000.00	33.50	16.75	33.50	N00°59'26"E
C23	2000.00	33.50	16.75	33.50	N00°59'26"E
C24	2000.00	33.50	16.75	33.50	N00°59'26"E
C25	2000.00	33.50	16.75	33.50	N00°59'26"E
C26	2000.00	33.50	16.75	33.50	N00°59'26"E
C27	2000.00	33.50	16.75	33.50	N00°59'26"E
C28	2000.00	33.50	16.75	33.50	N00°59'26"E
C29	2000.00	33.50	16.75	33.50	N00°59'26"E
C30	2000.00	33.50	16.75	33.50	N00°59'26"E
C31	2000.00	33.50	16.75	33.50	N00°59'26"E
C32	2000.00	33.50	16.75	33.50	N00°59'26"E
C33	2000.00	33.50	16.75	33.50	N00°59'26"E
C34	2000.00	33.50	16.75	33.50	N00°59'26"E
C35	2000.00	33.50	16.75	33.50	N00°59'26"E
C36	2000.00	33.50	16.75	33.50	N00°59'26"E
C37	2000.00	33.50	16.75	33.50	N00°59'26"E
C38	2000.00	33.50	16.75	33.50	N00°59'26"E
C39	2000.00	33.50	16.75	33.50	N00°59'26"E
C40	2000.00	33.50	16.75	33.50	N00°59'26"E
C41	2000.00	33.50	16.75	33.50	N00°59'26"E
C42	2000.00	33.50	16.75	33.50	N00°59'26"E
C43	2000.00	33.50	16.75	33.50	N00°59'26"E
C44	2000.00	33.50	16.75	33.50	N00°59'26"E

CURVE TABLE

151561 151565 151569 151573
152011 152015 152019 152023 152027 152031 152035 152039 152043 152047 152051 152055 152059 152103 152107 152111 152115 152119 152123 152127 152131 152135 152139 152143 152147 152151 152155 152159 152163 152167 152171 152175 152179 152183 152187 152191 152195 152199 152203 152207 152211 152215 152219 152223 152227 152231 152235 152239 152243 152247 152251 152255 152259 152263 152267 152271 152275 152279 152283 152287 152291 152295 152299 152303 152307 152311 152315 152319 152323 152327 152331 152335 152339 152343 152347 152351 152355 152359 152363 152367 152371 152375 152379 152383 152387 152391 152395 152399 152403 152407 152411 152415 152419 152423 152427 152431 152435 152439 152443 152447 152451 152455 152459 152463 152467 152471 152475 152479 152483 152487 152491 152495 152499 152503 152507 152511 152515 152519 152523 152527 152531 152535 152539 152543 152547 152551 152555 152559 152563 152567 152571 152575 152579 152583 152587 152591 152595 152599 152603 152607 152611 152615 152619 152623 152627 152631 152635 152639 152643 152647 152651 152655 152659 152663 152667 152671 152675 152679 152683 152687 152691 152695 152699 152703 152707 152711 152715 152719 152723 152727 152731 152735 152739 152743 152747 152751 152755 152759 152763 152767 152771 152775 152779 152783 152787 152791 152795 152799 152803 152807 152811 152815 152819 152823 152827 152831 152835 152839 152843 152847 152851 152855 152859 152863 152867 152871 152875 152879 152883 152887 152891 152895 152899 152903 152907 152911 152915 152919 152923 152927 152931 152935 152939 152943 152947 152951 152955 152959 152963 152967 152971 152975 152979 152983 152987 152991 152995 152999 153003 153007 153011 153015 153019 153023 153027 153031 153035 153039 153043 153047 153051 153055 153059 153063 153067 153071 153075 153079 153083 153087 153091 153095 153099 153103 153107 153111 153115 153119 153123 153127 153131 153135 153139 153143 153147 153151 153155 153159 153163 153167 153171 153175 153179 153183 153187 153191 153195 153199 153203 153207 153211 153215 153219 153223 153227 153231 153235 153239 153243 153247 153251 153255 153259 153263 153267 153271 153275 153279 153283 153287 153291 153295 153299 153303 153307 153311 153315 153319 153323 153327 153331 153335 153339 153343 153347 153351 153355 153359 153363 153367 153371 153375 153379 153383 153387 153391 153395 153399 153403 153407 153411 153415 153419 153423 153427 153431 153435 153439 153443 153447 153451 153455 153459 153463 153467 153471 153475 153479 153483 153487 153491 153495 153499 153503 153507 153511 153515 153519 153523 153527 153531 153535 153539 153543 153547 153551 153555 153559 153563 153567 153571 153575 153579 153583 153587 153591 153595 153599 153603 153607 153611 153615 153619 153623 153627 153631 153635 153639 153643 153647 153651 153655 153659 153663 153667 153671 153675 153679 153683 153687 153691 153695 153699 153703 153707 153711 153715 153719 153723 153727 153731 153735 153739 153743 153747 153751 153755 153759 153763 153767 153771 153775 153779 153783 153787 153791 153795 153799 153803 153807 153811 153815 153819 153823 153827 153831 153835 153839 153843 153847 153851 153855 153859 153863 153867 153871 153875 153879 153883 153887 153891 153895 153899 153903 153907 153911 153915 153919 153923 153927 153931 153935 153939 153943 153947 153951 153955 153959 153963 153967 153971 153975 153979 153983 153987 153991 153995 153999 154003 154007 154011 154015 154019 154023 154027 154031 154035 154039 154043 154047 154051 154055 154059 154063 154067 154071 154075 154079 154083 154087 154091 154095 154099 154103 154107 154111 154115 154119 154123 154127 154131 154135 154139 154143 154147 154151 154155 154159 154163 154167 154171 154175 154179 154183 154187 154191 154195 154199 154203 154207 154211 154215 154219 154223 154227 154231 154235 154239 154243 154247 154251 154255 154259 154263 154267 154271 154275 154279 154283 154287 154291 154295 154299 154303 154307 154311 154315 154319 154323 154327 154331 154335 154339 154343 154347 154351 154355 154359 154363 154367 154371 154375 154379 154383 154387 154391 154395 154399 154403 154407 154411 154415 154419 154423 154427 154431 154435 154439 154443 154447 154451 154455 154459 154463 154467 154471 154475 154479 154483 154487 154491 154495 154499 154503 154507 154511 154515 154519 154523 154527 154531 154535 154539 154543 154547 154551 154555 154559 154563 154567 154571 154575 154579 154583 154587 154591 154595 154599 154603 154607 154611 154615 154619 154623 154627 154631 154635 154639 154643 154647 154651 154655 154659 154663 154667 154671 154675 154679 154683 154687 154691 154695 154699 154703 154707 154711 154715 154719 154723 154727 154731 154735 154739 154743 154747 154751 154755 154759 154763 154767 154771 154775 154779 154783 154787 154791 154795 154799 154803 154807 154811 154815 154819 154823 154827 154831 154835 154839 154843 154847 154851 154855 154859 154863 154867 154871 154875 154879 154883 154887 154891 154895 154899 154903 154907 154911 154915 154919 154923 154927 154931 154935 154939 154943 154947 154951 154955 154959 154963 154967 154971 154975 154979 154983 154987 154991 154995 154999 155003 155007 155011 155015 155019 155023 155027 155031 155035 155039 155043 155047 155051 155055 155059 155063 155067 155071 155075 155079 155083 155087 155091 155095 155099 155103 155107 155111 155115 155119 155123 155127 155131 155135 155139 155143 155147 155151 155155 155159 155163 155167 155171 155175 155179 155183 155187 155191 155195 155199 155203 155207 155211 155215 155219 155223 155227 155231 155235 155239 155243 155247 155251 155255 155259 155263 155267 155271 155275 155279 155283 155287 155291 155295 155299 155303 155307 155311 155315 155319 155323 155327 155331 155335 155339 155343 155347 155351 155355 155359 155363 155367 155371 155375 155379 155383 155387 155391 155395 155399 155403 155407 155411 155415 155419 155423 155427 155431 155435 155439 155443 155447 155451 155455 155459 155463 155467 155471 155475 155479 155483 155487 155491 155495 155499 155503 155507 155511 155515 155519 155523 155527 155531 155535 155539 155543 155547 155551 155555 155559 155563 155567 155571 155575 155579 155583 155587 155591 155595 155599 155603 155607 155611 155615 155619 155623 155627 155631 155635 155639 155643 155647 155651 155655 155659 155663 155667 155671 155675 155679 155683 155687 155691 155695 155699 155703 155707 155711 155715 155719 155723 155727 155731 155735 155739 155743 155747 155751 155755 155759 155763 155767 155771 155775 155779 155783 155787 155791 155795 155799 155803 155807 155811 155815 155819 155823 155827 155831 155835 155839 155843 155847 155851 155855 155859 155863 155867 155871 155875 155879 155883 155887 155891 155895 155899 155903 155907 155911 155915 155919 155923 155927 155931 155935 155939 155943 155947 155951 155955 155959 155963 155967 155971 155975 155979 155983 155987 155991 155995 155999 156003 156007 156011 156015 156019 156023 156027 156031 156035 156039 156043 156047 156051 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TIERRA DEL ESTE UNIT NINETY ONE

BEING A PORTION OF SECTION 7,
BLOCK 78, TOWNSHIP 2, TEXAS AND
PACIFIC RAILWAY COMPANY SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 194.56± ACRES

BENCHMARK:
CITY MONUMENT AT THE CENTERLINE INTERSECTION
OF RALPH SEITZINGER DR. AND GALLEGOS PL.
ELEVATION = 4055.85 (N.A.D. 88 DATUM)

DEDICATION AND MAINTENANCE NOTES:
a) COUNTY OF EL PASO: TO MAINTAIN STREETS, PONDS, AND DRAINAGE R.O.W.
b) PROPERTY OWNERS: TO MAINTAIN DRAINAGE EASEMENTS, RESTRICTED ACCESS EASEMENTS, AND UTILITY EASEMENTS ON WHICH THIS LIE.
c) CITY OF EL PASO: TO MAINTAIN THE PARKS

CATHOLIC
PROPERTIES
OF EL PASO INC.
FILE No. 20040087654

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plan meets the obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council on 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.

BASIS IMPACT FEE SCHEDULE

Meter Size	Meter Capacity	Water (\$)	Wastewater (\$)
Less Than 1"	1.00	697.00	920.00
1"	1.67	1,433.00	1,537.00
1 1/2"	3.33	2,321.00	3,065.00
2"	5.00	3,714.00	4,905.00
3"	10.00	6,968.00	9,203.00
4"	16.67	11,615.00	15,341.00
6"	33.33	23,230.00	30,672.00
8"	50.00	34,845.00	46,003.00
10"	76.67	46,460.00	61,334.00
12"	103.33	58,075.00	76,665.00

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

DESCRIPTION OF TIERRA DEL ESTE UNIT NINETY ONE

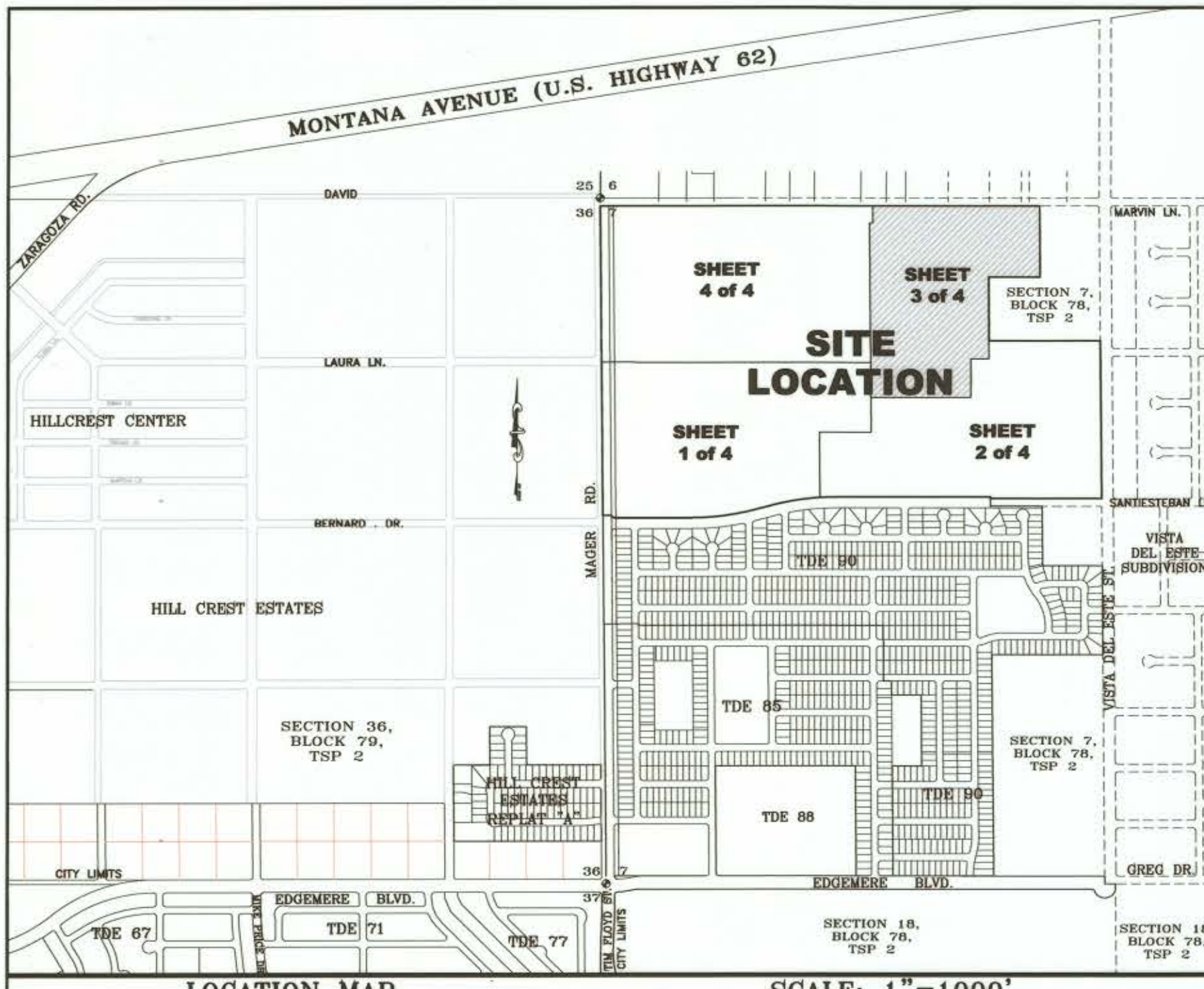
Description of a portion of land being a portion of Section 7, Block 78, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas and being more particularly described by metes and bounds as follows:
Commencing for reference at a found 1/2" rebar with smoothed cap for the corner of Sections 36 and 37, Block 78, Township 2, Texas and Sections 7 and 18, Block 78, Township 2, Texas and Pacific Railway Company Surveys, from which an existing brass iron City monument of the centerline intersection of Edgemore Boulevard and New Street Street bears South 89°31'01" West a distance of 1915.12 feet to a found 1/2" rebar with smoothed cap for the corner of Sections 7 and 18, Block 78, Township 2, Texas and Pacific Railway Company Surveys, for the "TRUE POINT OF BEGINNING".

Thence along said Section line, North 00°36'19" West a distance of 2430.77 feet to a found 1/2" rebar with cap marked TX 5152;
Thence, North 89°59'26" East a distance of 3450.06 feet to a found 1/2" rebar with cap marked TX 5152;
Thence, South 00°34'16" East a distance of 560.14 feet to a found 1/2" rebar with cap marked TX 5152;
Thence, South 00°34'16" West a distance of 404.47 feet to a found 1/2" rebar with cap marked TX 5152;
Thence, South 00°34'16" East a distance of 500.00 feet to a found 1/2" rebar with cap marked TX 5152;
Thence, North 89°59'26" West a distance of 871.25 feet to a found 1/2" rebar with cap marked TX 5152 on the westerly right-of-way line of Vista Del Este Street;
Thence, South 00°34'16" East a distance of 1240.00 feet to a found 1/2" rebar with cap marked TX 5152;
Thence leaving said right-of-way line, South 89°59'26" West a distance of 871.25 feet to a found 1/2" rebar with cap marked TX 5152;
Thence, North 00°34'16" West a distance of 13.00 feet to a found 1/2" rebar with cap marked TX 5152;
Thence, South 89°59'26" West a distance of 1211.14 feet to a found 1/2" rebar with cap marked TX 5152 for a point of curve;
Thence, 584.96 feet along the arc of a curve to the right whose radius is 2043.00 feet whose interior angle is 16°25'03" whose chord bears South 81°47'39" West a distance of 588.84 feet to a found 1/2" rebar with cap marked TX 5152;
Thence, South 89°59'26" West a distance of 615.21 feet to a found 1/2" rebar with cap marked TX 5152 for a point of curve;
Thence, 31.21 feet along the arc of a curve to the left whose radius is 20.00 feet whose interior angle is 89°24'16" whose chord bears North 45°42'42" West a distance of 28.14 feet to a found 1/2" rebar with cap marked TX 5152;
Thence, South 89°24'16" West a distance of 66.26 feet to the "TRUE POINT OF BEGINNING" and containing in all 8,474.937 square feet or 194.56 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 Tierra Del Este Unit Ninety One were prepared from a survey of the property made on the ground by me or under my supervision on October 14, 2024.



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



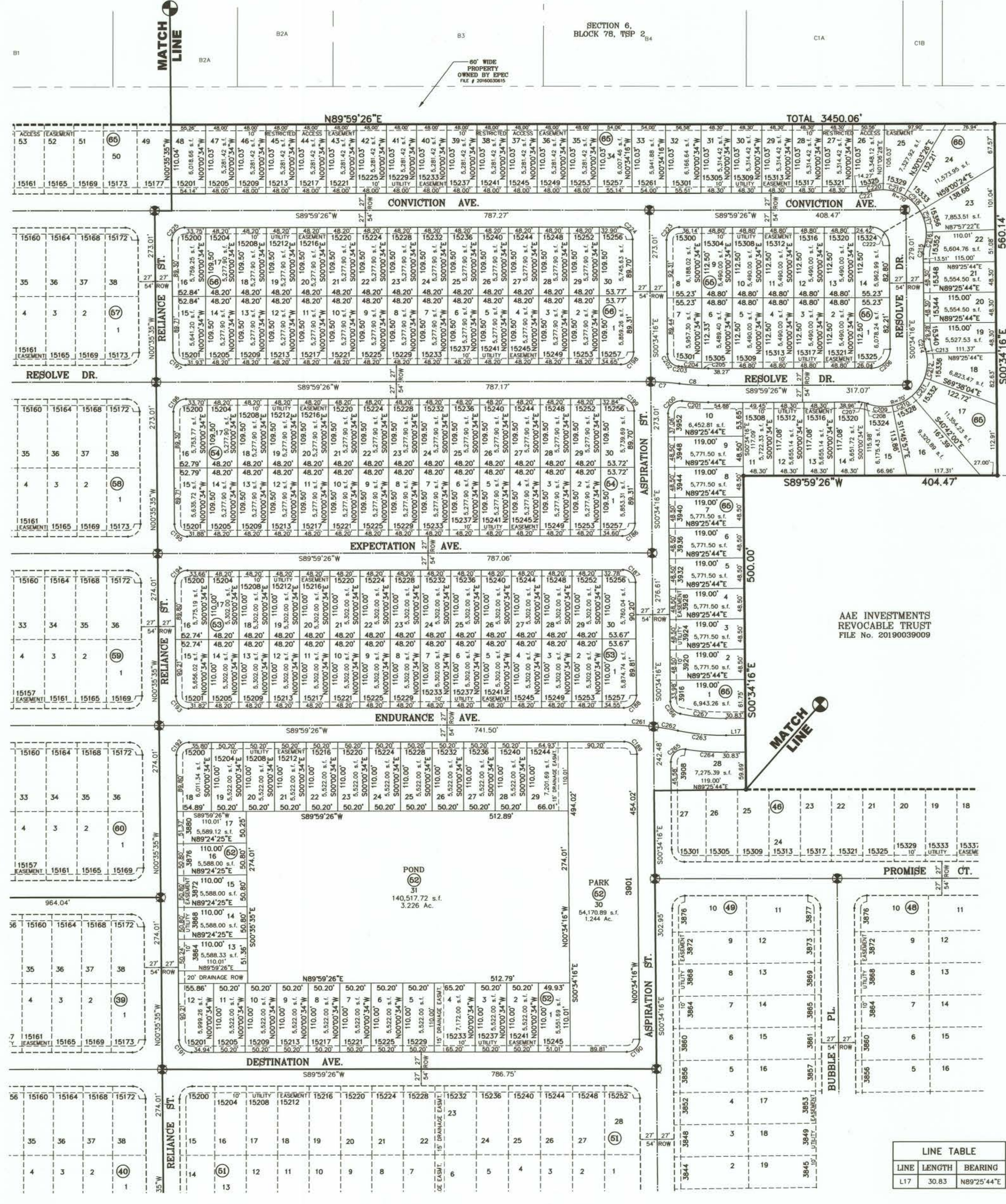
LOCATION MAP

SCALE: 1"=1000'

LOCATION MAP AND ETJ STATUS (1"=1000' APPROX.):
TIERRA DEL ESTE UNIT NINETY ONE IS LOCATED IN EAST EL PASO COUNTY, ABOUT AT NORTHEAST OF THE INTERSECTION OF EDGEMORE BLVD. AND NEW STREET EAST OF THE CITY LIMITS OF EL PASO, EL PASO COUNTY, TEXAS. TIERRA DEL ESTE UNIT NINETY ONE IS LOCATED WITHIN THE 5 MILE EXTRAJURISDICTIONAL JURISDICTION (ETJ) OF THE CITY OF EL PASO AS GOVERNED BY SECTION 19.24 OF THE MUNICIPAL CODE.

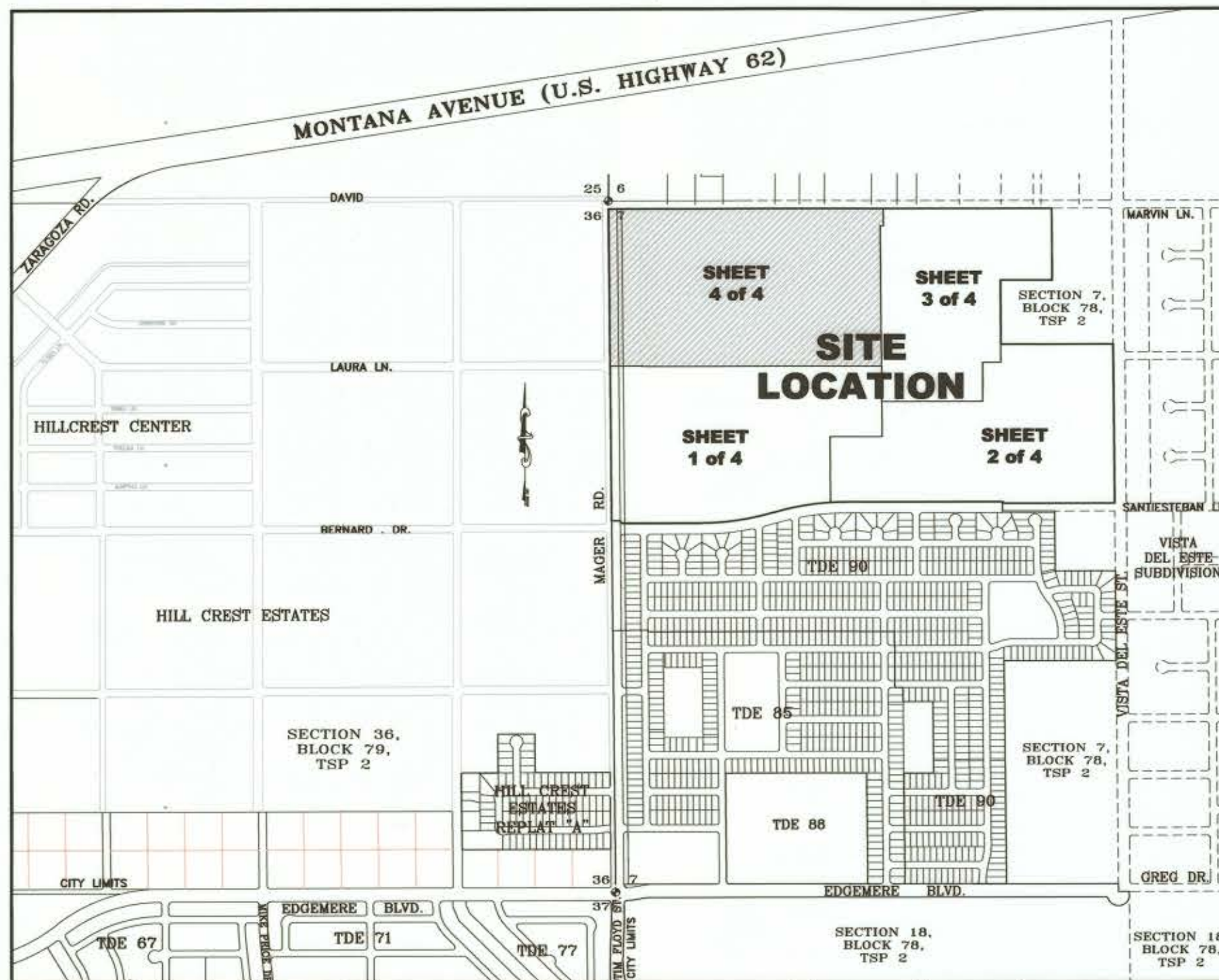
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C7	350.00'	45.86'	22.96'	45.83'	N89°19'21"W	73°02'26"
C8	350.00'	45.86'	22.96'	45.83'	S89°19'21"E	73°02'26"
C16	20.00'	31.61'	20.20'	28.42'	N44°42'35"E	90°33'42"
C167	20.00'	31.22'	19.80'	28.15'	N45°17'25"W	89°26'18"
C168	20.00'	31.61'	20.20'	28.42'	N44°42'35"E	90°33'42"
C169	20.00'	31.22'	19.80'	28.15'	N45°17'25"W	89°26'18"
C180	20.00'	31.61'	20.20'	28.42'	N44°42'35"E	90°33'42"
C191	20.00'	31.21'	19.80'	28.14'	S45°18'04"E	89°24'59"
C192	20.00'	31.62'	20.20'	28.43'	S44°41'56"W	90°35'01"
C193	20.00'	31.21'	19.80'	28.14'	S45°18'04"E	89°24'59"
C194	20.00'	31.62'	20.20'	28.43'	S44°41'56"W	90°35'01"
C195	20.00'	31.21'	19.80'	28.14'	S45°18'04"E	89°24'59"
C196	20.00'	31.62'	20.20'	28.43'	S44°41'56"W	90°35'01"
C197	20.00'	31.21'	19.80'	28.14'	S45°18'04"E	89°24'59"
C198	20.00'	31.61'	20.20'	28.42'	N44°42'35"E	90°33'42"
C199	20.00'	31.22'	19.80'	28.15'	N45°17'25"W	89°26'18"
C200	20.00'	33.83'	22.57'	29.94'	S47°53'18"W	96°55'07"
C201	377.00'	41.83'	20.94'	41.81'	S89°49'51"E	6°21'25"
C202	20.00'	28.87'	17.60'	26.43'	S41°50'19"E	82°42'07"
C203	377.00'	5.07'	2.54'	5.07'	N82°53'15"W	0°46'15"
C204	323.00'	31.79'	15.91'	31.78'	S89°19'18"E	5°38'21"
C205	323.00'	10.53'	5.27'	10.53'	S89°04'31"E	1°50'08"
C206	30.00'	47.42'	30.30'	42.63'	N44°42'35"E	90°33'42"
C207	40.00'	9.43'	4.73'	9.40'	N83°10'31"W	1°33'06"
C208	40.00'	5.01'	2.51'	5.00'	N72°55'17"W	7°10'21"
C209	70.00'	39.62'	20.36'	39.69'	S85°33'02"E	3°25'50"
C210	70.00'	35.30'	18.06'	34.98'	N63°46'01"E	28°56'03"
C211	70.00'	35.30'	18.06'	34.98'	N34°49'58"E	28°56'03"
C212	70.00'	39.44'	20.26'	38.92'	N41°33'3"E	32°16'46"
C213	70.00'	7.33'	3.67'	7.33'	N14°54'47"W	5°59'55"
C214	40.00'	12.11'	6.10'	12.06'	S91°43'0"E	17°20'29"
C215	40.00'	12.11'	6.10'	12.12'	S89°08'35"W	17°20'29"
C216	70.00'	23.09'	11.65'	22.99'	N72°42'24"E	18°54'04"
C217	70.00'	35.37'	18.07'	34.99'	N16°31'07"W	28°56'58"
C218	70.00'	35.37'	18.07'	34.99'	N45°28'05"W	28°56'58"
C219	70.00'	35.37'	18.07'	34.99'	N74°20'03"W	28°56'58"
C220	70.00'	22.61'	11.41'	22.52'	S81°51'10"W	18°30'36"
C221	40.00'	12.14'	6.12'	12.10'	N81°17'39"E	17°23'34"
C222	30.00'	46.83'	29.71'	42.22'	N45°17'25"W	89°26'18"
C223	20.00'	31.61'	20.20'	28.42'	S44°42'35"E	90°33'42"
C224	20.00'	31.22'	19.80'	28.15'	N45°17'25"W	89°26'18"
C225	20.00'	31.62'	20.20'	28.43'	S44°41'56"W	90°35'01"
C261	400.00'	45.58'	22.82'	45.56'	N86°44'42"W	6°31'44"
C262	400.00'	38.97'	19.50'	38.96'	N80°41'21"W	5°34'59"
C263	350.00'	77.42'	38.87'	77.26'	S84°44'04"E	12°40'23"
C264	377.00'	65.05'	32.61'	64.97'	S89°37'39"E	9°53'13"
C265	20.00'	34.07'	23.79'	30.62'	S49°22'21"W	95°53'13"
C266	20.00'	26.88'	15.91'	24.90'	S39°04'13"E	76°59'56"
C267	323.00'	73.29'	36.80'	73.14'	S84°04'13"E	13°09'04"

STREET LENGTH	LENGTH
MADER RD.	2,430.15 FEET
SURMISE ST.	2,312.87 FEET
PERSPECTIVE ST.	1,698.09 FEET
FRANCE PL.	245.81 FEET
FUNCTION CT.	899.05 FEET
LAURA LN.	2,095.58 FEET
RESOLVE DR.	3,338.07 FEET
CONVICTION AVE.	3,285.72 FEET
ASPIRATION ST.	1,642.08 FEET
EXPECTATION AVE.	1,751.10 FEET
RELANCE ST.	1,642.09 FEET
ENDURANCE AVE.	1,698.35 FEET
PEAK PL.	2,261.58 FEET
DESTINATION AVE.	2,375.82 FEET
TARGET AVE.	2,330.43 FEET
COURIER ST.	547.76 FEET
ASPIRE PL.	512.00 FEET
STEER DR.	2,022.55 FEET
FIX PL.	74.00 FEET
PLAN PL.	508.00 FEET
COPE PL.	74.00 FEET
ZOOM PL.	174.01 FEET
BUBBLE PL.	576.97 FEET
BELIEF LN.	940.44 FEET
PROMISE CT.	870.04 FEET
ORBIT CT.	937.65 FEET
GOAL CT.	191.07 FEET



TIERRA DEL ESTE UNIT NINETY ONE

BEING A PORTION OF SECTION 7,
BLOCK 78, TOWNSHIP 2, TEXAS AND
PACIFIC RAILWAY COMPANY SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 194.56± ACRES



Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This fee schedule is adopted by the City of El Paso and is in accordance with the impact fee schedule adopted by the City of El Paso on September 1, 2010. The collection of the impact fee for this subdivision shall be at the time of the final connection of the subdivision to the city limits.

FASTSIDE IMPACT FEE 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"	5.00	3,480.00	4,590.00
3"	10.00	6,960.00	9,180.00
4"	16.67	10,440.00	13,770.00
6"	33.33	20,880.00	27,540.00
8"	50.00	31,320.00	41,310.00
10"	66.67	41,760.00	55,080.00

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

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C4	1000.00'	47.51'	23.76'	23.76'	N88°30'54"W
C5	1000.00'	13.29'	6.64'	13.29'	N86°54'23"W
C6	750.00'	45.60'	22.81'	45.59'	S88°03'03"E
C226	20.00'	31.21'	19.80'	28.14'	N45°18'04"W
C227	20.00'	31.62'	20.20'	28.43'	N44°41'56"W
C228	20.00'	31.21'	19.80'	28.14'	N45°18'04"W
C229	20.00'	31.62'	20.20'	28.43'	N44°41'56"W
C230	20.00'	31.21'	19.80'	28.14'	N45°18'04"W
C231	20.00'	31.62'	20.20'	28.43'	N44°41'56"W
C232	20.00'	31.21'	19.80'	28.14'	N45°18'04"W
C233	20.00'	31.62'	20.20'	28.43'	N44°41'56"W
C234	20.00'	31.21'	19.80'	28.14'	N45°18'04"W
C235	20.00'	31.62'	20.20'	28.43'	N44°41'56"W
C236	20.00'	31.62'	20.20'	28.43'	N44°41'56"W
C237	20.00'	31.21'	19.80'	28.14'	N45°18'04"W
C238	20.00'	31.62'	20.20'	28.43'	N44°41'56"W
C239	20.00'	31.21'	19.80'	28.14'	N45°18'04"W
C240	20.00'	31.62'	20.20'	28.43'	N44°41'56"W
C241	20.00'	31.21'	19.80'	28.14'	N45°18'04"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C242	20.00'	31.62'	20.20'	28.43'	N44°41'56"W
C243	20.00'	31.21'	19.80'	28.14'	N45°18'04"W
C244	20.00'	31.62'	20.20'	28.43'	N44°41'56"W
C245	20.00'	31.21'	19.80'	28.14'	N45°18'04"W
C246	20.00'	31.62'	20.20'	28.43'	N44°41'56"W
C247	20.00'	31.21'	19.80'	28.14'	N45°18'04"W
C248	20.00'	31.62'	20.20'	28.43'	N44°41'56"W
C249	20.00'	31.21'	19.80'	28.14'	N45°18'04"W
C250	20.00'	31.62'	20.20'	28.43'	N44°41'56"W
C251	20.00'	31.21'	19.80'	28.14'	N45°18'04"W
C252	20.00'	31.62'	20.20'	28.43'	N44°41'56"W
C253	20.00'	31.21'	19.80'	28.14'	N45°18'04"W
C254	20.00'	31.62'	20.20'	28.43'	N44°41'56"W
C255	20.00'	31.21'	19.80'	28.14'	N45°18'04"W
C256	20.00'	31.62'	20.20'	28.43'	N44°41'56"W
C257	723.00'	12.65'	6.32'	12.65'	S89°30'29"E
C258	20.00'	30.86'	19.45'	27.89'	S44°48'00"E
C259	20.00'	31.62'	20.20'	28.43'	N44°41'56"W
C260	20.00'	31.21'	19.80'	28.14'	N45°18'04"W

STREET LENGTH

MAGER RD.	2,430.15 FEET
SURMISE ST.	2,312.87 FEET
PERSPECTIVE ST.	1,098.09 FEET
TRUCK PL.	245.81 FEET
FUNCTION CT.	899.05 FEET
LAURA LN.	2,095.38 FEET
RESOLVE DR.	3,338.07 FEET
CONVICTION AVE.	3,269.72 FEET
ASPIRATION ST.	1,642.08 FEET
EXPECTATION AVE.	1,751.10 FEET
RELIANCE ST. CT.	1,642.08 FEET
ENDURANCE AVE.	1,698.35 FEET
PEAK PL.	2,261.58 FEET
DESTINATION AVE.	2,376.82 FEET
TARGET AVE.	2,330.43 FEET
COURSE ST.	547.76 FEET
ASPIRE PL.	512.00 FEET
STEER DR.	2,022.59 FEET
FIX PL.	74.00 FEET
PLAN PL.	508.00 FEET
COPE PL.	74.00 FEET
200K PL.	174.01 FEET
BUBBLE PL.	576.97 FEET
BELIEF LN.	940.44 FEET
PROMISE CT.	870.04 FEET
OBJECT PL.	937.65 FEET
GOAL CT.	191.07 FEET

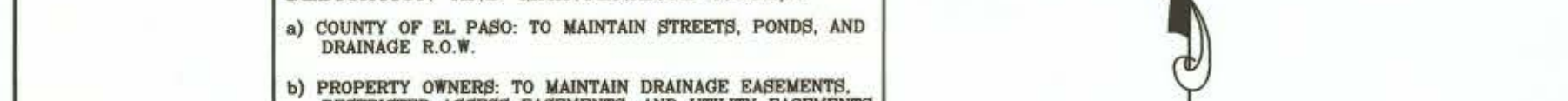
LOCATION MAP

LOCATION MAP AND ETJ STATUS (SCALE 1"=1000' APPROX.):
TIERRA DEL ESTE UNIT NINETY ONE IS LOCATED IN EAST EL PASO COUNTY, ABOUT AT NORTHEAST OF THE INTERSECTION OF EDGEMERE BLVD. AND FM 1700 STREET EAST OF THE CITY LIMITS OF EL PASO, EL PASO COUNTY, TEXAS. TIERRA DEL ESTE UNIT NINETY ONE IS LOCATED WITHIN THE 5 MILE EXTRAJURISDICTIONAL JURISDICTION (ETJ) OF THE CITY OF EL PASO AS GOVERNED BY SECTION 19.24 OF THE MUNICIPAL CODE.



BENCHMARK:
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SEITSINGER DR. AND GALICENO PL.
ELEVATION = 4025.63 (N.A.D. 88 DATUM)

DEDICATION AND MAINTENANCE NOTES:
a) COUNTY OF EL PASO: TO MAINTAIN STREETS, PONDS, AND DRAINAGE R.O.W.
b) PROPERTY OWNERS: TO MAINTAIN DRAINAGE EASEMENTS, RESTRICTED ACCESS EASEMENTS, AND UTILITY EASEMENTS ON WHICH THIS LIE.
c) CITY OF EL PASO: TO MAINTAIN THE PARKS



DESCRIPTION OF TIERRA DEL ESTE UNIT NINETY ONE
Description of a portion of land being a portion of Section 7, Block 78, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas and being more particularly described by metes and bounds as follows:
Commencing for reference at a found 1/2" rebar with smoothed cap for the common corner of Sections 36 and 37, Block 78, Township 2, and Sections 7 and 18, Block 78, Township 2, Texas and Pacific Railway Company Surveys, from which an existing brass disk City monument at the centerline intersection of Edgemere Boulevard and New Shed Street bears South 89°31'07" West a distance of 1915.12 Feet; Thence North 00°37'04" West a distance of 2892.11 feet to a point at the westerly line of Section 7, Block 78, Township 2, Texas and Pacific Railway Company Surveys, for the "TRUE POINT OF BEGINNING";
Thence along said Section line, North 00°36'19" West a distance of 2430.77 feet to a found 1/2" rebar with cap marked TX 5152;
Thence, North 89°59'26" East a distance of 3450.06 feet to a found 1/2" rebar with cap marked TX 5152;
Thence, South 00°34'16" East a distance of 560.14 feet to a found 1/2" rebar with cap marked TX 5152;
Thence, South 89°59'26" West a distance of 404.47 feet to a found 1/2" rebar with cap marked TX 5152;
Thence, South 00°34'16" East a distance of 500.00 feet to a found 1/2" rebar with cap marked TX 2449 R.O.E. Eng.;
Thence, North 89°59'26" East a distance of 871.25 feet to a found 1/2" rebar with cap marked TX 5152 on the westerly right-of-way line of Vista Del Este Street;
Thence along said right-of-way line, South 00°34'16" East a distance of 1240.00 feet to a found 1/2" rebar with cap marked TX 5152;
Thence, North 89°59'26" West a distance of 13.00 feet to a found 1/2" rebar with cap marked TX 5152;
Thence, South 89°59'26" West a distance of 121.14 feet to a found 1/2" rebar with cap marked TX 5152 for a point of curve;
Thence, 584.96 feet along the arc of a curve to the right whose radius is 2043.00 feet whose interior angle is 16°24'19" whose chord bears South 81°47'39" West a distance of 582.97 feet to a point;
Thence, 560.76 feet along the arc of a curve to the left whose radius is 1957.00 feet whose interior angle is 16°25'03" whose chord bears South 81°47'39" West a distance of 558.84 feet to a found 1/2" rebar with cap marked TX 5152;
Thence, North 89°59'26" West a distance of 615.21 feet to a found 1/2" rebar with cap marked TX 5152 for a point of curve;
Thence, 31.21 feet along the arc of a curve to the left whose radius is 20.00 feet whose interior angle is 89°24'15" whose chord bears North 45°17'42" West a distance of 28.14 feet to a found 1/2" rebar with cap marked TX 5152;
Thence, South 89°24'15" West a distance of 66.26 feet to the "TRUE POINT OF BEGINNING" and containing in all 8,474.937 square feet or 194.56± 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 plot and description of Tierra Del Este Unit Ninety One were prepared from a survey of the property made on the ground, by me or under my supervision on October 14, 2024.

Principal Contacts:
Name Address City & Zip Phone Fax
OWNER: RANCHOS REALTY, LLC 6080 SURETY DR. STE. 300 EL PASO, TX 79905 (915) 592-0290 (915) 592-8127
ENGINEER: TYRONE L. CONDE 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

REVISED DATE: MAY 27, 2021
CONDE INC.
ENGINEERING & PLANNING
CIVIL SURVEYING / CAD
6080 SURETY DR. STE. 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286 P104/M104000

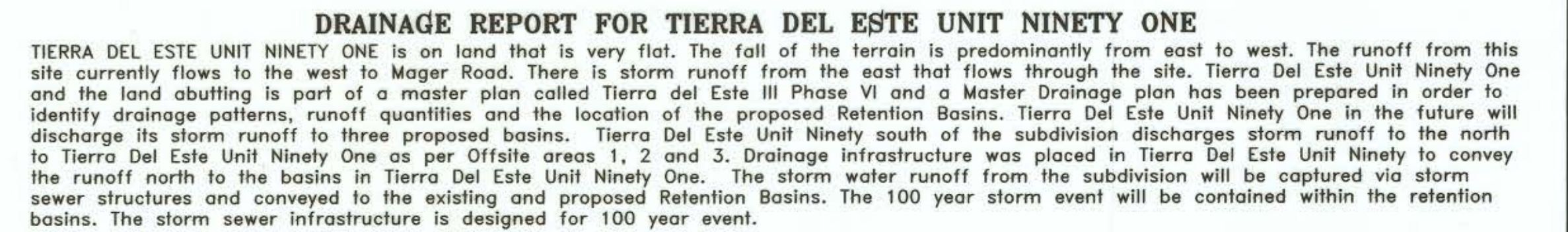
SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT
14521 HORIZON BLVD.

TOTAL RESIDENTIAL LOTS
998

Sheet 4 OF 7

BEING A PORTION OF SECTION 7, BLOCK 78, TOWNSHIP 2,
TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 194.558± ACRES

(DRENAJE PLUVIAL)



This subdivision is located in Flood Zone X as per FIRM map Community Panel Number 480212, PANEL NUMBER 0175 B, effective date of September 4, 1991. No portion of TIERRA DEL ESTE UNIT NINETY ONE shown to be within a special flood hazard area subject to a one percent or greater chance of flooding in any given year.

CERTIFICATION:

The subdivision as per current FIRM on 480212- 0175 B for El Paso County is not located within a designated Floodplain - the current Flood Zone is Zone X, (areas determined to be outside of 500 year floodplain) Under local Govt. code §232.021 (4), "floodplain" means any area in the 100-year floodplain that is being inundated by water from any source or that is identified by FEMA under the National Flood Insurance Act. By my signature below, I certify that Tierra Del Este Unit Ninety One is not located within a 100-year floodplain.



Yvonne C. Curry, P.E. 64648

4/18/21
DATE

STORM WATER POLLUTION PLAN AND DETAILS: A SWPPP will be provided at the time of Subdivision development and Construction by the Developer.

ILLUMINATION AND TRAFFIC/ROAD SIGN PLAN: Street Lighting and Tree landscaping is being provided as part of the public improvements that are to be constructed with this project.

Improvement plans for this subdivision are referenced in Case ID # 21-220 at the El Paso County Planning and Development Department.

REPORT DE DRENAGE PARA EL FRACCIONAMIENTO TIERRA DEL ESTE UNIDAD 91
(DRAINAGE REPORT FOR TIERRA DEL ESTE UNIT NINETY ONE)

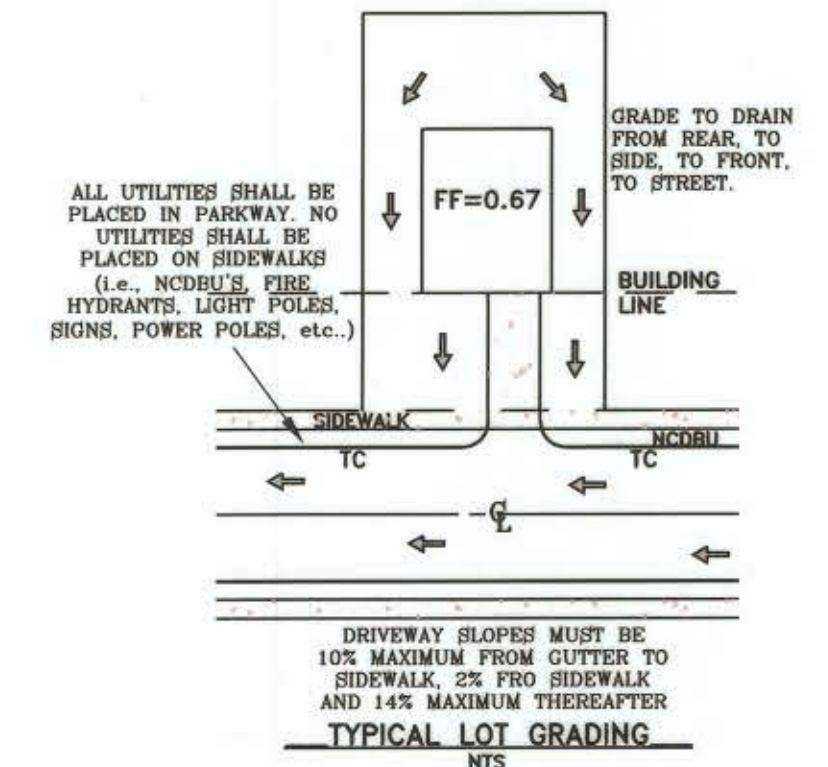
El fraccionamiento de Tierra Del Este Unidad 91 está localizado sobre un terreno de superficie plana. La caída del terreno es predominantemente de este a oeste. El escurrimiento pluvial de este fraccionamiento actualmente fluye hacia el oeste hasta Mager Rd. Existe escurrimientos pluviales que fluyen sobre este lugar. Tierra Del Este Unidad 91 y los terrenos contiguos son parte de un Plano Maestro llamado Tierra Del Este III Fase VI y un Plano Maestro de Drenaje Pluvial ha sido preparado con el fin de identificar patrones de drenaje, cantidades de escurrimientos y la ubicación de las cuencas de retención propuestas. Tierra Del Este Unidad 91 en el futuro descargará los escurrimientos pluviales en las cuencas de retención propuestas. Tierra Del Este Unidad 90 al sur de la subdivisión descarga la escorrenia pluvial hacia el norte a la Unidad de Tierra Del Este 91 según los áreas 1, 2 y 3 fuera del sitio. Se colocó infraestructura de drenaje en la Tierra Del Este 91 para conducir el agua hacia el norte hasta las cuencas de Tierra Del Este Unidad 91. La escorrenia de los aguas pluviales de la subdivisión se capturarán a través de estructuras de alcantarillado pluvial y se transportarán a las cuencas de retención existentes y propuestas. El evento de tormenta de 100 años estará contenido dentro de las cuencas de retención. La infraestructura de alcantarillado pluvial está diseñado para un evento de 100 años.

Este fraccionamiento está localizado en una Zona de Inundación "X" según el Flood Insurance Rate Map (FIRM), Community Panel No. 480212-0175 B, fecha de vigencia el 4 de Septiembre de 1991. Una porción del fraccionamiento de Tierra Del Este Unidad 91 se muestra dentro de un área de riesgo de inundación especial sujeta al uno por ciento o mayor probabilidad de inundaciones cualquier año dado.

CERTIFICACION:

La subdivisión según el mapa FIRM actual 480212- 0175 B para el condado de El Paso no está ubicada dentro de una llanura de inundación designada - la zona de inundación actual es la Zona X. (áreas determinadas para estar fuera de la llanura de inundación de 500 años) Bajo el código del gobierno local §232.021 (4), "llanura de inundación" significa cualquier área en la llanura de inundación de 100 años que está siendo inundada por agua de cualquier fuente o que está identificada por FEMA bajo la Ley Nacional de Seguro contra Inundaciones. Por mi firma a continuación, certifico que Tierra Del Este Unidad 91 no está ubicada dentro de una llanura de inundación de 100 años.

DRAINAGE AREA	AREA (acres)	Tc (min)	C	Iso (in/hr)	Qso (cfs)	I100 (in/hr)	Q100 (cfs)
I	15.58	21.00	0.6	3.47	32.44	4.20	39.23
II	8.27	19.80	0.6	3.55	17.65	4.30	21.33
III	20.16	21.30	0.6	3.45	41.72	4.17	50.45
IV	15.54	20.70	0.6	3.49	32.56	4.22	39.36
V	15.07	20.60	0.6	3.50	31.63	4.23	38.24
VI	12.14	21.00	0.6	3.47	25.27	4.20	30.56
VII	19.20	19.30	0.6	3.59	41.37	4.34	49.99
VIII	10.37	17.20	0.6	3.76	23.36	4.53	28.20
IX	11.40	16.80	0.6	3.79	25.91	4.57	31.27
X	2.88	17.90	0.6	3.70	6.39	4.47	7.72
XI	3.65	21.50	0.6	3.44	7.52	4.15	9.10
XII	7.42	21.70	0.6	3.42	15.24	4.14	18.44
XIII	5.77	10.00	0.7	4.46	18.02	5.36	21.66
XIV	2.36	10.00	0.9	4.46	9.46	5.36	11.37
OFFSITE "1"	3.65	10.00	0.6	4.46	9.77	5.36	11.75
OFFSITE "2"	29.46	23.00	0.6	3.34	58.99	4.04	71.38
OFFSITE "3"	3.59	17.50	0.6	3.73	8.04	4.51	9.71
OFFSITE "4"	12.61	22.00	0.6	3.40	25.74	4.12	31.14
OFFSITE "S" FUTURE ST.	1.53	10.00	0.90	4.46	6.15	5.36	7.39
OFFSITE "6"	16.00	31.30	0.33	2.88	15.22	3.50	18.46
OFFSITE B	2.53	13.70	0.33	4.07	3.39	4.90	4.08
VIII A	12.13	19.3	0.6	3.59	26.14	4.34	31.59
OFFSITE "C"	1.28	12.00	0.6	4.24	3.26	5.10	3.92



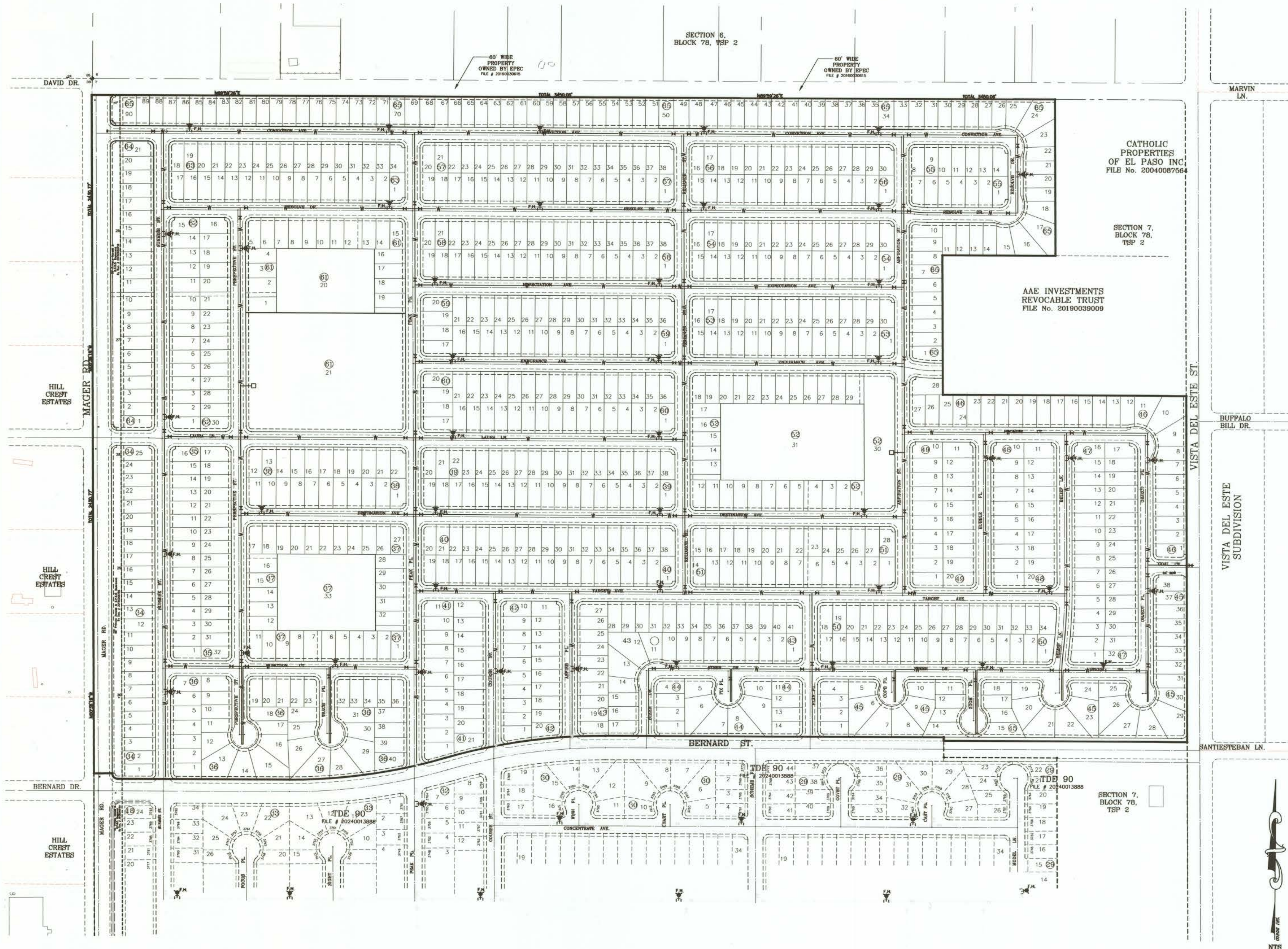
WATERSHED-POND C TDE 91			
$QT = \frac{A \cdot R \cdot C}{12}$		AC-FT	
POND CALC:			
$QT=ACR/12$			
A=TOTAL AREA IN ACRES			
R=RAINFALL IN INCHES			
C=RUNOFF FACTOR			
RESIDENTIAL= & POND C	$52.16(4)$	0.60	10.43 ac-ft
	12		
			10.43 ac-ft
25% EMERGENCY	=	2.61	
SILT & DEBRIS	=	0.63	
Grsg (TOTAL)	=	13.67	
Qoap (TOTAL)	=	14.16	
100 YEAR HW ELEVATION	=	4020.93	

DRAINAGE AREA	AREA (acres)	Tc (min)	C	I50 (in/hr)	Q50 (cfs)	I100 (in/hr)	Q100 (cfs)
VI A	11.63	21	0.6	3.47	24.21	4.20	29.28
VI B	3.61	10	0.6	4.46	9.65	5.36	11.60
VI C	1.22	10	0.6	4.46	3.27	5.36	3.93

TIERRA DEL ESTE UNIT NINETY ONE

BEING A PORTION OF SECTION 7, BLOCK 78, TOWNSHIP 2,
TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 194.558± ACRES

MAP OF WATER DISTRIBUTION SYSTEM (MAPA DEL SISTEMA DE DISTRIBUCION DE AGUA)



FINAL ENGINEERING REPORT FOR TIERRA DEL ESTE UNIT NINETY ONE

WATER FACILITIES: DESCRIPTION, COST, AND OPERABILITY DATE

Tierra Del Este Unit Ninety One currently has potable water by the Public Service Board (PSB). Ranchos Real Land Holdings, and the Public Service Board (PSB) will enter into a contract in which the Public Service Board (PSB) who will provide sufficient water to the subdivision for at least 30 years and the Public Service Board (PSB) will provide documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the full development of the subdivision. The Public Service Board (PSB) has a 16 inch water line running along the Edgemere Subdivision Extension, also a 12 inch water line running along Mager Rd. on the Subdivision of Tierra Del Este Unit Eighty Five south and southwest of the proposed Subdivision. The water system for Tierra Del Este Unit Ninety One consists of additional 8 inch water lines along all of the proposed roadways in Tierra Del Este Unit Ninety One. From the 8 inch line, 3/4\"/>

Certifications:

I certify that the water service facilities described above are in compliance with the Model Rules adopted under Section 16.343, Water Code.



ENGINEER: Yvonne C. Curry, P.E. 64648

DATE: 4/18/24

REPORTE FINAL DE INGENIERIA PARA EL FRACCIONAMIENTO TIERRA DEL ESTE UNIDAD 91

(FINAL ENGINEERING REPORT FOR TIERRA DEL ESTE UNIT NINETY ONE)

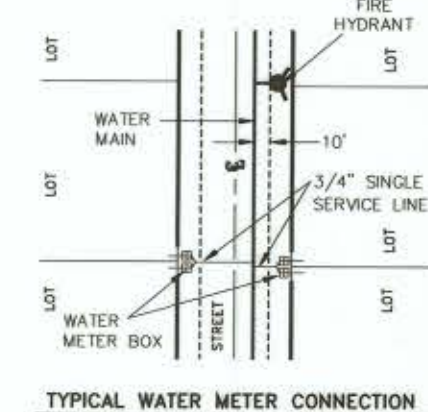
INSTALACIONES DE AGUA: FECHA DE DESCRIPCION, COSTO Y OPERATIVIDAD

El Fraccionamiento de Tierra Del Este Unidad Noventa y Uno actualmente cuenta con agua potable por el Public Service Board (PSB). la Corporación de Ranchos Real Land Holdings, L.L.C. y el Public Service Board (PSB) han establecido un contrato en el cual el Public Service Board (PSB) se compromete a proveer suficiente agua para la subdivisión por un periodo mínimo de 30 años y el Public Service Board (PSB) ha proporcionado la documentación necesaria para establecer la cantidad y calidad a largo plazo del suministro de agua potable disponible para abastecer el desarrollo completo de la subdivisión. El Public Service Board (PSB) tiene una línea de agua de 16 pulgadas a lo largo del fraccionamiento de Edgemere Subdivision Extension, también tiene otra línea de 12 pulgadas a lo largo de la calle Mager Rd. en el fraccionamiento Tierra Del Este Unidad Ochenta y Cinco al sur y suroeste de la subdivisión propuesta. El sistema de agua para Tierra Del Este Unidad 91 consiste en líneas adicionales de agua de 8 pulgadas a lo largo de las calles propuestas en Tierra Del Este Unidad Noventa y Uno. De las líneas de 8 pulgadas, líneas de 3/4\"/>

Certificaciones:

Certifico que el servicio de agua potable descritos anteriormente están de acuerdo con las normas del modelo adoptado bajo sección 16.343, código de aguas.

LEGEND	
	EXIST. 8" WATER MAIN
	PROPOSED 8" WATER MAIN
	PROPOSED 8" x 8" CROSS
	PROPOSED WATER VALVE
	EXISTING WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE HYDRANT & VALVE
	EXIST. FIRE HYDRANT
	WATER METER BOX
	PLUG END WATER MAIN



SIMBOLOGIA	
	CONEXION A UN CONDUCTO EXISTENTE
	PROPOSICION PARA LINEA DE AGUA DE 8\"/>
	CONDUCTO DE AGUA EXISTENTE DE 12\"/>
	PROPOSICION DE UNA CONEXION DE 8\"/>
	PROPOSICION DE UNA VALVULA DE AGUA
	VALVULA DE AGUA EXISTENTE
	PROPOSICION DE HIDRANTE
	PROPOSICION DE HIDRANTE Y VALVULA
	HIDRANTE EXISTENTE
	CAJA DE MEDIDOR DE AGUA
	TAPON DE AGUA AL EXTREMO DE LINEA PRINCIPAL



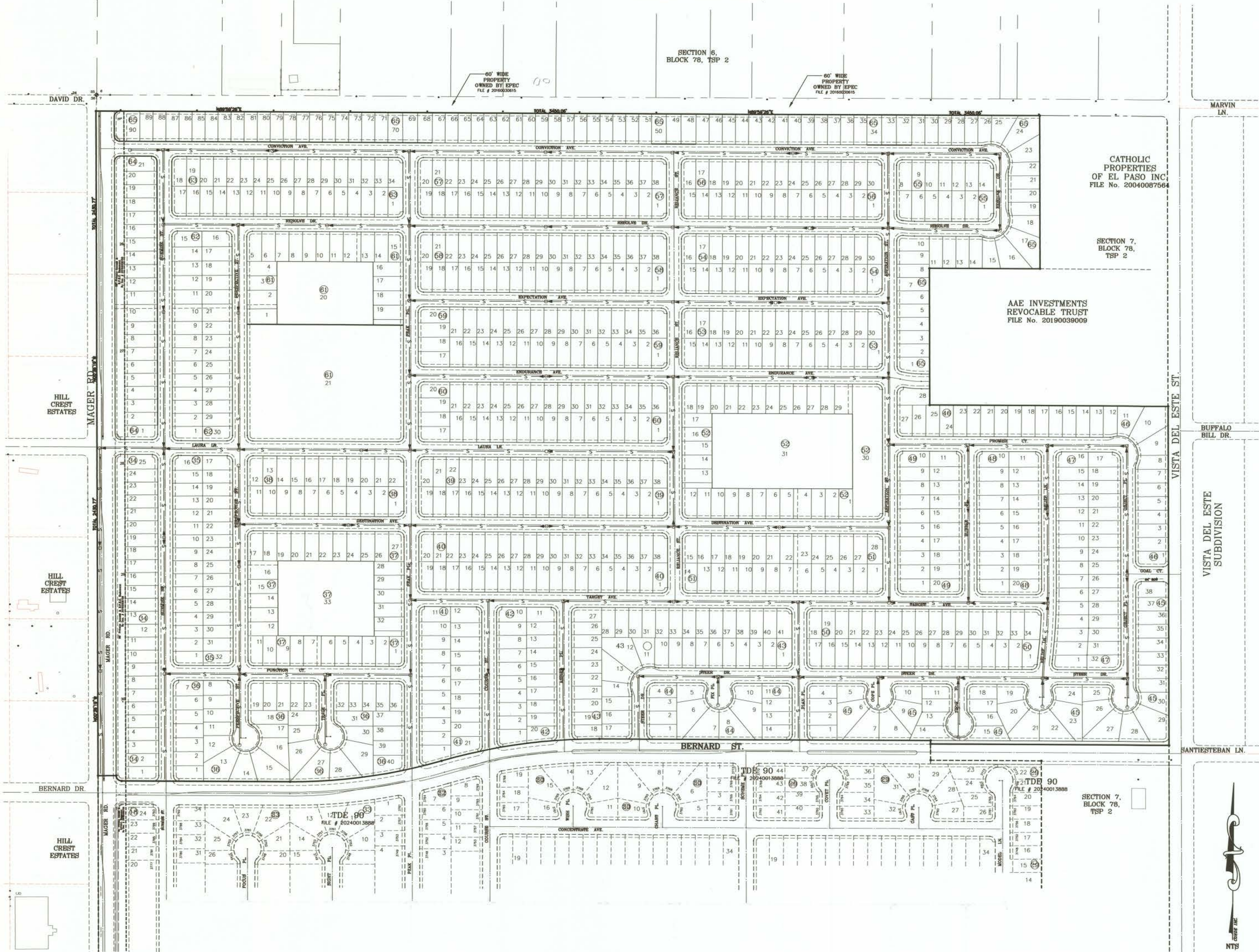
REVISED DATE: MAY 27, 2021



TIERRA DEL ESTE UNIT NINETY ONE

BEING A PORTION OF SECTION 7, BLOCK 78, TOWNSHIP 2,
TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 194.558± ACRES

MAP OF WASTEWATER COLLECTION SYSTEM (MAPA DEL SISTEMA COLECTOR DE DRENAJE)
(DRENAJE DE AGUAS NEGRAS)



FINAL ENGINEERING REPORT FOR TIERRA DEL ESTE UNIT NINETY ONE

SEWER FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

Tierra Del Este Unit Ninety One currently has existing sanitary sewer service by the Public Service Board (PSB). Ranchos Real Land Holdings, L.L.C. and the Public Service Board (PSB) will enter into a contract in which the Public Service Board (PSB) will promise to provide sufficient sewer service to the subdivision for at least 30 years and the Public Service Board (PSB) will provide documentation to sufficiently establish the long term capacity of the existing sewer service to serve this subdivision. The Public Service Board (PSB) has a 30 inch sewer line running along the Edgemere Subdivision Extension also a 8 inch sewer line running along Mager Rd. on the Subdivision of Tierra Del Este Unit Eighty Five south and southwest of the proposed Subdivision. The sewer system for Tierra Del Este Unit Ninety One consists of additional 8 inch PVC sewer lines along all of the proposed roadways in Tierra Del Este Unit Ninety One. From the 8 inch lines 4" diameter single service lines will be provide to the property owner to each lot within the subdivision going to the proposed 8 inch sewer mains for each lot. The 8 inch mains and 4 inch service connections will be installed at the time of development and construction of the roadways within Tierra Del Este Unit Ninety One. The installation will include all pipes, manholes and service connections as are require for the proper installation of the sanitary sewer system. Ranchos Real Land Holdings, L.L.C., will in addition pay the Public Service Board (PSB) THE SUM OF \$886,440 which covers the \$890 cost per lot for the sanitary sewer service (including installation costs and all tap fees. Upon request by the Lot Owner, the Public Service Board (PSB) will promptly install at no charge the sewer service connection for that lot. The sanitary sewer facilities will be fully operable as of December 2024.

Certifications:

I certify that the sewage service facilities described above are in compliance with the Model Rules adopted under Section 16.345, Water Code.



ENGINEER: Yvonne C. Curry, P.E. 64648

DATE: 11/18/24

REPORTE FINAL DE INGENIERIA PARA EL FRACCIONAMIENTO TIERRA DEL ESTE UNIDAD 91 (FINAL ENGINEERING REPORT FOR TIERRA DEL ESTE UNIT NINETY ONE)

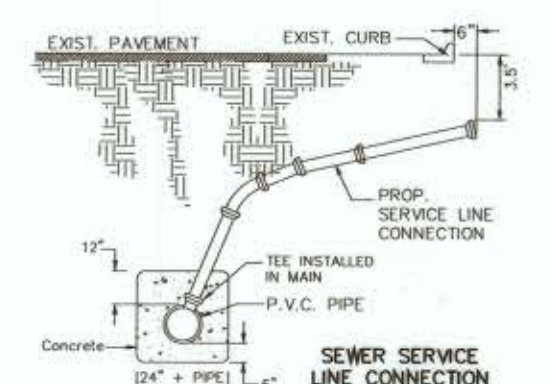
INSTALACIONES DE DRENAJE SANITARIO: DESCRIPCION, COSTOS Y FECHA DE OPERATIVIDAD

El Fraccionamiento de Tierra Del Este Unidad Noventa y Uno actualmente cuenta con servicio de drenaje sanitario existente por el Public Service Board (PSB). la Corporación de Ranchos Real Land Holdings, L.L.C. y el Public Service Board (PSB) han establecido un contrato en el cual el Public Service Board (EPW/PSB) se compromete a proveer servicio de drenaje sanitario para la subdivisión por un periodo minimo de 30 años y el Public Service Board (PSB) ha proporcionado la documentación necesaria para establecer la capacidad suficiente a largo plazo del suministro de servicio de drenaje sanitario para abastecer el desarrollo completo de la subdivisión. El Public Service Board (PSB) tiene una línea de drenaje sanitario existente de 30 pulgadas a lo largo del fraccionamiento de Edgemere Subdivision Extension, tambien tiene otro línea de 8 pulgadas a lo largo de la calle Mager Rd. en el fraccionamiento de Tierra Del Este Unidad Ochenta y Cinco al sur y suroeste de la subdivisión propuesta. El sistema de drenaje sanitario para Tierra Del Este Unidad Noventa y Uno consiste en líneas de drenaje sanitario de PVC de 8 pulgadas a lo largo de las calles propuestas en Tierra Del Este Unidad 91. De las líneas de 8 pulgadas solo líneas de 4" diámetro de servicio se proveera al dueño de cada lote. La líneas de 8 pulgadas y 4 pulgadas se instalarán en el tiempo de desarrollo y construcción de las calles dentro de Tierra Del Este Unidad Noventa y Uno. La instalación incluirá toda la tubería, arquetas y conexiones de servicio como sean necesarios para una correcta instalación del sistema de drenaje sanitario. Ranchos Real Land Holdings L.L.C., Además pagará al Public Service Board (PSB) la suma de \$886,440 que cubre el \$890 costo por lote para el servicio de drenaje sanitario (incluyendo los costos de instalación y todos los honorarios del grifo). A petición del propietario del lote, el Public Service Board (PSB) instalará lo mas pronto posible y sin cargo alguno la conexión del servicio de drenaje sanitario para ese lote. El drenaje sanitario será totalmente operable a partir de Diciembre del 2024.

Certificaciones:

Certifico que el servicio de aguas residuales descritas anteriormente están de acuerdo con las normas del modelo adoptado bajo sección 16.345, código de aguas.

- LEGEND**
- 12" PROPOSED 12" P.V.C. SEWER LINE
 - 8" PROPOSED 8" P.V.C. SEWER LINE
 - PROPOSED MANHOLE
 - SEWER SERVICE CONNECTION
- FINBOUODIA**
- 12" PROPOSTA LINEA DE PVC DE 12" PARA DRENAJE
 - 8" PROPOSTA LINEA DE PVC DE 8" PARA DRENAJE
 - PROPOSTA BOCA DE ALCANTARILLADO
 - CONEXION PARA EL SERVICIO DE DRENAJE



REVISED DATE: MAY 27, 2021

