TIERRA DEL ESTE UNIT SEVENTEEN

BEING A PORTION OF TRACT 1, SECTION 40, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 38.86 ACRES

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1445.00	95.83	47.93	95.81	N61°02'57"E	3°47'59"
C2	20.00	31.42	20.00	28.28	N44°26'59"E	90°00'00"
C3	1761.00	307.27	154.02	306.88	N05°32'56"W	9°59'50"
C4	2065.00	221.94	111.07	221.83	N62°13'42"E	6°09'28"
C5	350.00	185.09	94.77	182.95	N15°42'02"W	30°18'02"
C6	500.00	264.42	135.38	261.35	N15°42'02"W	30°18'02"
C7	787.00	110.01	55.09	109.92	N14°33'07"W	8°00'32"
C8	1787.00	205.24	102.73	205.13	N07°15'26"W	6°34'50"
C9	350.00	24.55	12.28	24.55	S88°02'33"W	4°01'09"
C10	1787.00	106.57	53.30	106.55	N02°15'31"W	3°25'00"
C11	20.00	31.42	20.00	28.28	N45°33'01"W	90°00'00"
C12	30.00	13.53	6.88	13.42	N12°22'14"E	25°50'31"
C13	70.00	10.71	5.36	10.70	S20°54'34"W	8°45'51"
C14	70.00	67.10	36.38	64.56	S10°55'58"E	54°55'13"
C15	70.00	62.22	33.34	60.19	S63°51'28"E	50°55'46"
C16	70.00	39.60	20.35	39.07	N74°28'14"E	32°24'49"
C17	30.00	16.64	8.54	16.43	S74°09'29"W	31°47'18"
C18	30.00	46.81	29.69	42.20	S45°14'57"E	89°23'51"
C19	1813.00	62.61	31.31	62.61	N01°32'23"W	1°58'44"
C20	20.00	30.91	19.50	27.93	S41°45'07"W	88°33'43"
C21	324.00	22.73	11.37	22.72	S88°02'33"W	4°01'09"
C22	20.00	2.30	1.15	2.30	N86°39'29"W	6°34'46"
C23	20.00	14.52	7.60	14.21	N62°33'47"W	41°36'36"
C24	49.00	63.72	37.27	59.32	S79°00'44"E	74°30'29"
C25	49.00	57.40	32.51	54.18	N30°10'24"E	67°07'16"
C26	49.00	57.40	32.51	54.18	N36°56'53"W	67°07'16"
C27	49.00	57.84	32.82	54.54	S75°40'37"W	67°37'44"
C28	20.00	16.82	8.94	16.33	N65°57'27"E	48°11'23"
C29	376.00	26.38	13.19	26.37	S88°02'33"W	4°01'09"
C30	20.00	30.91	19.50	27.93	S49°41'10"E	88°33'43"
C31	1813.00	98.89	49.46	98.88	N06°58'04"W	3°07'31"
C32	1813.00	63.83	31.92	63.83	N09°32'20"W	2°01'02"
C33	20.00	31.42	20.00	28.28	S34°27'09"W	90°00'00"
C34	20.00	16.82	8.94	16.33	N76°27'10"W	48°11'23"
C35	49.00	26.90	13.80	26.56	S88°05'08"E	31°27'20"
C36	49.00	62.28	36.15	58.18	N59°46'20"E	72°49'45"
C37	49.00	57.99	32.93	54.67	N10°32'51"W	67°48'37"
C38	49.00	62.28	36.15	58.18	N80°52'02"W	72°49'45"
C39	49.00	26.90	13.80	26.56	S46°59'26"W	31°27'20"
C40	20.00	16.82	8.94	16.33	N55°21'27"E	48°11'23"
C41	20.00	31.42	20.00	28.28	S55°32'51"E	90°00'00"
C42	813.00	69.86	34.95	69.84	N13°00'33"W	4°55'24"
C43	30.00	39.07	22.86	36.37	S21°50'21"W	74°37'13"
C44	761.00	48.19	24.11	48.19	N12°21'43"W	3°37'43"
C45	30.00	13.01	6.61	12.90	N26°35'43"W	24°50'18"
C46	70.00	19.98	10.06	19.91	S30°50'21"E	16°21'01"
C47	70.00	64.87	34.97	62.57	S03°53'02"W	53°05'45"
C48	70.00	75.27	41.73	71.69	S61°14'06"W	61°36'25"
C49	30.00	17.22	8.85	16.99	N75°35'38"E	32°53'21"
C50	2065.00	48.97	24.49	48.97	N64°37'40"E	1°21'32"
C51	2065.00	138.47	69.26	138.44	N62°01'39"E	3°50'31"
C52	2065.00	34.49	17.25	34.49	N59°37'40"E	0°57'26"
C54	25.00	39.27	25.00	35.36	N75°51'03"W	90°00'00"
C55	25.00	39.27	25.00	35.36	S14°08'57"W	90°00'00"
C56	20.00	31.42	20.00	28.28	N14°08'57"E	90°00'00"
C57	20.00	31.42	20.00	28.28	S75°51'03"E	90°00'00"
C58	20.00	16.82	8.94	16.33	N35°03'16"E	48°11'23"
C59	49.00	46.48	25.16	44.76	S38°08'06"W	54°21'03"
C60	49.00	56.81	32.08	53.68	N81°28'28"W	66°25'48"
C61	49.00	56.81	32.08	53.68	N15°02'41"W	66°25'48"
C62	49.00	68.16	40.90	62.80	N58°01'11"E	79°41'55"
C63	49.00	8.10	4.06	8.09	S77°23'46"E	9°28'12"
C64	20.00	16.82	8.94	16.33	S83°14'39"W	48°11'23"
C65	20.00	31.42	20.00	28.28	S14°08'57"W	90°00'00"
C66	376.00	78.06	39.17	77.92	N24°54'11"W	11°53'43"
C67	376.00	75.67	37.96	75.54	N13°11'25"W	11°31'49"
C68	376.00	39.67	19.85	39.65	N04°24'10"W	6°02'40"
C69	20.00	16.55	8.78	16.08	S25°05'00"E	47°24'21"
C70	49.00	28.83	14.85	28.42	N31°55'52"W	33°42'37"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C71	49.00	60.86	35.06	57.02	N20°30'24"E	71°09'56"
C72	49.00	57.17	32.34	53.98	N89°30'43"E	66°50'42"
C73	49.00	89.49	63.45	77.56	S04°44'32"E	104°38'47"
C74	20.00	17.17	9.16	16.65	N22°58'57"E	49°11'48"
C75	324.00	76.99	38.68	76.81	N08°25'25"W	13°36'55"
C76	324.00	83.15	41.81	82.93	N22°35'01"W	14°42'18"
C77	324.00	5.17	2.59	5.17	N30°23'36"W	0°54'52"
C78	20.00	31.42	20.00	28.28	N75°51'03"W	90°00'00"
C79	20.00	31.42	20.00	28.28	S14°08'57"W	90°00'00"
C80	20.00	31.42	20.00	28.28	N75°51'03"W	90°00'00"
C81	474.00	27.20	13.60	27.19	N29°12'25"W	3°17'16"
C82	474.00	105.54	52.99	105.33	N21°11'03"W	12°45'28"
C83	474.00	95.63	47.98	95.47	N09°01'31"W	11°33'35"
C84	474.00	22.30	11.15	22.29	N01°53'52"W	2°41'43"
C85	526.00	21.36	10.68	21.36	N29°41'15"W	2°19'36"
C86	526.00	76.37	38.25	76.30	N24°21'53"W	8°19'08"
C87	526.00	76.37	38.25	76.30	N16°02'45"W	8°19'08"
C88	526.00	76.37	38.25	76.30	N07°43'38"W	8°19'08"
C89	526.00	27.70	13.85	27.70	N02°03'32"W	3°01'03"
C90	20.00	31.21	19.79	28.14	S45°14'57"E	89°23'51"
C91	20.00	16.82	8.94	16.33	N65°57'27"E	48°11'23"
C92	49.00	60.78	35.00	56.96	S77°23'57"W	71°04'24"
C93	49.00	56.81	32.08	53.68	N33°50'57"W	66°25'48"
C94	49.00	56.60	31.94	53.51	N32°27'35"E	66°11'17"
C95	49.00	62.16	36.05	58.08	S78°06'08"E	72°41'17"
C96	20.00	13.35	6.94	13.11	N60°53'15"W	38°15'31"
C97	20.00	3.47	1.74	3.46	N84°58'56"W	9°55'52"
C98	20.00	31.63	20.21	28.43	S44°45'03"W	90°36'09"
C99	20.00	31.21	19.79	28.14	S45°14'57"E	89°23'51"
C100	20.00	16.82	8.94	16.33	N65°57'27"E	48°11'23"
C101	49.00	61.30	35.39	57.38	S77°42'13"W	71°40'57"
C102	49.00	56.25	31.68	53.21	N33°34'08"W	65°46'21"
C103	49.00	56.81	32.08	53.68	N32°31'57"E	66°25'48"
C104	49.00	62.00	35.92	57.94	S78°00'19"E	72°29'40"
C105	20.00	15.68	8.27	15.28	N64°13'20"W	44°55'42"
C106	20.00	1.14	0.57	1.14	N88°19'02"W	3°15'40"
C107	20.00	31.63	20.21	28.43	S44°45'03"W	90°36'09"
C108	20.00	31.63	20.21	28.43	N44°45'03"E	90°36'09"
C109	20.00	31.21	19.79	28.14	S45°14'57"E	89°23'51"
C110	20.00	16.82	8.94	16.33	N65°57'27"E	48°11'23"
C111	49.00	61.14	35.27	57.25	S77°36'20"W	71°29'09"
C112	49.00	56.77	32.05	53.65	N33°27'35"W	66°23'03"
C113	49.00	56.88	32.13	53.74	N32°52'39"E	66°30'46"
C114	49.00	61.57	35.60	57.60	S77°45'23"E	71°59'48"
C115	20.00	16.82	8.94	16.33	N65°51'11"W	48°11'23"

LINE TABLE		
LINE	LENGTH	BEARING
L1	105.00	N89°26'59"E
L2	12.79	N00°33'01"W
L3	125.00	S79°27'09"W
L4	92.37	N15°56'25"W
L5	121.21	N20°55'00"W
L6	55.00	S30°51'03"E
L7	45.73	S00°33'01"E
L8	92.24	S10°32'51"E
L9	89.44	S89°56'52"E
L10	51.29	N86°01'59"E
L11	50.79	S00°33'01"E
L12	151.00	S89°26'59"W
L13	55.00	S30°51'03"E

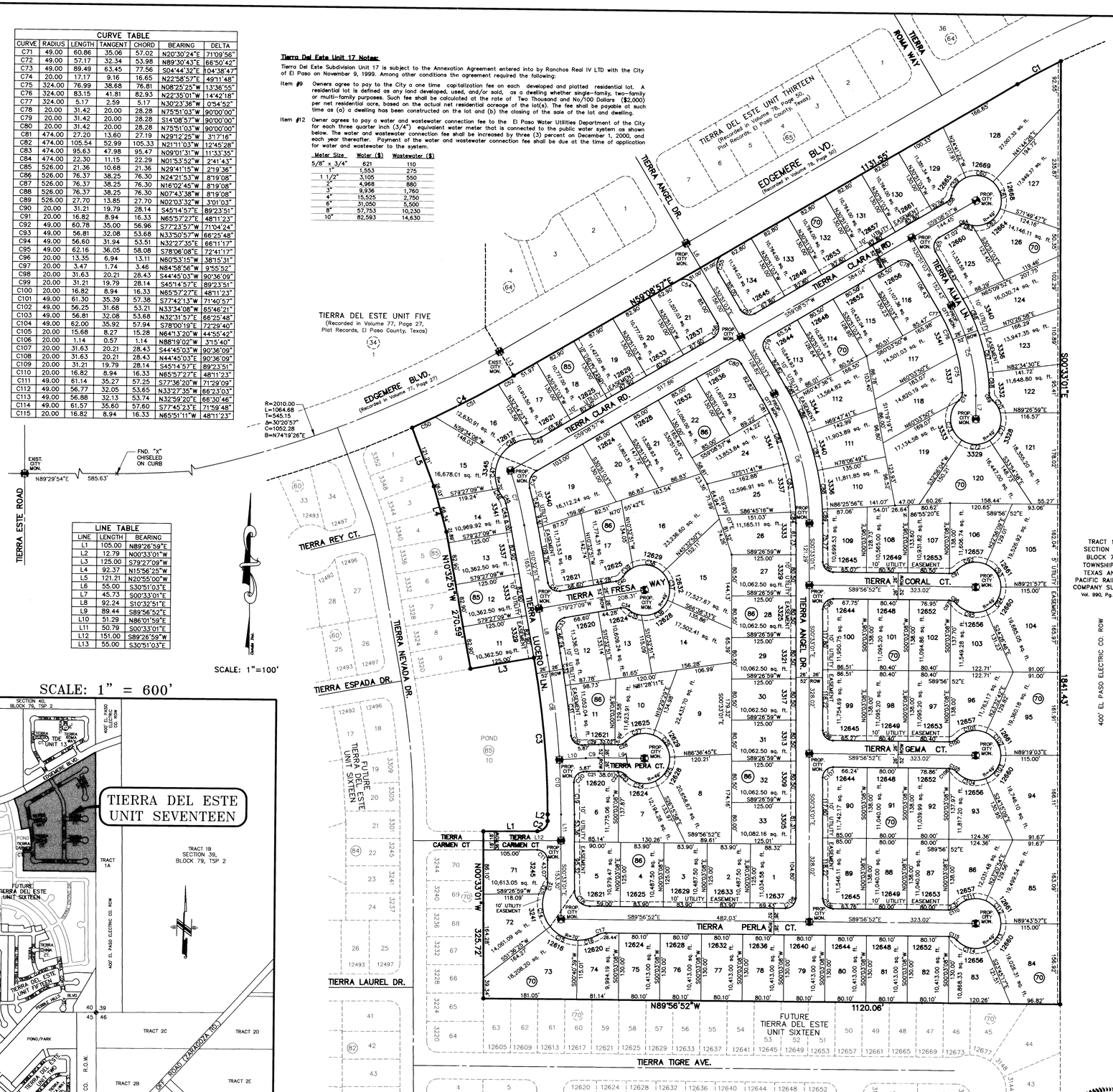
Tierra Del Este Unit 17 Notes:

Tierra Del Este Subdivision Unit 17 is subject to the Annexation Agreement entered into by Ranchos Real IV LTD with the City of El Paso on November 9, 1999. Among other conditions the agreement required the following:

Item #9 Owners agree to pay to the City a one time capitalization fee on each developed and platted residential lot. A residential lot is defined as any land developed, used, and/or sold, as a dwelling whether single-family, two-family or multi-family purposes. Such fee shall be calculated at the rate of Two Thousand and No/100 Dollars ($2,000) per net residential acre, based on the actual net residential acreage of the lot(s). The fee shall be payable at such time as (a) a dwelling has been constructed on the lot and (b) the closing of the sale of the lot and dwelling.

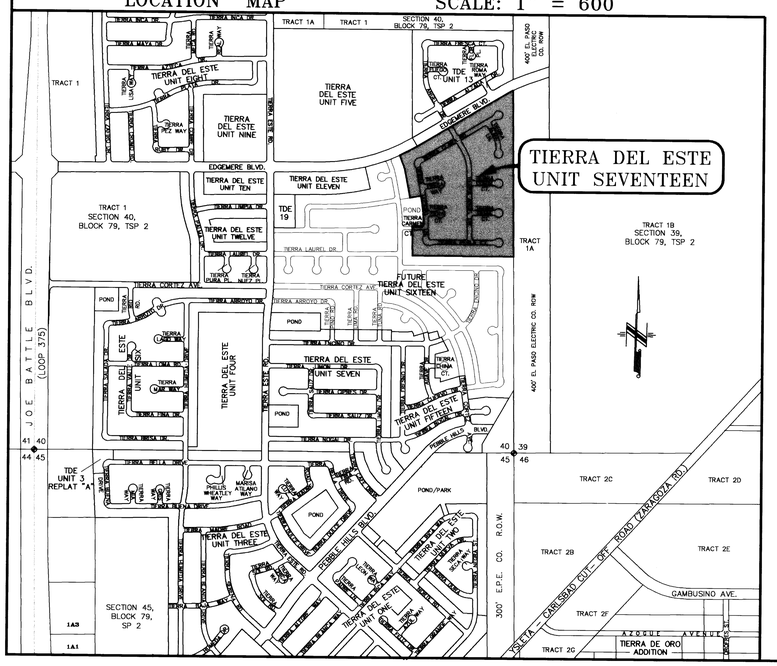
Item #12 Owner agrees to pay a water and wastewater connection fee to the El Paso Water Utilities Department of the City for each three quarter inch (3/4") equivalent water meter that is connected to the public water system as shown below. The water and wastewater connection fee shall be increased by three (3) percent on December 1, 2000, 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.

Meter Size	Water ($)	Wastewater ($)
5/8" x 3/4"	621	110
1"	1,553	275
1 1/2"	3,105	550
2"	4,968	880
3"	9,936	1,760
4"	15,525	2,750
6"	31,050	5,500
8"	57,753	10,230
10"	82,593	14,630



SCALE: 1"=100'

LOCATION MAP SCALE: 1" = 600'



DATE OF PREPARATION: DECEMBER 19, 2002

TDE17-FN.DWG

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CADD
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936
PH. # 592-0283 FAX # 592-0286

NOTES:

WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (TIERRA DEL ESTE UNIT 17) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF JULY 25, 2003.

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.
INSTRUMENT No. 2003008418b BOOK _____ PAGE _____ DATE 9/2/2003

TAX CERTICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. 2003008418? BOOK _____ PAGE _____ DATE 9/2/2003

VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING EDGEMERE BLVD. 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. 2003008418B BOOK _____ PAGE _____ DATE 9/2/2003

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. 2003008418? BOOK _____ PAGE _____ DATE 9/2/2003

LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.

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

SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

BEARINGS BASED ON PLAT OF TIERRA DEL ESTE UNIT FIVE RECORDED IN VOLUME 77, PAGE 27, PLAT RECORDS OF EL PASO COUNTY, TEXAS.

TRACT 1A
SECTION 39,
BLOCK 79,
TOWNSHIP 2,
TEXAS AND
PACIFIC RAILROAD
COMPANY SURVEYS
Vol. 990, Pg. 1176

400' EL PASO ELECTRIC CO. ROW

D E D I C A T I O N

RANCHOS REAL VI, LTD., property owner of this land, hereby present this plat and dedicate to the use of the public, the streets, drives, and utility easements as hereon laid down and designated, including easements for overhang of 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 14th day of July 2003.

RANCHOS REAL VI, LTD.
BY: RANCHOS REAL DEVELOPERS, INC.,
ITS GENERAL PARTNER

By: Timothy C. Foster
Timothy C. Foster, VICE-PRESIDENT

ATTEST: NOT REQUIRED

A C K N O W L E D G E M E N T

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Timothy C. Foster, Vice-President of RANCHOS REAL DEVELOPERS, INC., 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 corporation for the purpose and considerations herein expressed.

Given under my hand and seal of office this 14th day of July 2003.

Susan McMillan
Notary Public in and for El Paso County

3-16-05
My Commission Expires

SUSAN McMILLAN
NOTARY PUBLIC
My commission expires
MARCH 16, 2005

C I T Y P L A N C O M M I S S I O N

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 _____ day of _____, 2003.

Secretary

Chairperson

Approved for filing this 28 day of July, 2003.

City Engineer

F I L I N G

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 2 day of September, 2003, A.D. in Volume 78 of the Plat Record, Page 89, Plat No. 2003008418B

County Clerk

By Deputy

Prepared by and under the supervision of:
YVONNE CONDE VALDEZ, P.E.
Registered Professional Engineer
Registration No. 64648

Yvonne Conde Valdez, P.E.

STATE OF TEXAS
YVONNE CONDE VALDEZ
64648

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.

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

STATE OF TEXAS
REGISTERED
RONALD ROBERT CONDE
5152
PROFESSIONAL
LAND SURVEYOR

154-T

D:\DATA\ci\TDE17-FN.DWG, 7/14/2003 10:44:49 AM, C.CORTEZ