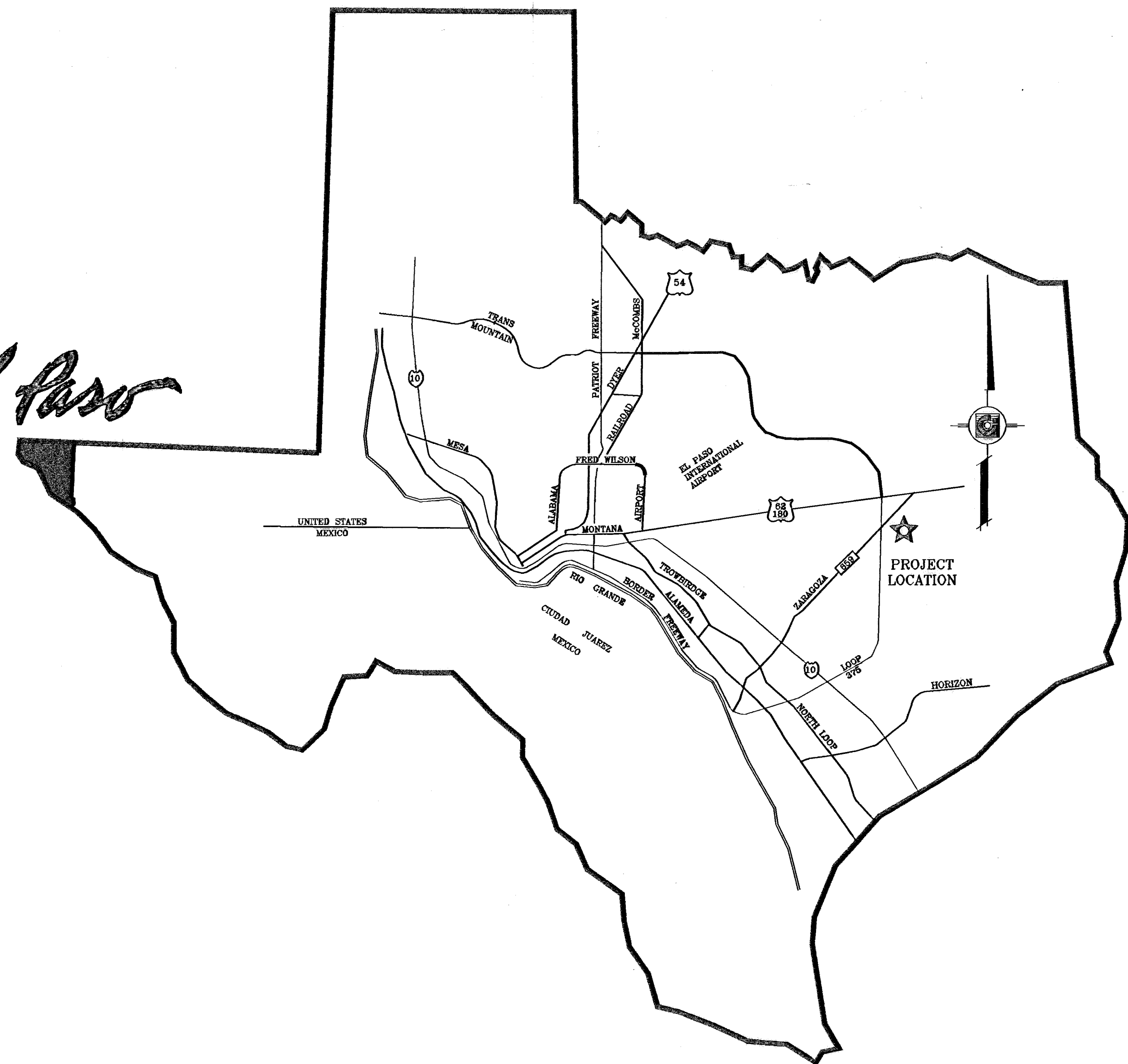


El Paso



VICINITY MAP

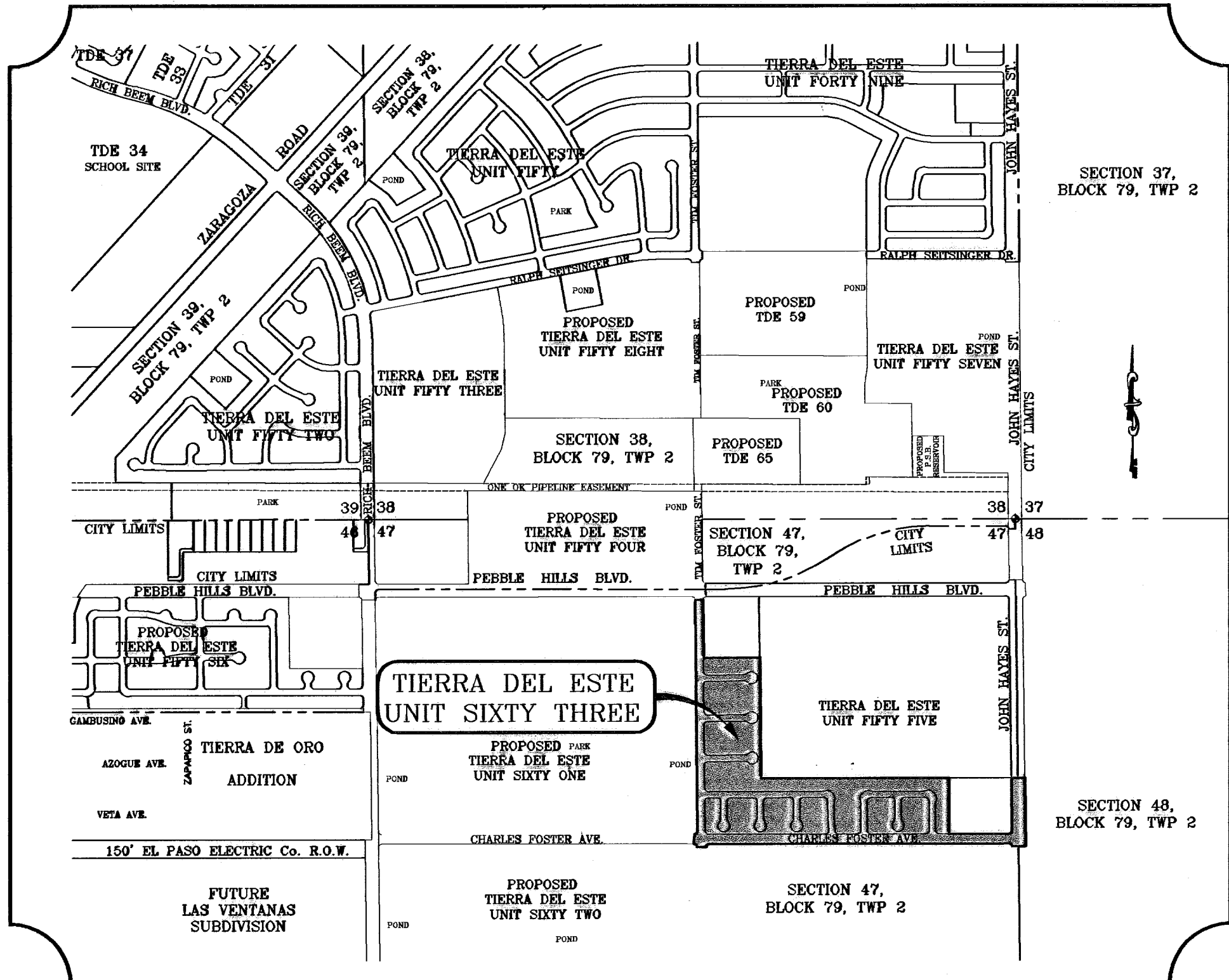


TIERRA DEL ESTE
UNIT SIXTY THREE
PROJECT
LOCATION

STREET IMPROVEMENTS

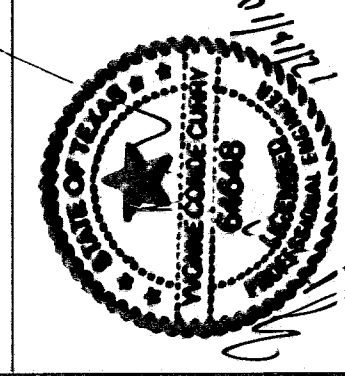
I N D E X

LOCATION MAP SCALE: 1"=1000'

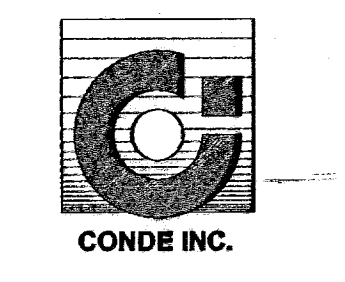


TITLE	SHEET No.
COVER SHEET	1 OF 40
PLAT	2-3 OF 40
GRADING PLAN	4-5 OF 40
GRADING SECTIONS	6-8 OF 40
DRAINAGE PLAN	9-10 OF 40
STORM WATER POLLUTION PREVENTION PLAN	11-13 OF 40
TIM FOSTER ST.	14-16 OF 40
GIL REYES DR.	17 OF 40
PANCHO GONZALES CT.	18 OF 40
ARTHUR ASHE CT.	19 OF 40
ANDRE AGASSI DR./STEFFI GRAF DR.	20-21 OF 40
MONICA SELES PL.	22 OF 40
PETE SAMPRAS PL.	23 OF 40
BORIS BECKER PL.	24 OF 40
CHRIS EVERT PL./JIMMY CONNORS CT./MICHAEL CHANG PL.	25-26 OF 40
JOHN McENROE PL.	27 OF 40
CHARLES FOSTER AVE.	28-31 OF 40
JOHN HAYES ST.	32 OF 40
POND DETAILS	33-33A OF 40
STRUCTURE DETAILS	34-36 OF 40
STANDARD DETAILS	37-38 OF 40
ILLUMINATION PLAN AND DETAILS	39-40 OF 40
LANDSCAPING	I1 OF 1
IRRIGATION	I1 OF 1

PROJECT NAME
**TIERRA DEL ESTE
UNIT SIXTY THREE**
BEING A PORTION OF SECTIONS 47 AND 48,
BLOCK 79, TOWNSHIP 2, TEXAS AND
PACIFIC RAILROAD COMPANY SURVEYS,
EL PASO COUNTY, TEXAS.
CONTAINING 40.562 ACRES



CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1760 LEE TREVINO STE 400
EL PASO, TEXAS 79906

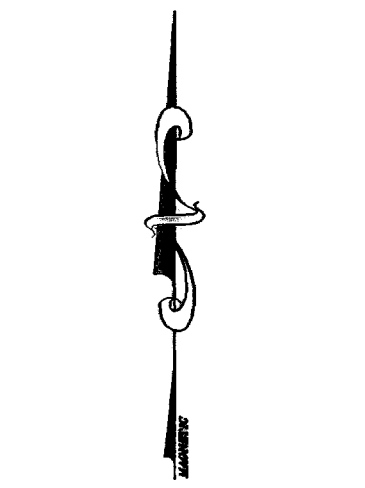


TIERRA DEL ESTE UNIT SIXTY THREE

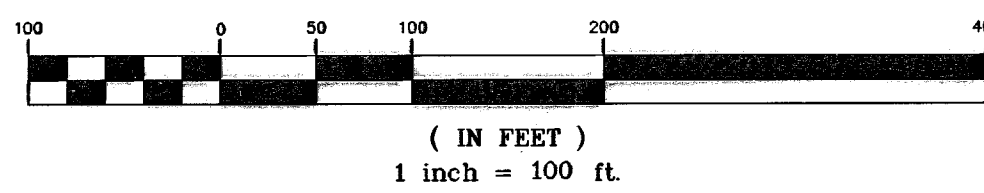
BEING A PORTION OF SECTIONS 47, AND 48, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 40.56 ACRES

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	39.27	25.00	35.36	S45°31'57"E	90°00'00"
C2	20.00	17.08	9.10	16.56	N65°00'31"E	48°55'04"
C3	50.00	44.25	23.69	42.82	S65°54'09"W	50°42'21"
C4	50.00	78.98	48.46	69.60	N44°38'19"W	88°12'43"
C5	50.00	78.98	48.46	69.60	N43°34'24"E	88°12'43"
C6	50.00	44.25	23.69	42.82	S66°58'04"E	50°42'21"
C7	20.00	17.08	9.10	16.56	N68°04'28"W	48°55'04"
C8	25.00	39.27	25.00	35.36	S44°28'03"W	90°00'00"
C9	25.00	39.27	25.00	35.36	S45°31'57"E	90°00'00"
C10	20.00	17.08	9.10	16.56	N65°00'31"E	48°55'04"
C11	50.00	44.25	23.69	42.82	S65°54'09"W	50°42'21"
C12	50.00	78.98	48.46	69.60	N44°38'19"W	88°12'43"
C13	50.00	78.98	48.46	69.60	N43°34'24"E	88°12'43"
C14	50.00	44.25	23.69	42.82	S66°58'04"E	50°42'21"
C15	20.00	17.08	9.10	16.56	N68°04'28"W	48°55'04"
C16	25.00	39.27	25.00	35.36	S44°28'03"W	90°00'00"
C17	25.00	39.27	25.00	35.36	S45°31'57"E	90°00'00"
C18	20.00	17.08	9.10	16.56	N65°00'31"E	48°55'04"
C19	50.00	44.25	23.69	42.82	S65°54'09"W	50°42'21"
C20	50.00	84.51	56.35	74.80	N40°19'30"W	96°50'20"
C21	50.00	69.45	41.65	64.00	N47°53'12"E	79°35'08"
C22	50.00	44.25	23.69	42.82	S66°58'04"E	50°42'21"
C23	20.00	17.08	9.10	16.56	N68°04'28"W	48°55'04"
C24	25.00	39.27	25.00	35.36	S44°28'03"W	90°00'00"

LINE	LENGTH	BEARING
L1	64.01	S89°27'34"E
L2	80.00	N00°31'57"W
L3	32.00	N89°58'35"E
L4	20.00	N89°28'03"E
L5	20.00	N89°28'03"E
L6	20.57	N89°28'03"E

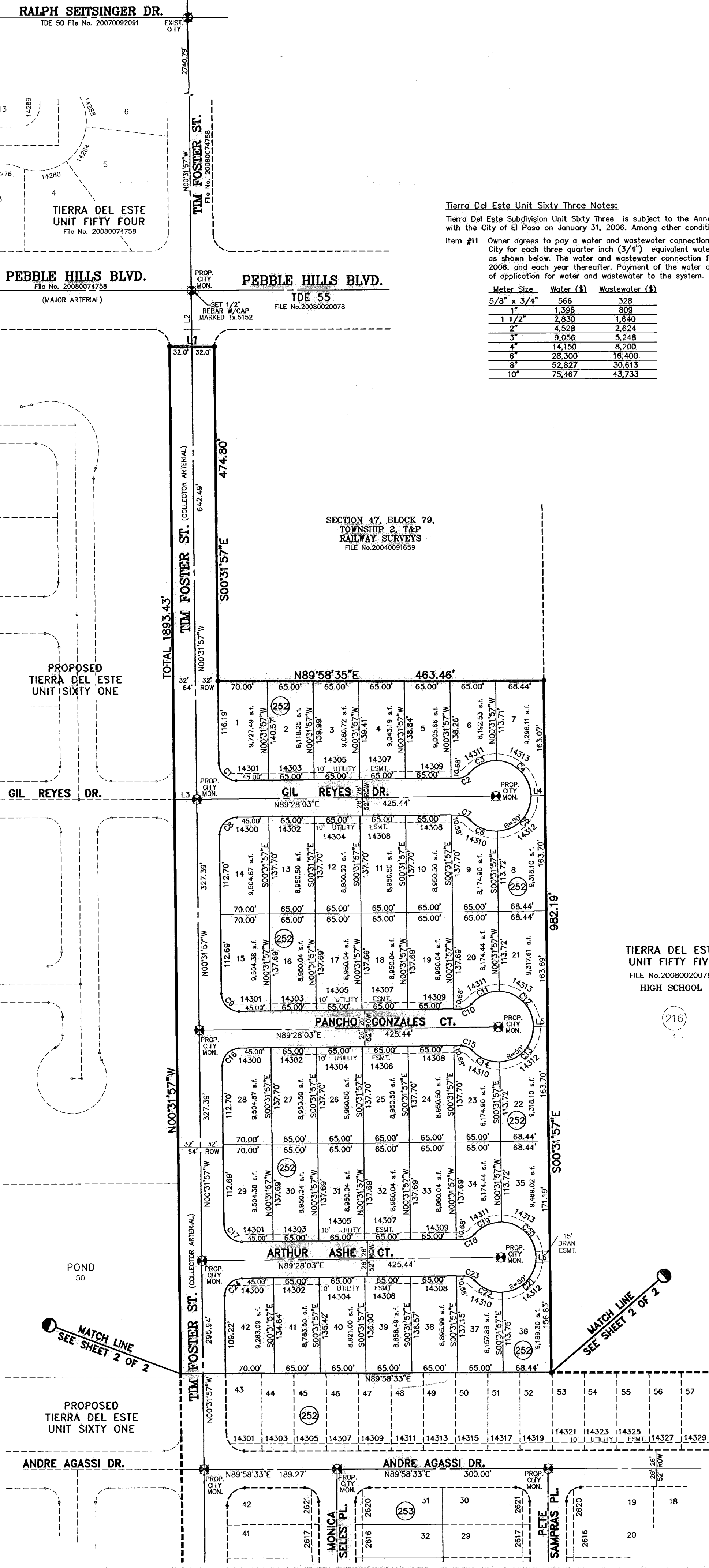
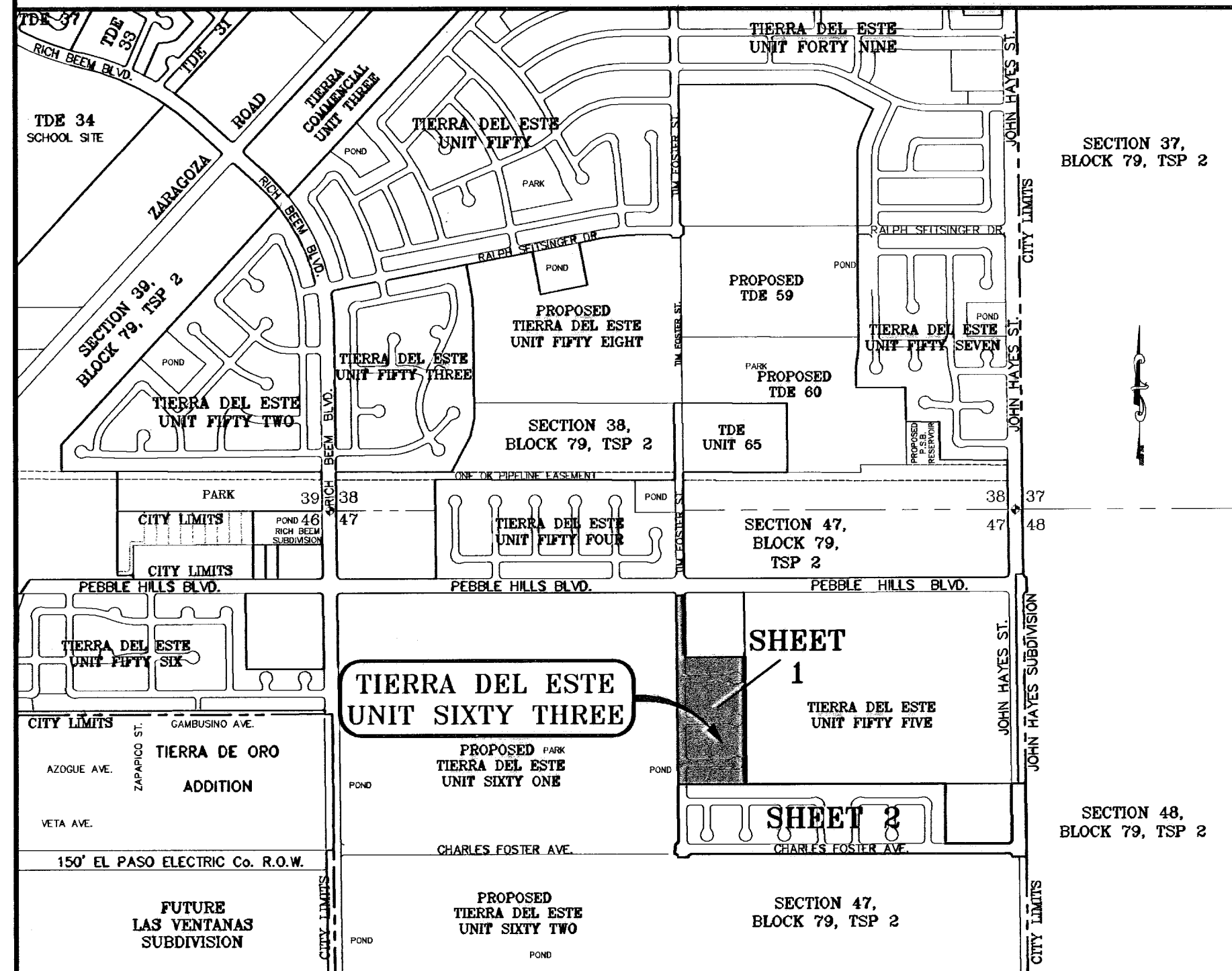


GRAPHIC SCALE



LOCATION MAP

SCALE: 1" = 1000'



Tierra Del Este Unit Sixty Three Notes:
 Tierra Del Este Subdivision Unit Sixty Three is subject to the Annexation Agreement entered into by Ranchos Real IV L.L.C. with the City of El Paso on January 31, 2008. Among other conditions the agreement required the following:
 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, 2008, 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"	566	328
1"	1,598	869
1 1/2"	2,830	1,640
2"	4,528	2,624
3"	9,056	5,248
4"	14,150	8,200
6"	28,300	16,400
8"	52,627	30,613
10"	75,467	43,733

NOTES:

WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (TIERRA DEL ESTE UNIT SIXTY THREE) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF SEPTEMBER 2009.

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. N/A DATE _____

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

INSTRUMENT No. 20100070053 DATE 6 Oct 10

INSTRUMENT No. 20100070054

VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING TIM FOSTER STREET AND CHARLES FOSTER AVE. 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

INSTRUMENT No. 20100070057 DATE 6 Oct 10

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

INSTRUMENT No. 20100070055 DATE 6 Oct 10

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.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 48021201758, DATED SEPTEMBER 4, 1991 THIS PROPERTY IS IN FLOOD HAZARD ZONE X OUTSIDE THE 500 YEAR FLOOD-PLAIN.

BEARING BASIS IS TRUE NORTH FOR A TRANSVERSE MERCATOR SURFACE PROJECTION AS DETERMINED BY GPS METHODS CENTERED NEAR THIS SITE.

FD Improvements: 20100070056

By: _____

By: _____

By: _____

By: _____

By: _____

By: _____

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By: _____

DATE OF PREPARATION: JULY 25, 2008

CONDE INC.
 ENGINEERING / PLANNING
 GPS / SURVEYING / CAD
 1700 LEE TREWING DR. STE 400
 EL PASO, TEXAS 79908
 PH: # 592-9266 FAX: # 592-9268

TIERRA DEL ESTE UNIT SIXTY THREE

BEING A PORTION OF SECTIONS 47, AND 48, BLOCK 79, TOWNSHIP 2, TEXAS, AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 40.56 ACRES

NOTES:

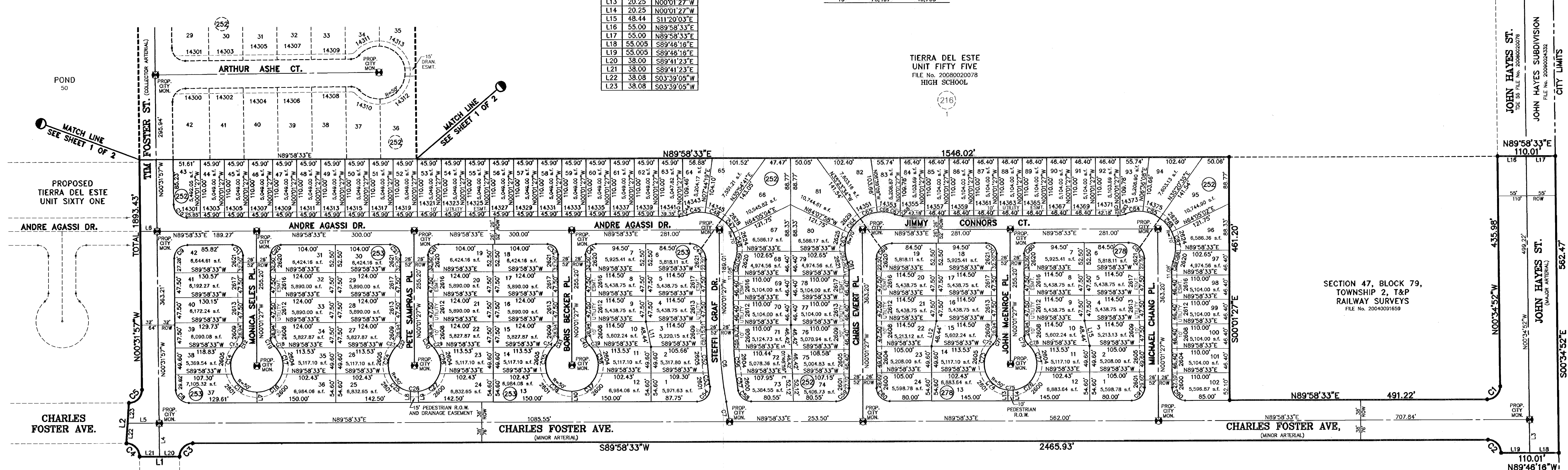
LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
 U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
 SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48021201758, DATED SEPTEMBER 4, 1991 THIS PROPERTY IS IN FLOOD HAZARD ZONE X OUTSIDE THE 500 YEAR FLOOD-PLAIN.

LINE	LENGTH	BEARING
L1	76.01	N89°41'23"W
L2	78.16	N03°39'05"E
L3	63.00	N09°34'52"W
L4	63.00	N09°34'52"W
L5	60.00	N89°58'33"E
L6	32.00	N89°58'33"E
L7	20.00	N00°01'27"W
L8	20.57	N00°01'27"W
L9	20.57	N00°01'27"W
L10	21.00	N00°01'27"W
L11	48.44	S11°20'03"E
L12	48.44	N11°17'09"E
L13	20.25	N00°01'27"W
L14	20.25	N00°01'27"W
L15	48.44	S11°20'03"E
L16	55.00	N89°58'33"E
L17	55.00	N89°58'33"E
L18	55.00	S89°46'16"E
L19	55.00	S89°46'16"E
L20	38.00	S89°41'23"E
L21	38.00	S89°41'23"E
L22	38.00	S03°39'05"W
L23	38.00	S03°39'05"W

Tierra Del Este Unit Sixty Three Notes:

Tierra Del Este Subdivision Unit Sixty Three is subject to the Annexation Agreement entered into by Ranchos Real IV LTD with the City of El Paso on January 31, 2006. Among other conditions the agreement required the following:
 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, 2008, 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.

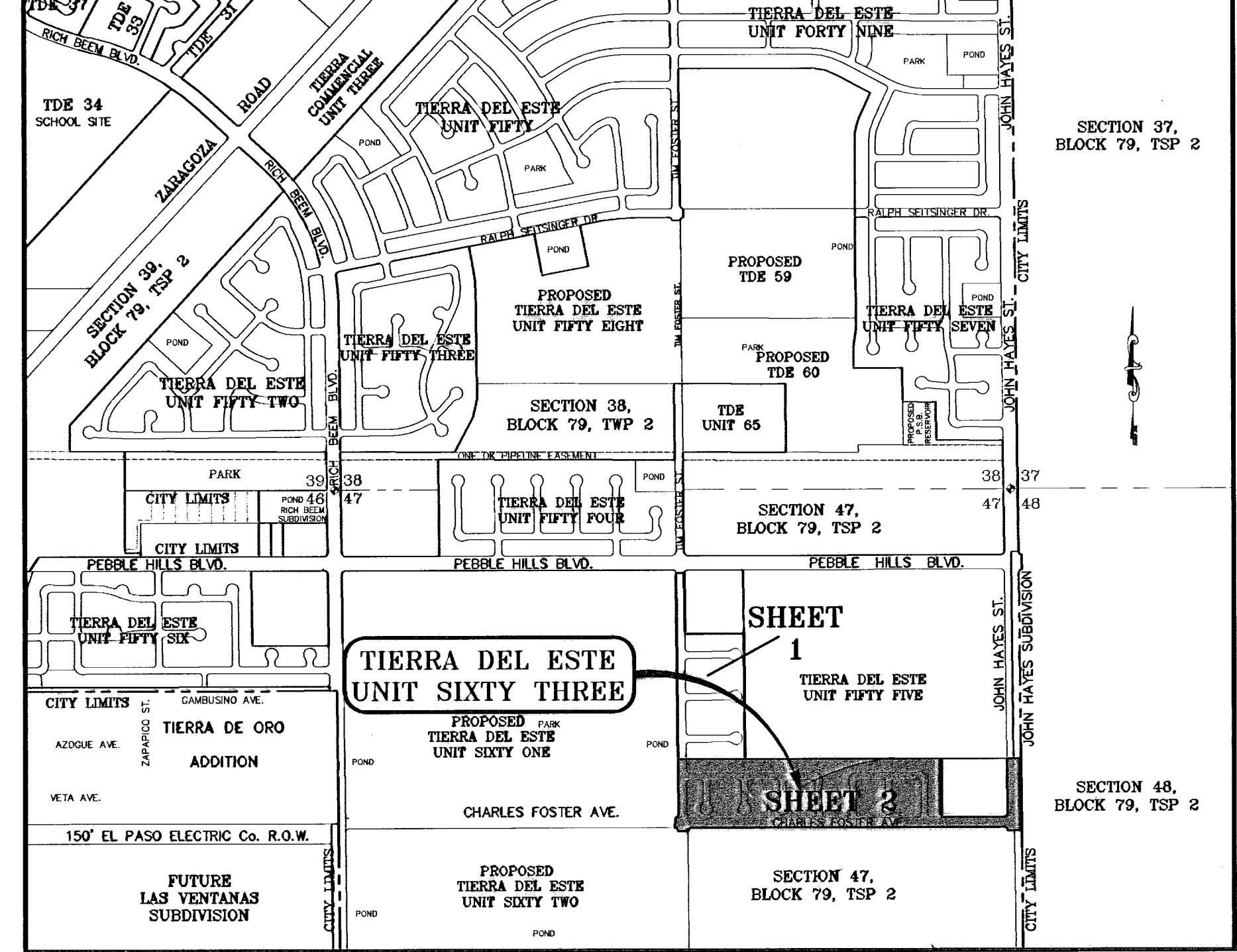
Water Size	Water (\$)	Wastewater (\$)
5/8" x 3/4"	566	378
1"	1,386	809
1 1/2"	2,830	1,640
2"	4,538	2,624
3"	9,055	5,248
4"	14,150	8,200
6"	28,300	16,400
8"	52,827	30,613
10"	75,467	43,733



SECTION 47, BLOCK 79, TOWNSHIP 2, T&P RAILWAY SURVEYS FILE NO. 2004001659

SECTION 48, BLOCK 79, TOWNSHIP 2, T&P RAILWAY SURVEYS FILE NO. 2006002838

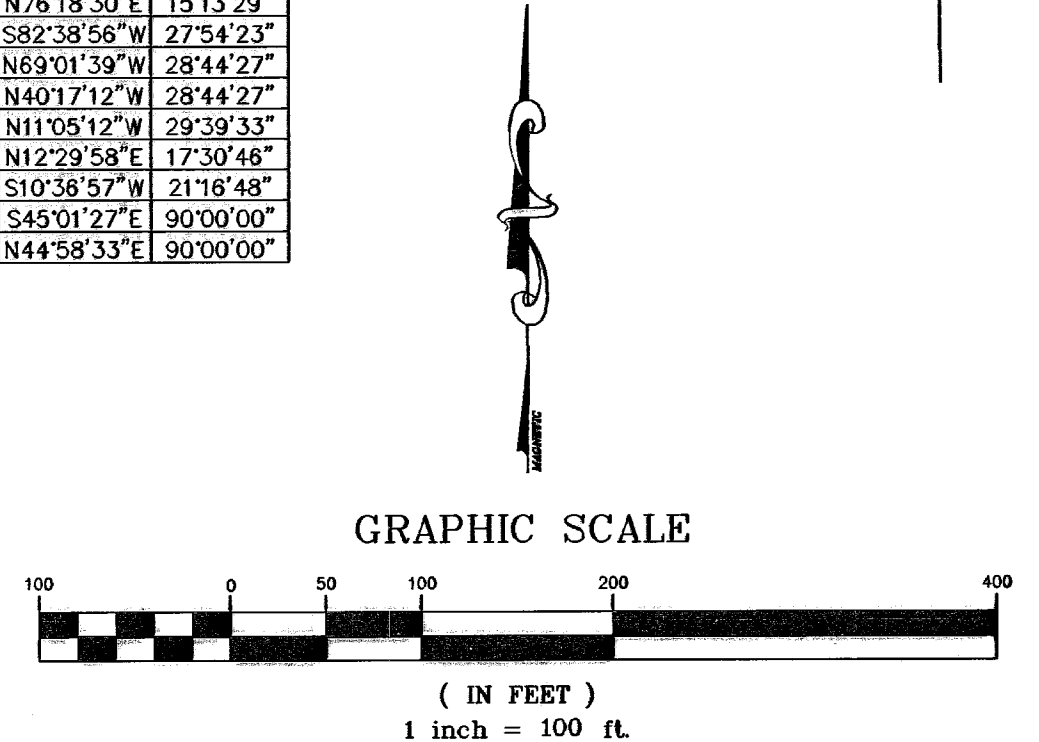
LOCATION MAP SCALE: 1" = 100'



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	39.51	25.24	35.53	N44°41'50"E	90°33'25"
C2	25.00	39.03	24.76	35.18	N45°18'10"W	89°28'35"
C3	25.00	39.49	25.22	35.51	S44°31'18"W	90°30'31"
C4	25.00	39.05	24.78	35.20	N45°16'42"E	89°29'29"
C5	25.00	39.49	25.22	35.51	N44°31'18"E	90°30'31"
C6	750.00	137.12	68.75	138.93	S05°15'43"E	102°8'31"
C7	750.00	38.30	19.16	38.30	N09°02'11"W	2°55'54"
C8	25.00	39.05	24.78	35.20	S45°16'42"E	89°29'29"
C9	25.00	39.49	25.22	35.51	S44°31'18"W	90°30'31"
C10	25.00	39.05	24.78	35.20	S45°16'42"E	89°29'29"
C11	20.00	31.42	20.00	28.28	N45°01'27"W	90°00'00"
C12	20.00	17.08	9.10	16.56	N24°28'05"E	48°55'04"
C13	50.00	5.03	2.52	5.03	S46°00'45"W	5°45'44"
C14	50.00	53.32	29.51	50.83	S12°35'01"W	61°05'44"
C15	50.00	62.88	36.37	58.82	S53°59'39"E	72°03'37"
C16	50.00	62.88	36.37	58.82	N53°59'39"E	72°03'37"
C17	50.00	53.32	29.51	50.83	N12°37'55"W	61°05'44"
C18	50.00	5.03	2.52	5.03	N46°03'39"W	5°45'44"
C19	20.00	17.08	9.10	16.56	S24°28'05"E	48°55'04"
C20	20.00	31.42	20.00	28.28	S44°58'33"W	90°00'00"
C21	20.00	31.42	20.00	28.28	N45°01'27"W	90°00'00"
C22	20.00	17.08	9.10	16.56	N24°28'05"E	48°55'04"
C23	50.00	5.03	2.52	5.03	S46°00'45"W	5°45'44"
C24	50.00	53.32	29.51	50.83	S12°35'01"W	61°05'44"
C25	50.00	55.36	30.90	52.57	S49°04'50"E	63°28'00"
C26	50.00	15.06	7.59	15.00	N89°58'33"E	17°15'14"
C27	50.00	55.36	30.90	52.57	N49°37'58"E	63°28'00"
C28	50.00	53.32	29.51	50.83	N12°37'55"W	61°05'44"
C29	50.00	5.03	2.52	5.03	N46°03'39"W	5°45'44"
C30	20.00	17.08	9.10	16.56	S24°28'05"E	48°55'04"
C31	20.00	31.42	20.00	28.28	S44°58'33"W	90°00'00"
C32	20.00	31.42	20.00	28.28	N45°01'27"W	90°00'00"
C33	20.00	17.08	9.10	16.56	N24°28'05"E	48°55'04"
C34	50.00	5.03	2.52	5.03	S46°00'45"W	5°45'44"
C35	50.00	53.32	29.51	50.83	S12°35'01"W	61°05'44"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C36	50.00	62.88	36.37	58.82	S53°59'39"E	72°03'37"
C37	50.00	62.88	36.37	58.82	N53°59'39"E	72°03'37"
C38	50.00	53.32	29.51	50.83	N12°37'55"W	61°05'44"
C39	50.00	5.03	2.52	5.03	N46°03'39"W	5°45'44"
C40	20.00	17.08	9.10	16.56	S24°28'05"E	48°55'04"
C41	20.00	31.42	20.00	28.28	S44°58'33"W	90°00'00"
C42	30.00	47.12	30.00	42.43	N45°01'27"W	90°00'00"
C43	40.00	6.58	3.30	6.58	N85°15'38"E	7°25'50"
C44	40.00	8.27	4.15	8.26	N74°21'45"E	11°50'58"
C45	70.00	35.48	18.13	35.10	S83°11'02"W	29°02'33"
C46	70.00	34.42	17.57	34.07	N68°10'30"W	28°10'23"
C47	70.00	34.42	17.57	34.07	N40°00'07"W	28°10'23"
C48	70.00	36.23	18.53	35.83	N11°05'11"W	29°39'31"
C49	70.00	21.40	10.78	21.31	N12°29'58"E	17°30'46"
C50	40.00	14.88	7.51	14.77	S10°36'59"W	21°18'48"
C51	778.00	31.99	16.00	31.99	S01°12'19"E	2°11'44"
C52	778.00	49.74	24.88	49.73	S04°13'22"E	3°40'22"
C53	778.00	28.33	13.16	28.33	S07°01'52"E	1°58'38"
C54	25.00	42.75	28.75	37.73	N40°59'11"E	97°58'44"
C55	724.00	37.70	18.86	37.70	S01°30'57"E	2°59'01"
C56	724.00	48.57	23.29	48.57	S04°10'27"E	3°41'09"
C57	724.00	31.38	15.69	31.38	S07°58'06"E	2°28'59"
C58	25.00	35.28	21.29	32.42	S49°30'01"E	80°28'59"
C59	25.00	39.27	25.00	35.36	N44°58'33"E	90°00'00"
C60	25.00	39.27	25.00	35.36	S45°01'27"E	90°00'00"
C61	40.00	14.88	7.51	14.77	N10°39'51"W	21°18'48"
C62	70.00	21.40	10.78	21.31	S12°32'52"E	17°30'46"
C63	70.00	36.23	18.53	35.83	S11°02'17"W	29°39'31"
C64	70.00	5.03	2.52	5.03	N46°03'39"W	5°45'44"
C65	70.00	35.11	17.93	34.75	S85°58'38"W	28°44'27"
C66	70.00	34.10	17.39	33.76	N82°41'54"W	27°54'30"
C67	40.00	10.62	5.34	10.59	S76°21'12"E	15°13'05"
C68	40.00	4.23	2.12	4.23	S88°59'38"E	6°03'43"
C69	30.00	47.12	30.00	42.43	S44°58'33"W	90°00'00"
C70	20.00	17.08	9.10	16.56	N24°28'05"E	48°55'04"
C71	20.00	17.08	9.10	16.56	N24°28'05"E	48°55'04"
C72	50.00	5.03	2.52	5.03	S46°00'45"W	5°45'44"
C73	50.00	53.32	29.51	50.83	S12°35'01"W	61°05'44"
C74	50.00	57.88	32.67	54.70	S51°07'28"E	68°19'16"
C75	50.00	10.02	5.03	10.00	N89°58'33"E	11°28'42"
C76	50.00	57.88	32.67	54.70	N51°04'34"E	68°19'16"
C77	50.00	53.32	29.51	50.83	N12°37'55"W	61°05'44"
C78	50.00	5.03	2.52	5.03	N46°03'39"W	5°45'44"
C79	20.00	17.08	9.10	16.56	S24°28'05"E	48°55'04"
C80	20.00	31.42	20.00	28.28	S44°58'33"W	90°00'00"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C81	30.00	47.12	30.00	42.43	N45°01'27"W	90°00'00"
C82	40.00	4.23	2.12	4.23	N88°59'38"E	6°03'43"
C83	40.00	10.63	5.35	10.60	N76°18'30"E	15°13'29"
C84	70.00	34.09	17.39	33.76	S82°38'56"W	27°54'23"
C85	70.00	35.11	17.93	34.75	N69°01'39"W	28°44'27"
C86	70.00	35.11	17.93	34.75	N40°17'12"W	28°44'27"
C87	70.00	36.24	18.53	35.83	N11°05'12"W	29°39'33"
C88	70.00	21.40	10.78	21.31	N12°29'58"E	17°30'46"
C89	40.00	14.86	7.51	14.77	S10°36'57"W	21°18'48"
C90	25.00	39.27	25.00	35.36	S45°01'27"E	90°00'00"
C91	25.00	39.27	25.00	35.36	N44°58'33"E	90°00'00"



ATTEST: NOT REQUIRED
 ACKNOWLEDGEMENT
 STATE OF TEXAS
 COUNTY OF EL PASO
 Before me, the undersigned authority, on this day personally appeared Douglas A. Schwartz, Manager of RANCHOS REAL XIV, 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 24th day of June, 2009.
 Notary Public in and for El Paso County
 My Commission Expires 3-16-13

DATE OF PREPARATION: JULY 25, 2008

 ENGINEERING / PLANNING
 GPS / SURVEYING / CAD
 1700 LEE TREVINO DR. STE. 400
 EL PASO, TEXAS 79906
 PH: 592-9293 FAX: 592-9286

GENERAL NOTES:

- IMPROVEMENT WITHIN CITY R.O.W. SHALL COMPLY WITH TITLE 19- SUBDIVISION ORDINANCE - "SUBDIVISION IMPROVEMENT DESIGN STANDARDS".
- CONTRACTOR SHALL PROVIDE TEMPORARY MEASURES FOR THE MANAGEMENT OF STORM WATER RUNOFF ENTERING, EXITING AND ON SITE DURING THE COURSE OF THE CONSTRUCTION. TEMPORARY BERMS, DESILTING BASIN, CHECK DAMS, PIPING ETC. SHALL BE PROVIDED AS NECESSARY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND NOTIFICATION WITH ALL APPURTENANT UTILITY COMPANIES WHOSE LINES ARE WITHIN THE CONSTRUCTION CONTRACT AREA. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES 48 HOURS PRIOR TO ANY CONSTRUCTION ON SITE. THE CONTRACTOR WILL BE RESPONSIBLE PHYSICALLY AND FINANCIALLY FOR ANY DISRUPTION TO SERVICE EITHER ON SITE OR OFF SITE DUE TO BREAKAGE OF UTILITY LINES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DATA SHOWN ON THE PLANS. IF DISCREPANCIES ARE FOUND THE CONTRACTOR SHALL NOTIFY THE OWNER OR ENGINEER IMMEDIATELY SO THAT PROPER CORRECTIONS CAN BE MADE.
- EQUIPMENT OF A CONDITION AND DESIGN SUFFICIENT TO ENSURE A THOROUGH AND WORKMANLIKE PROSECUTION OF THE PROJECT SHALL BE USED AT ALL TIMES.
- ALL ELEVATIONS ARE TO CITY DATUM UNLESS OTHERWISE NOTED.
- ALL WASTE MATERIALS INCLUDING EXCAVATION, CURBING, PAVEMENT, ETC. SHALL BE DISPOSED OF AS DESIGNATED BY THE OWNER OR HIS REPRESENTATIVE.
- THE CONTRACTOR SHALL NOTIFY THE OWNER, OR HIS REPRESENTATIVE, IN SUFFICIENT TIME IN ADVANCE OF DELIVERY OF MATERIALS TO BE SUPPLIED BY HIM UNDER THIS PROJECT, IN ORDER THAT THE OWNER MAY ARRANGE, IF DESIRED, INSPECTION AND TESTING FOR SAME.
- SAFE AND REASONABLE ACCESS FOR THIS SITE MUST BE MAINTAINED AT ALL TIMES DURING THE LIFE OF THE PROJECT.
- ANY CAVITY REMAINING OPEN DURING NONWORKING HOURS MUST BE GUARDED BY FLASHER TYPE BARRICADES WITH STRINGERS PLACED BETWEEN THE TOPS OF THE BARRICADES.
- DEVELOPER SHALL COMPLY WITH SECTION 13.08.170 "EXCESSIVE PAVING CUTS" AS PER EL PASO MUNICIPAL CODE.

GENERAL EARTHWORK NOTES:

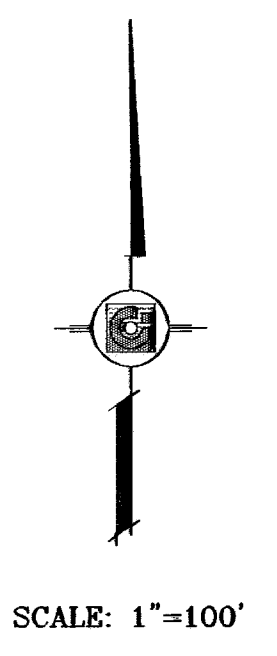
- ALL GRADING SHALL CONFORM TO THE CITY OF EL PASO GRADING ORDINANCE SECTION 18.44.
- THE CONTRACTOR SHALL CARRY ON HIS WORK WITH SPECIAL CARE AT ALL TIMES TO MAINTAIN THE NATURAL SURROUNDINGS AND EXISTING STRUCTURES IN AN UNDAMAGED CONDITION.
- NATURAL SUBGRADES TO SUPPORT STRUCTURAL FILL OR PAVEMENTS SHOULD BE STRIPPED OF ALL VEGETATION OR ORGANIC TOPSOIL. THE EXPOSED SUBGRADE SHOULD BE SCARIFIED JUST PRIOR TO FILL PLACEMENT TO A MINIMUM DEPTH OF 6 INCHES AND RECOMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS PER ASTM D-1557. ALL BACKFILL MATERIAL TO BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED EIGHT (8") INCH LIFTS AND COMPACTED AS BEFORE.
- TEMPORARY DUST AND EROSION CONTROL MEASURES SHALL BE PROVIDED FOR AT ALL TIMES. SEE SHEETS 11-12 OF 40.
- ANY EROSION OF THE GRADED SITE DURING THE COURSE OF THE PROJECT SHALL BE CORRECTED PRIOR TO FINALIZATION OF THE PROJECT AT NO COST TO THE OWNER.
- ALL SLOPES AND SWALES WITHIN LOTS SHALL BE MAINTAINED BY LOT OWNER.

CONSTRUCTION NOTES:

- ALL CONCRETE FOR STRUCTURES SHALL BE 3000 PSI. UNLESS OTHERWISE NOTED.
- MINIMUM COVER FOR REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE NOTED.
- 95% COMPACTION REQUIRED FOR STRUCTURES AS PER ASTM D1557.
- REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.
- RETAINING WALLS WILL BE REQUIRED WHERE THERE IS A GRADE DIFFERENCE OF 2 OR MORE FEET BETWEEN LOTS AND STREET. RETAINING WALL DESIGN AT TIME OF BUILDING PERMIT.

SEE SHEET 34 OF 40 FOR DRAINAGE STRUCTURE #1

○ DENOTES AS BUILT CONDITION ONLY



BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SEITZINGER DR. AND TIM FOSTER ST.	ELEVATION 4021.16
DATE	02/16/09
BY	Y.C.
REVISIONS	AS BUILT
CITY REELINES AS PER 02/10/09 COMMENTS	E.F.G.
AS BUILT	F.R.

PROJECT NAME
TERRA DEL ESTE UNIT SIXTY THREE
 BEING A PORTION OF SECTIONS 47 AND 48, BLOCK 1, VALLE BLVD. COMPANY SUBDIVISION, EL PASO COUNTY, TEXAS, CONTAINING 40.562 ACRES

SCALE
 HORIZ: 1"=100'
 VERT: ---
 DATE: JULY 2008
 DESIGN BY: YC
 INITIATED BY: EFG
 CHECKED BY: YC
 JOB NO.: 308-83

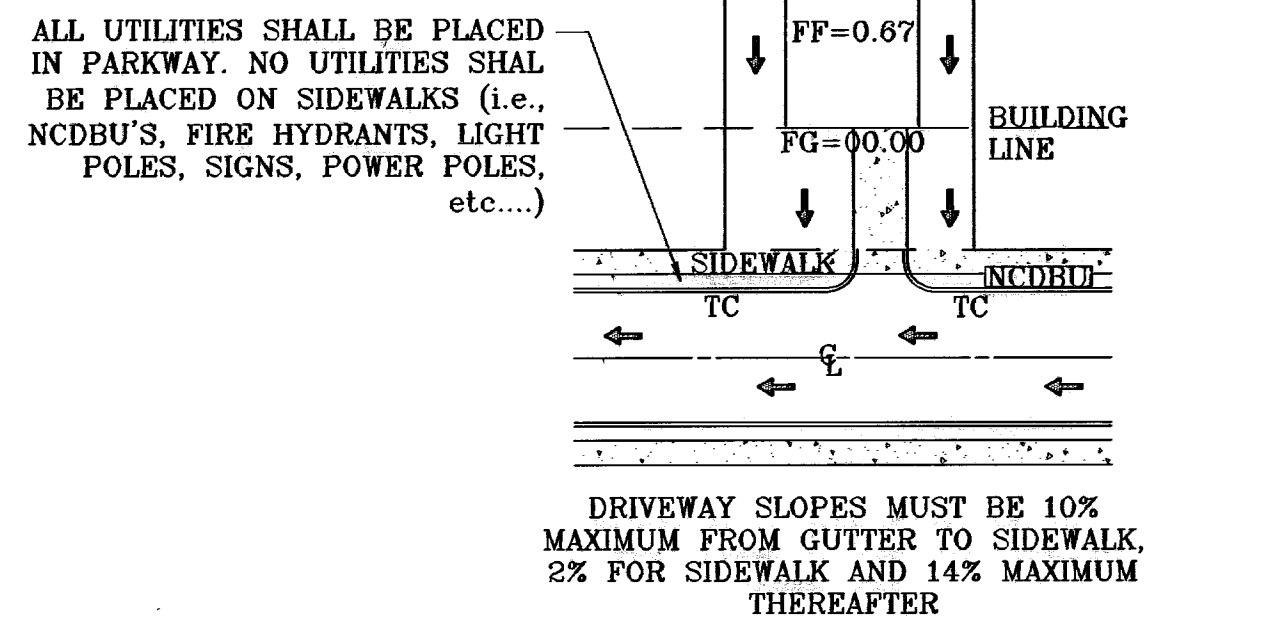
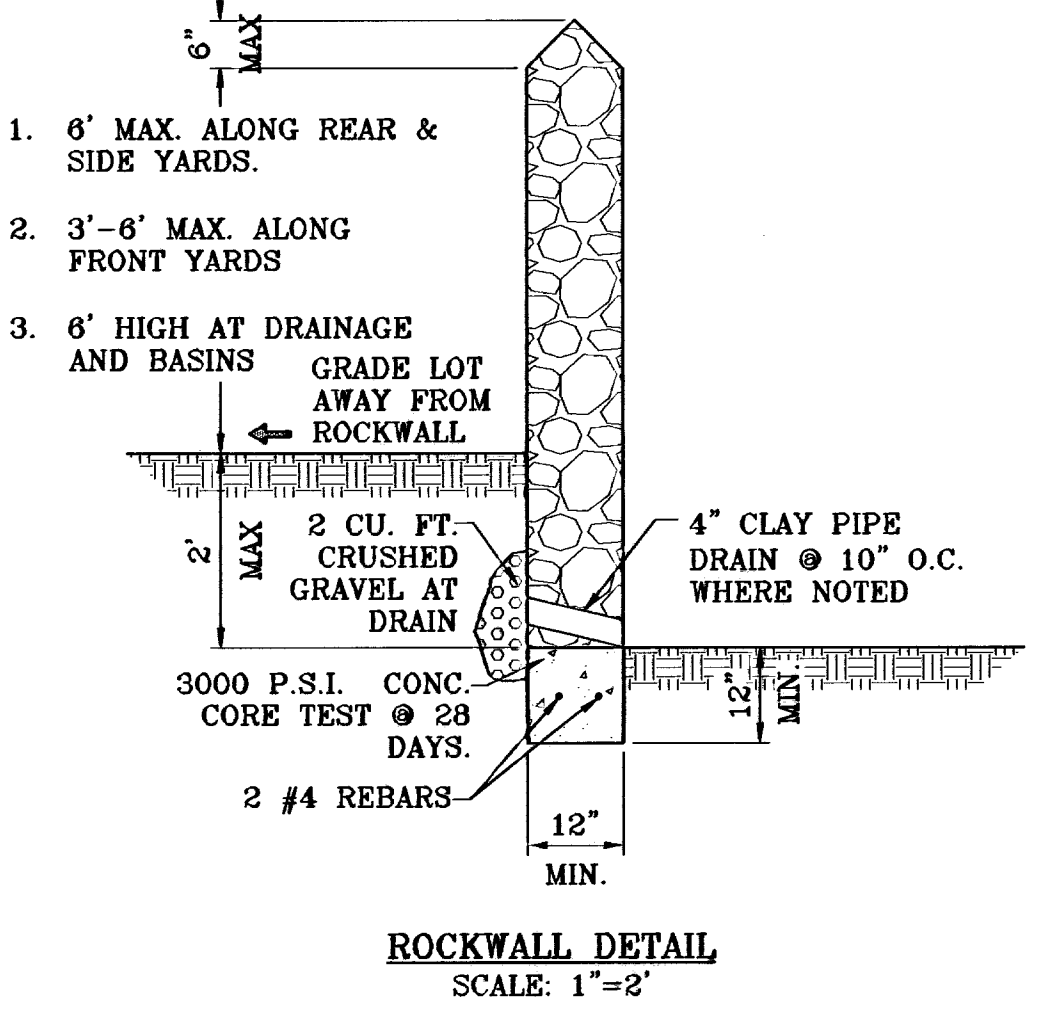
ENGINEER'S SEAL

CONDE INC.
 ENGINEERING / PLANNING
 SURVEYING / GPS
 1790 LEE TREVINO STE 400
 EL PASO, TEXAS 79968

SHEET TITLE
GRADING PLAN
SHT 4 OF 40

NOTE:
 HEREON DESCRIBED TRACT LIES IN ZONE X, COMMUNITY PANEL NO. 480212 0176B, DATED SEPTEMBER 4, 1991.

DETAIL No.
 T17 SECTION DETAIL SHEET
 SECTION REFERENCE SHEET



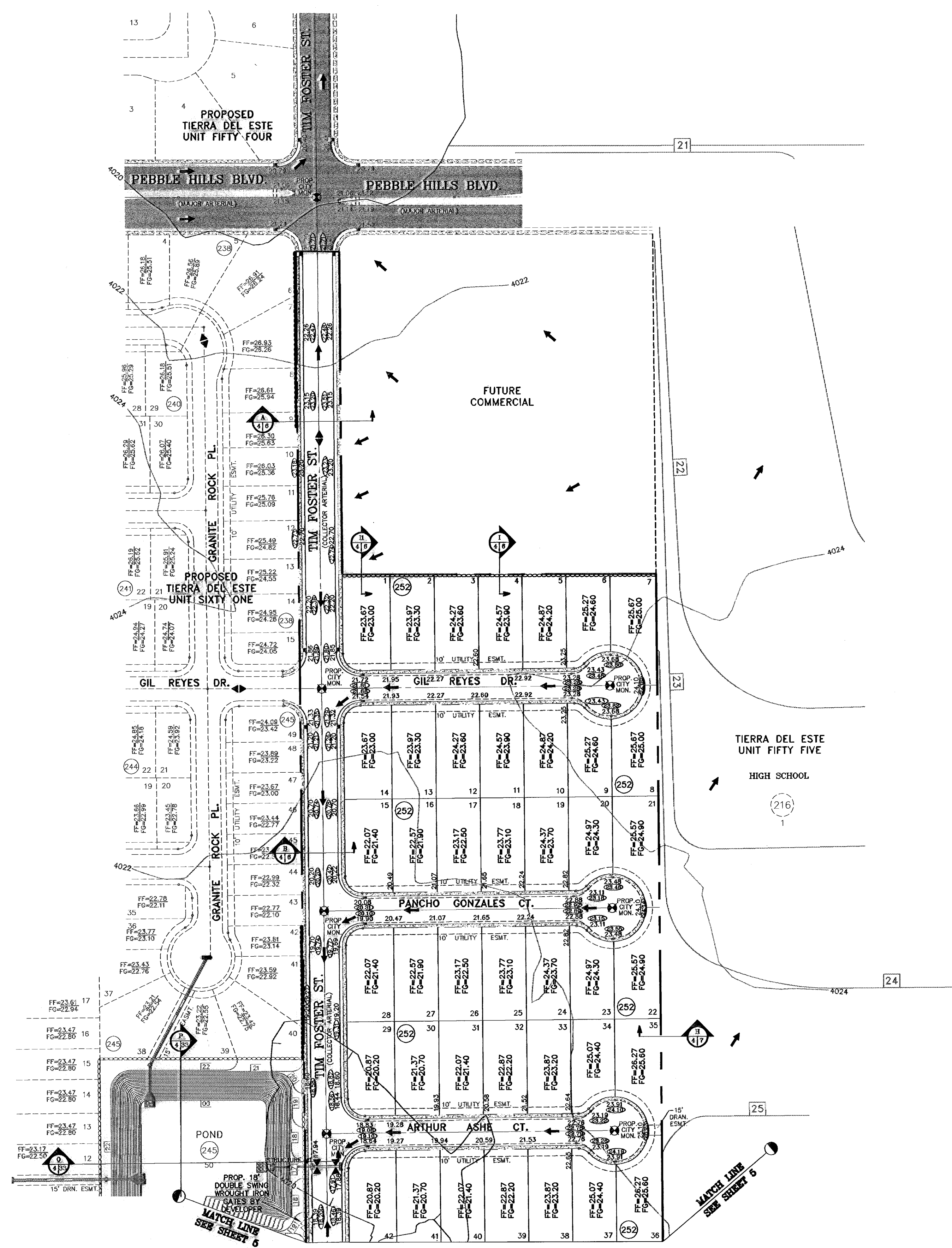
ALL UTILITIES SHALL BE PLACED IN PARKWAY. NO UTILITIES SHALL BE PLACED ON SIDEWALKS (i.e., NCDBU'S, FIRE HYDRANTS, LIGHT POLES, SIGNS, POWER POLES, etc...)

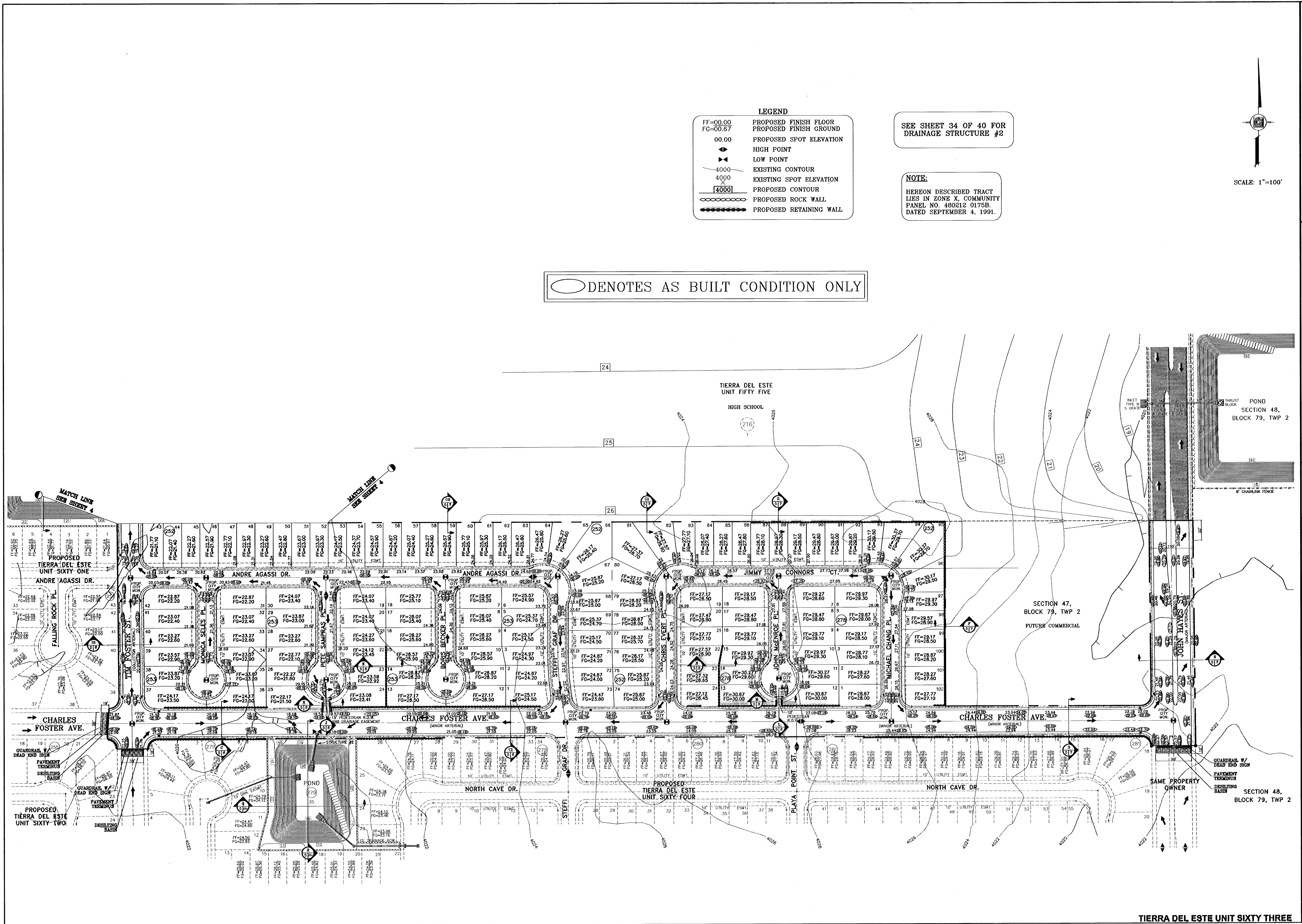
ROCKWALL NOTES:

- STONE FOR ROCKWALLS SHALL BE AS NEARLY UNIFORM IN SECTIONS AS IS PRACTICABLE. THE STONE SHALL BE DENSE AND RESISTANT OF AIR AND WATER.
- MORTAR MUST BE TYPE "S" 1800 P.S.I. AS PER ASTM C270.
- MASONRY WALLS OVER SIX (6) FEET IN HEIGHT AND THOSE USED FOR EARTH RETENTION OVER TWO (2) FEET MUST BE DESIGNED AS STRUCTURAL WALLS.
- WALLS ADJACENT TO PONDING AREAS OR DRAINAGE DITCHES MAY BE CONSTRUCTED OF BRICK, CINDER BLOCK, STONE OR CINDER BLOCK AND SHALL NOT BE LESS THAN SIX (6) FEET HIGH.
- ROCKWALL MORTAR JOINTS MUST NOT EXCEED TWO (2) INCHES.
- PROVIDE ONE (1) INCH EXPANSION JOINTS AT EVERY 100 FEET.
- ALL STONE SHALL BE THOROUGHLY SOAKED BEFORE BEING PLACED.
- NO RIVER ROCK SHALL BE ALLOWED.

LEGEND

FF=00.00	PROPOSED FINISH FLOOR
FG=00.67	PROPOSED FINISH GROUND
00.00	PROPOSED SPOT ELEVATION
▲	HIGH POINT
▼	LOW POINT
— 4000	EXISTING CONTOUR
— 4000	EXISTING SPOT ELEVATION
— 4000	PROPOSED CONTOUR
— 4000	PROPOSED ROCK WALL
— 4000	PROPOSED RETAINING WALL





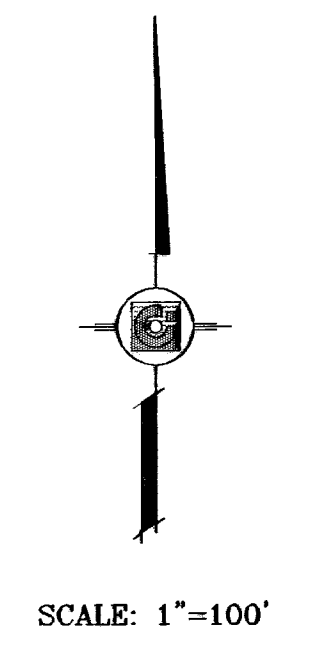
○ DENOTES AS BUILT CONDITION ONLY

LEGEND

FF=00.00	PROPOSED FINISH FLOOR
FG=00.67	PROPOSED FINISH GROUND
00.00	PROPOSED SPOT ELEVATION
▲	HIGH POINT
▼	LOW POINT
—4000—	EXISTING CONTOUR
4000	EXISTING SPOT ELEVATION
4000	PROPOSED CONTOUR
⊠	PROPOSED ROCK WALL
⊞	PROPOSED RETAINING WALL

SEE SHEET 34 OF 40 FOR DRAINAGE STRUCTURE #2

NOTE:
HERBON DESCRIBED TRACT LIES IN ZONE X, COMMUNITY PANEL NO. 480212 0175B, DATED SEPTEMBER 4, 1991.



BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SETSINGER DR. AND TIM FOSTER ST. ELEVATION 4021.16	DATE	02/16/09	CITY REDLINES AS PER 02/10/09 COMMENTS	E.F.G.	F.R.
	DATE	11/17/10	AS BUILT		

PROJECT NAME
TIERRA DEL ESTE
UNIT SIXTY THREE

BEING A PORTION OF SECTIONS 47 AND 48, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS, CONTAINING 40.562 ACRES

SCALE
HORIZ: 1"=100'
VERT: ---

DATE: JULY 2008
DESIGN BY: YC
INITIATED BY: EFG
CHECKED BY: YC
JOB NO.: 308-83

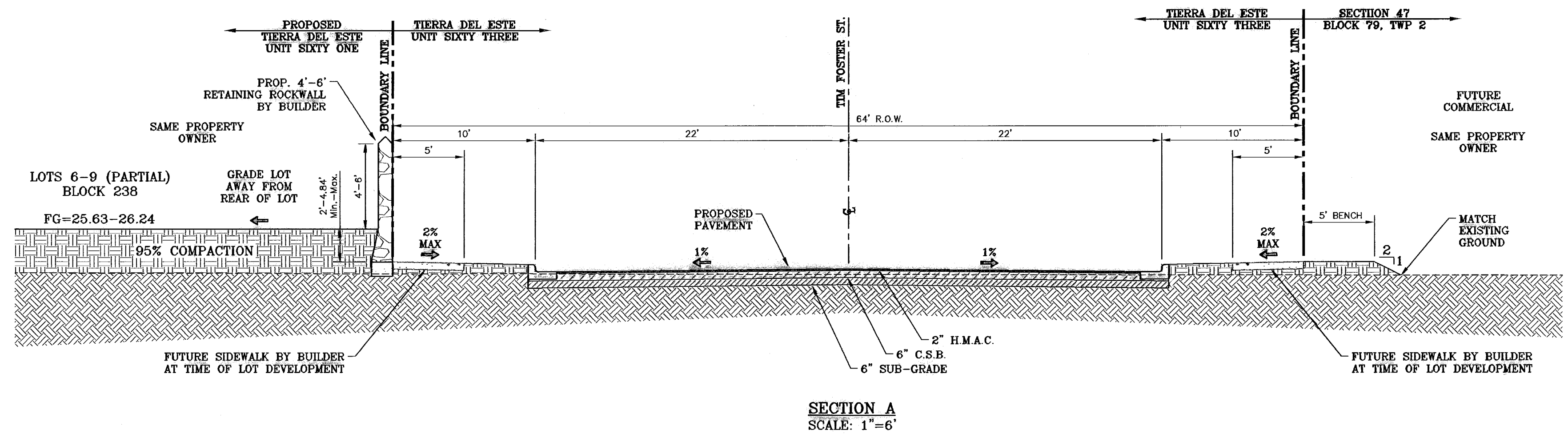
ENGINEER'S SEAL

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVING STE 400
EL PASO, TEXAS 79936

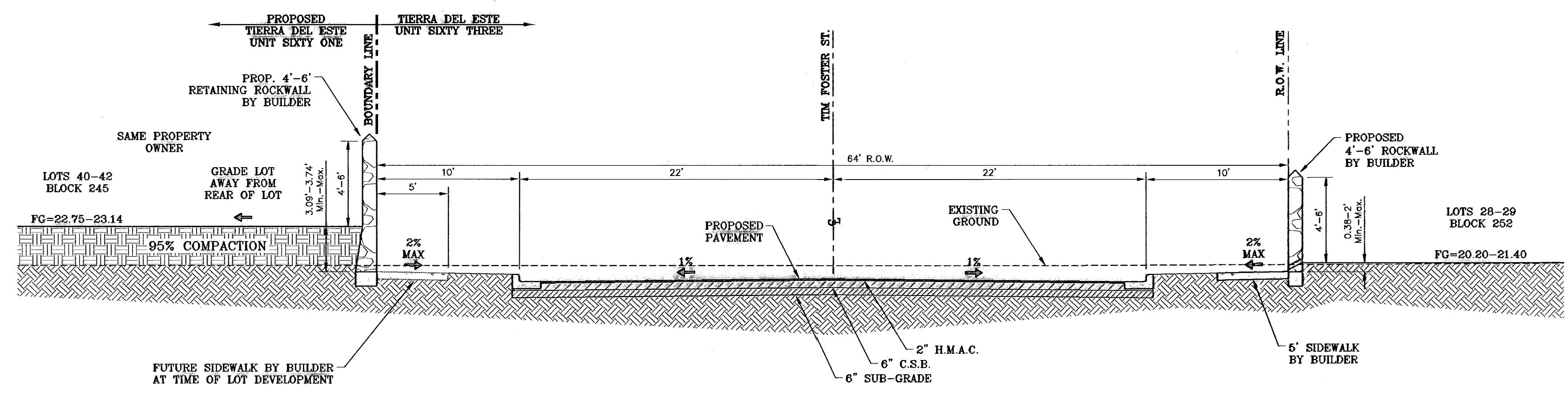
SHEET TITLE
GRADING PLAN

SHT 5 OF 40

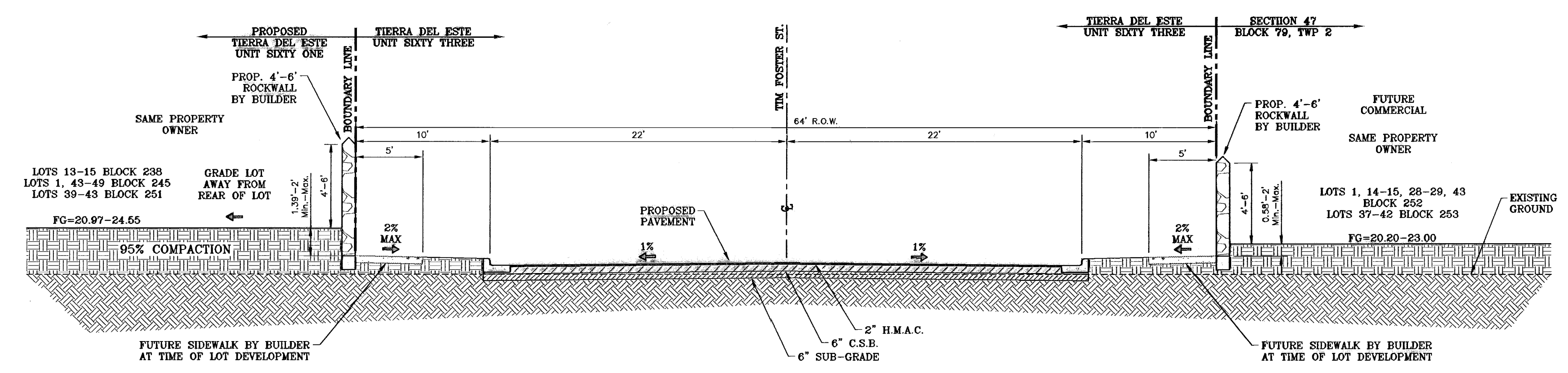
TIERRA DEL ESTE UNIT SIXTY THREE



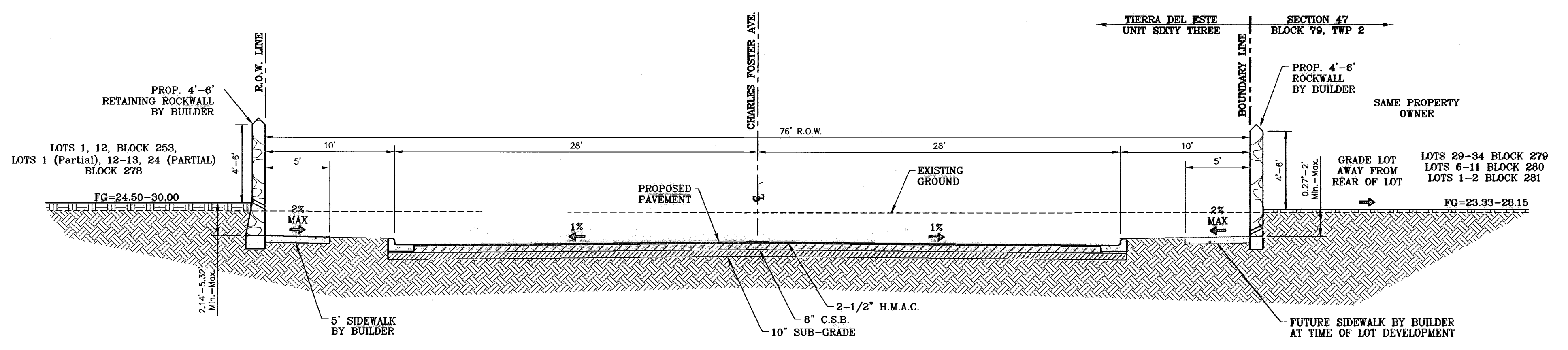
SECTION A
SCALE: 1"=6'



SECTION B
SCALE: 1"=6'



SECTION B1
SCALE: 1"=6'



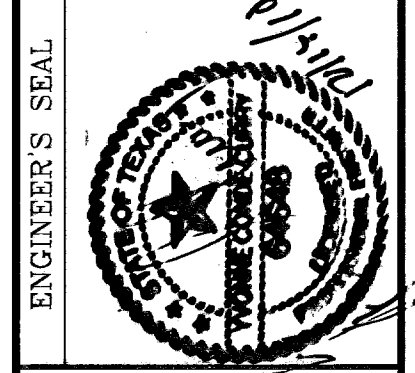
SECTION C1
SCALE: 1"=6'

BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SEITZINGER DR. AND TIM FOSTER ST.	BY
ELEVATION 4021.16	DATE
02/16/09	REVISIONS
CITY REDLINES AS PER 02/10/09 COMMENTS	BY
E.F.G.	DATE

PROJECT NAME
TIERRA DEL ESTE UNIT SIXTY THREE

BEING A PORTION OF SECTIONS 47 AND 48, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS, CONTAINING 40.562 ACRES

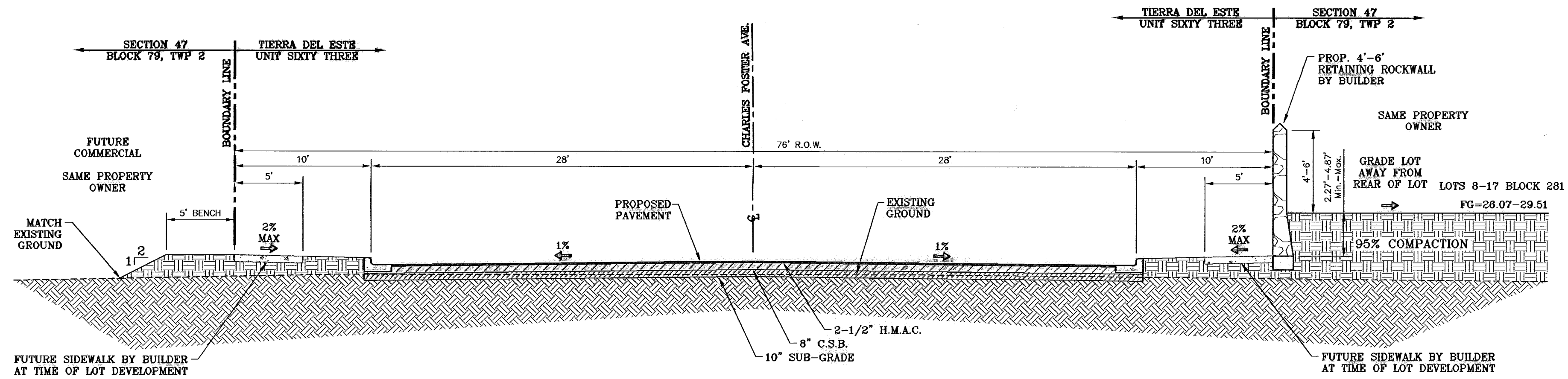
S.C.A.L.E.	HORIZAS NOTED
VERT. ---	DATE: JULY 2008
DESIGN BY: YC	INITIATED BY: EFG
CHECKED BY: YC	JOB NO.: 308-83



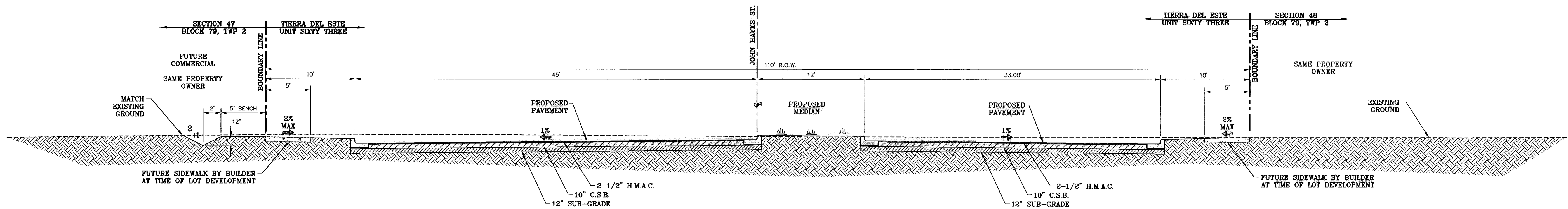
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREYING STE. 400
EL PASO, TEXAS 79936



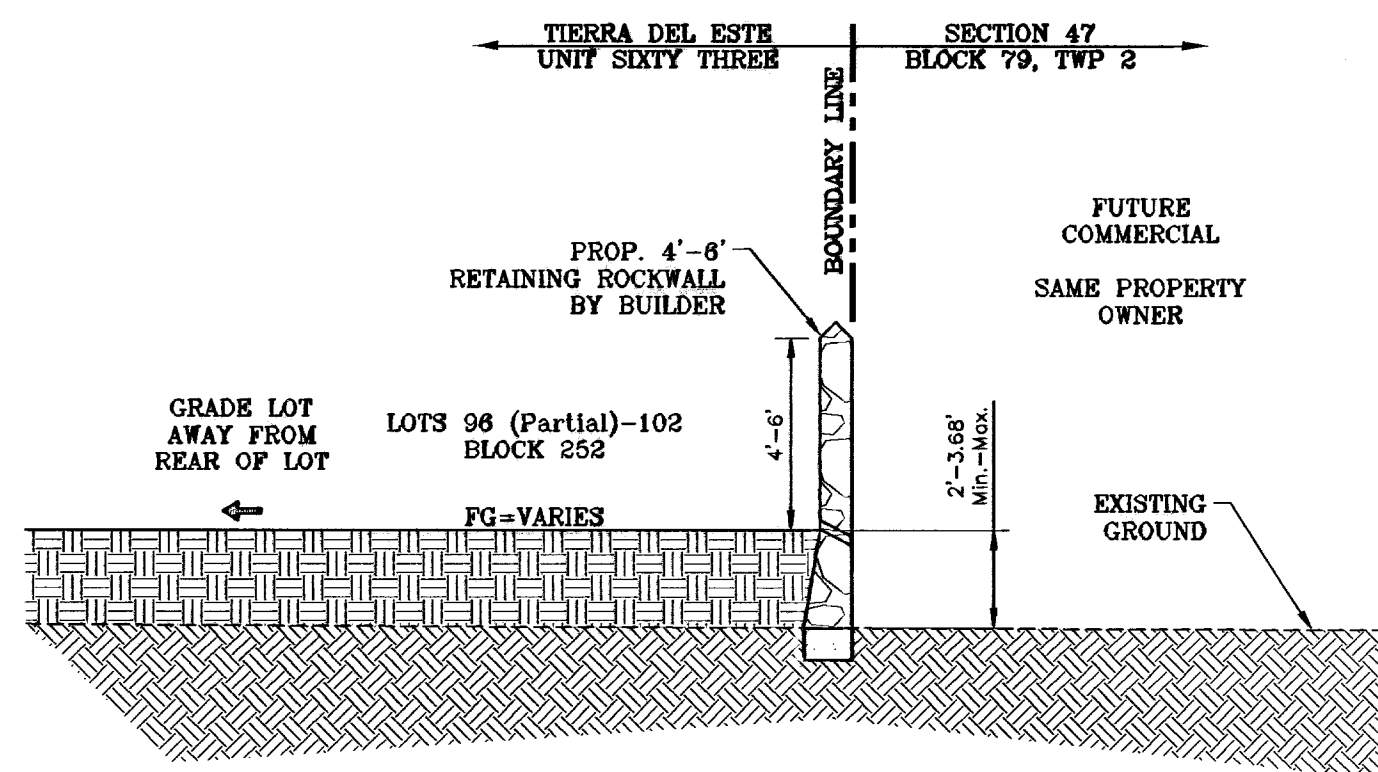
SHEET TITLE
GRADING SECTIONS



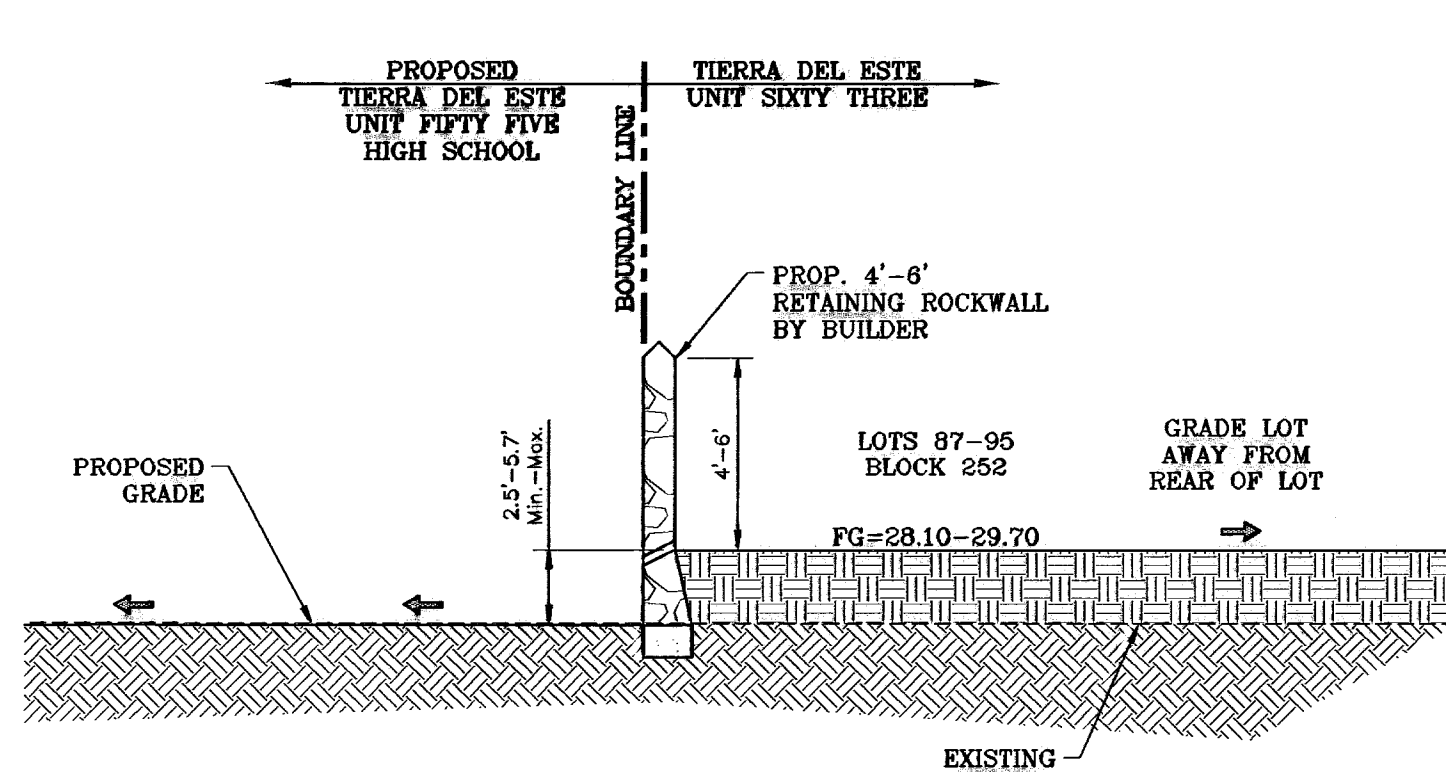
SECTION D
SCALE: 1"=6'



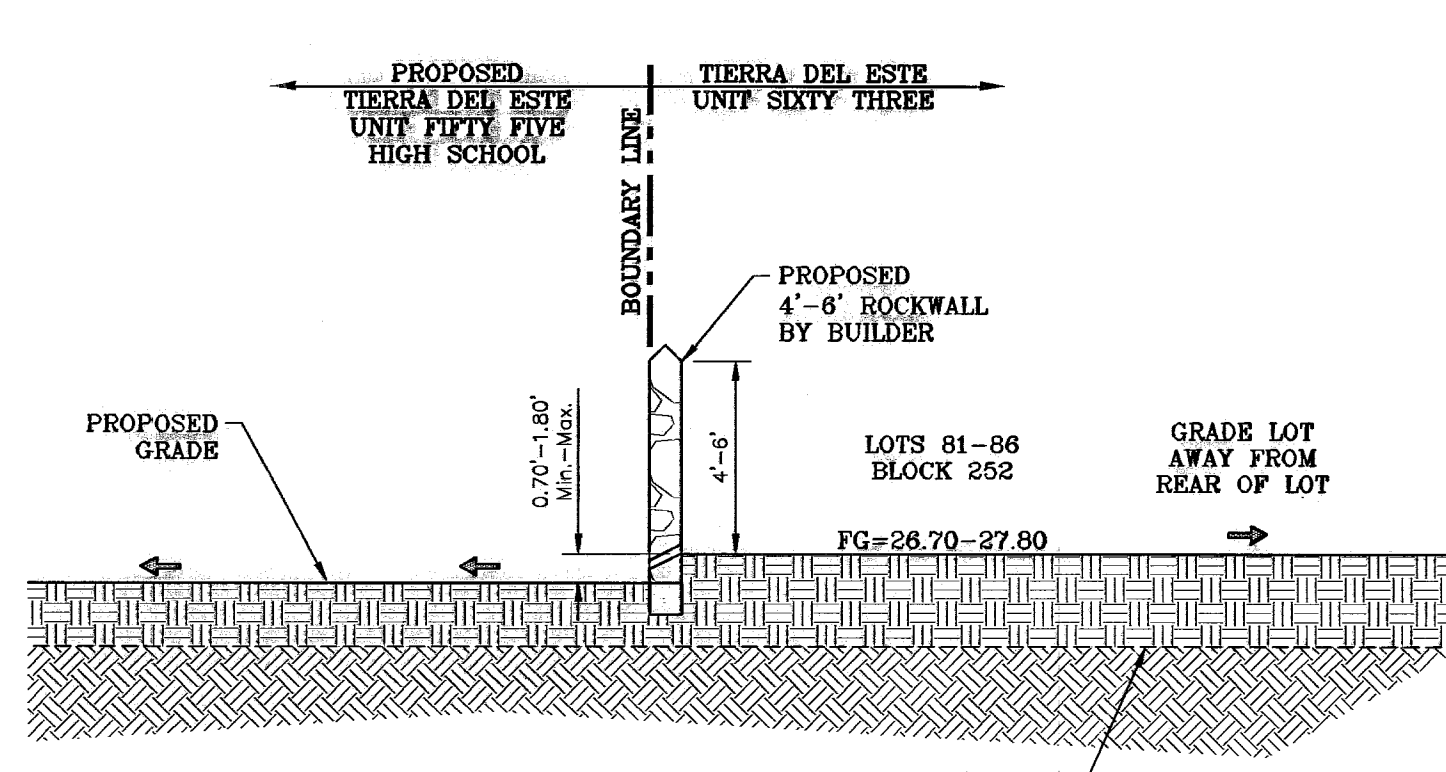
SECTION E
SCALE: 1"=6'



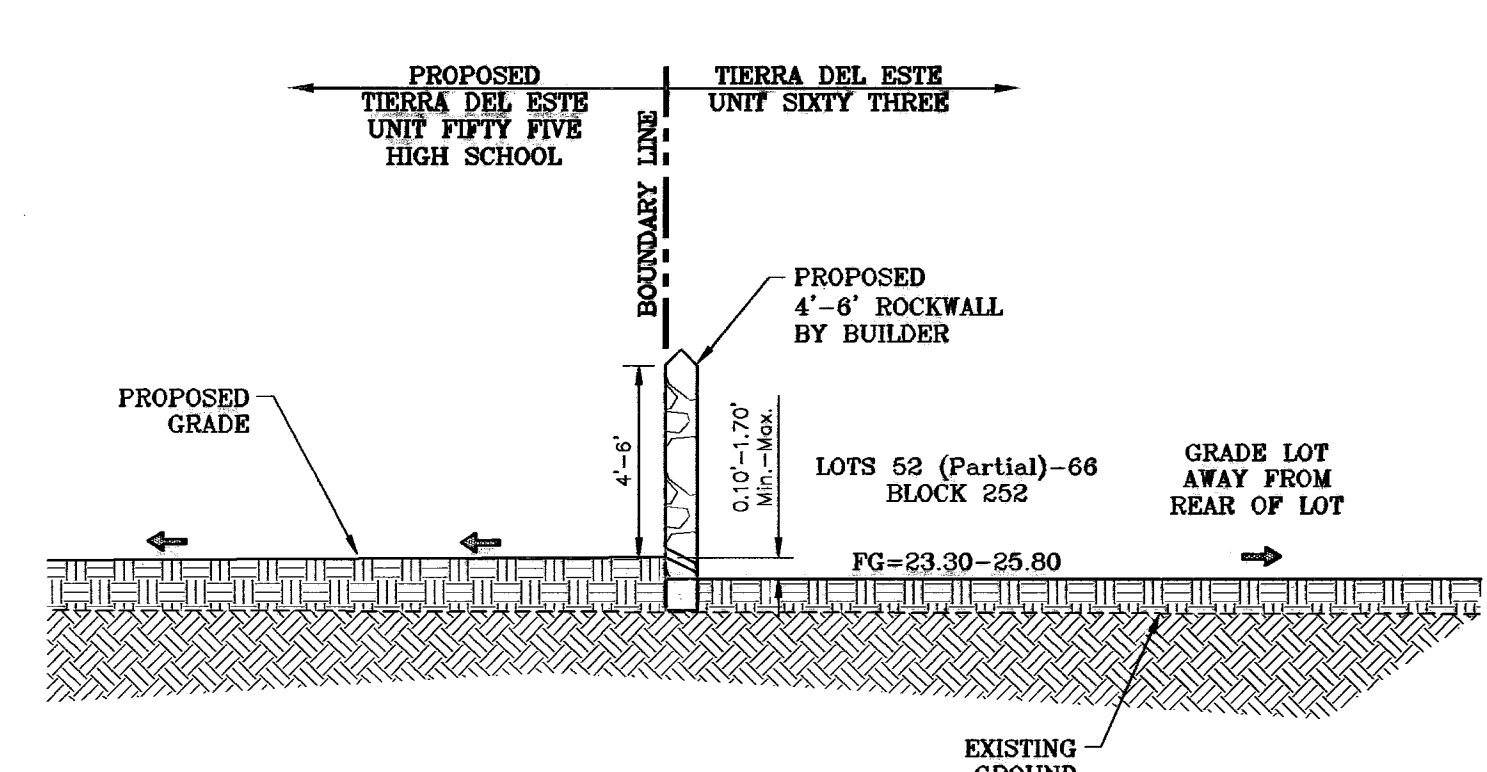
SECTION F
SCALE: 1"=6'



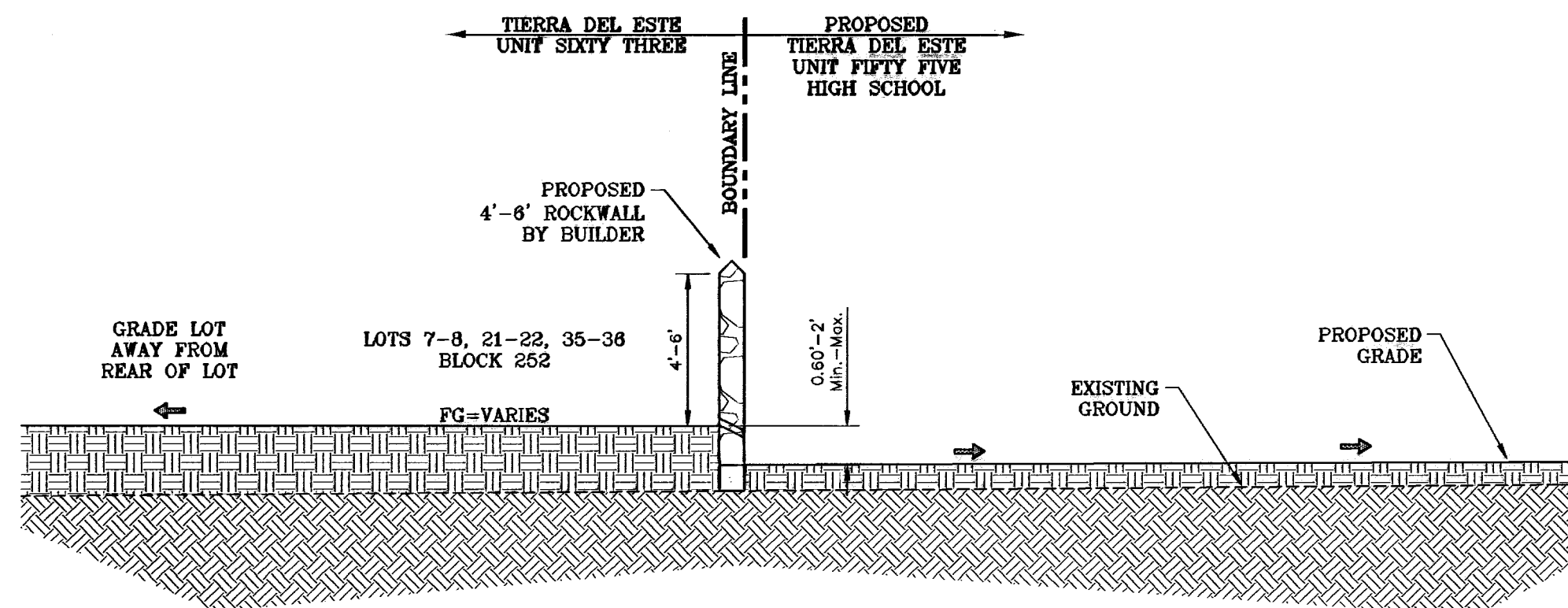
SECTION G
SCALE: 1"=6'



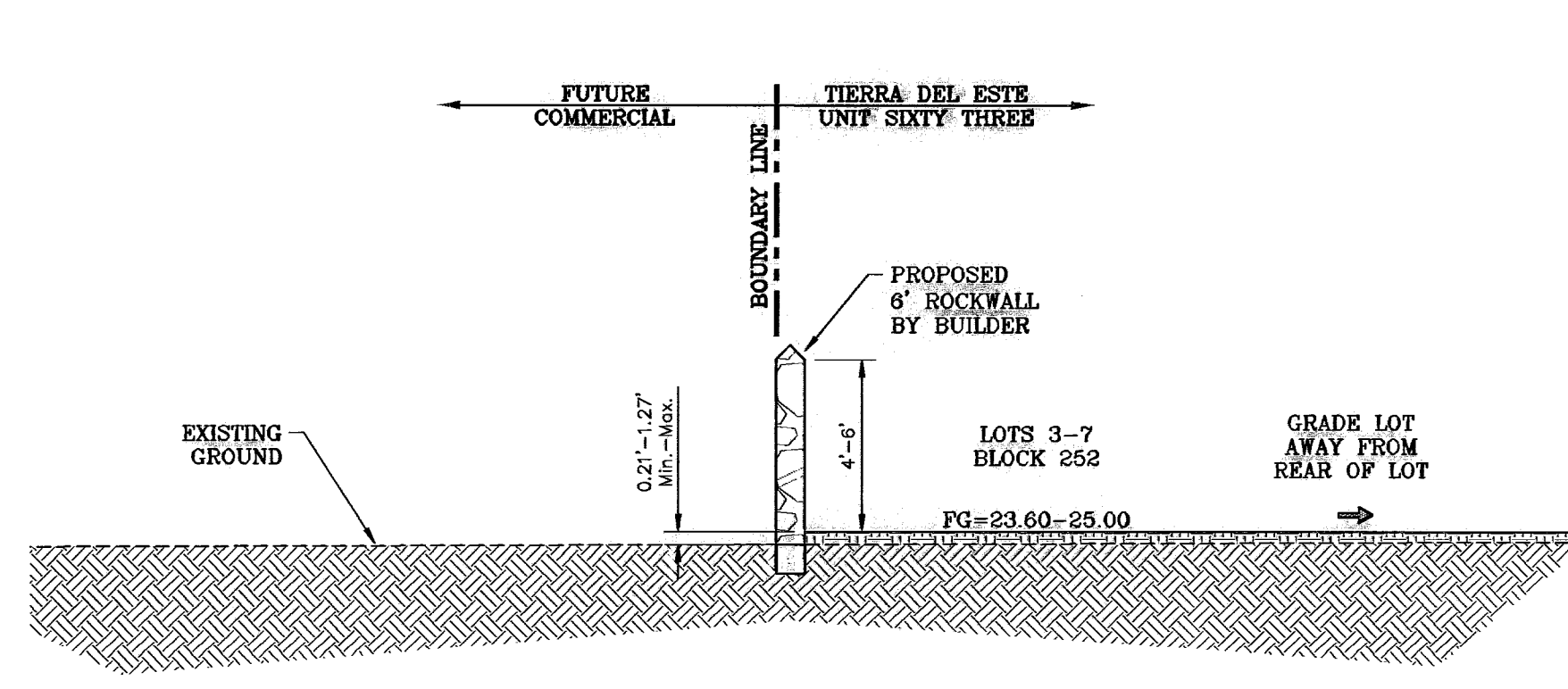
SECTION G1
SCALE: 1"=6'



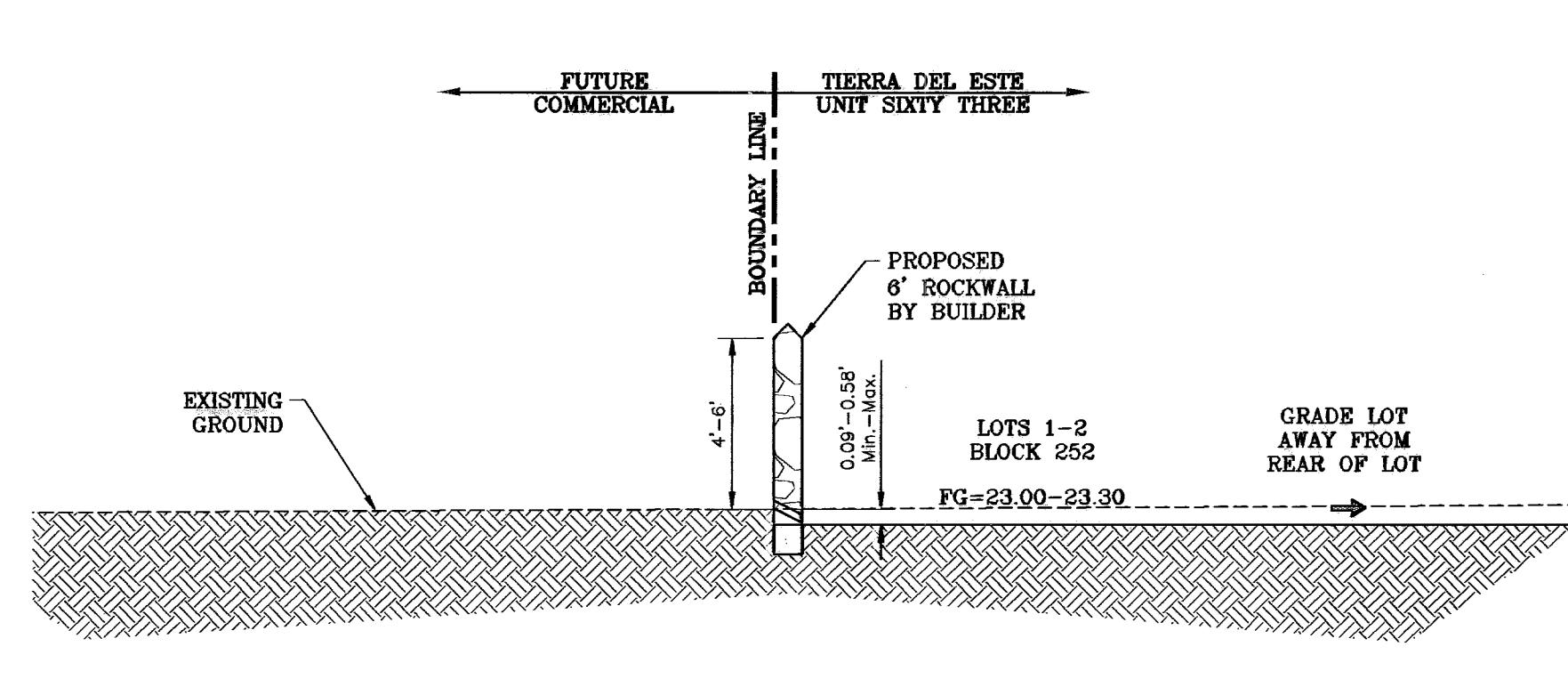
SECTION G2
SCALE: 1"=6'



SECTION H
SCALE: 1"=6'



SECTION I
SCALE: 1"=6'



SECTION I1
SCALE: 1"=6'

BENCHMARK	CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SEITZINGER DR. AND TIM FOSTER ST. ELEVATION 4021.16
DATE	02/18/09
BY	E.F.G.
REVISIONS	
CITY REVISIONS	AS PER 02/10/09 COMMENTS

PROJECT NAME
TERRA DEL ESTE UNIT SIXTY THREE
BEING A PORTION OF SECTIONS 47 AND 48, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS, CONTAINING 40.562 ACRES.

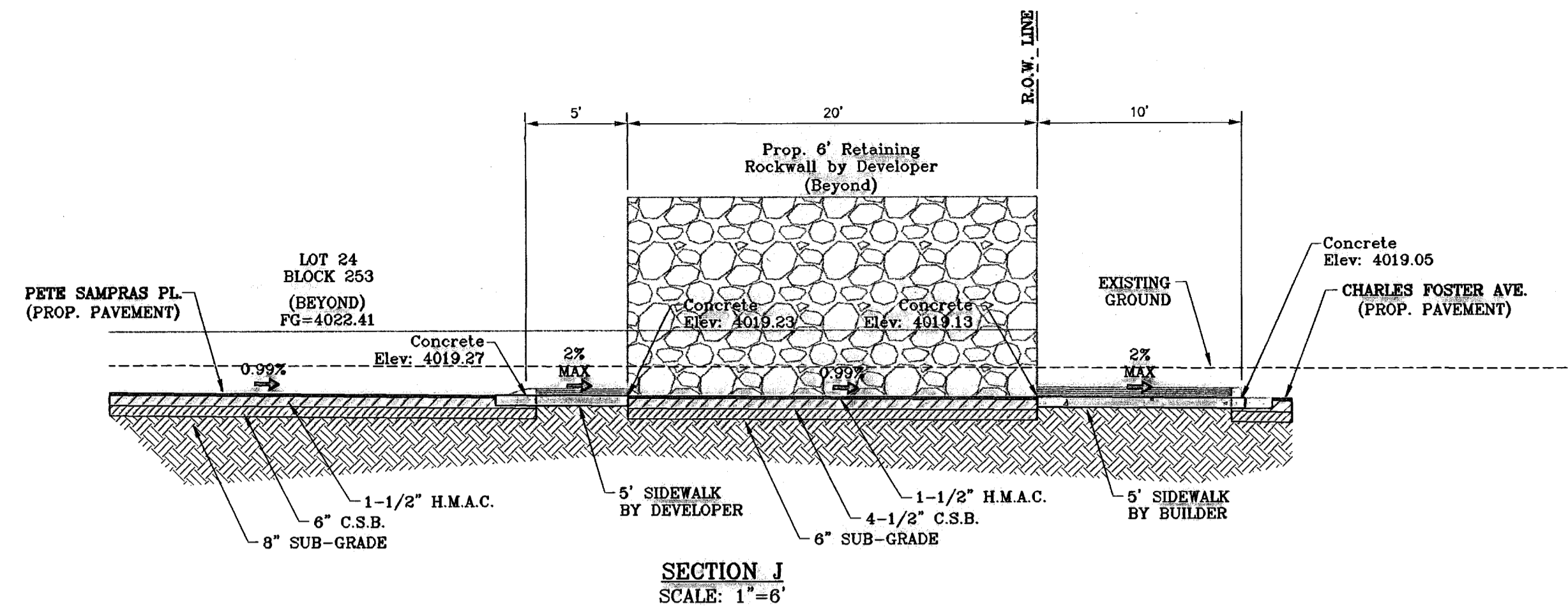
SCALE NOTED
HORIZAS NOTED
VERT: ---
DATE: JULY 2008
DESIGN BY: YC
INITIATED BY: EFG
CHECKED BY: YC
JOB NO.: 308-83

ENGINEER'S SEAL

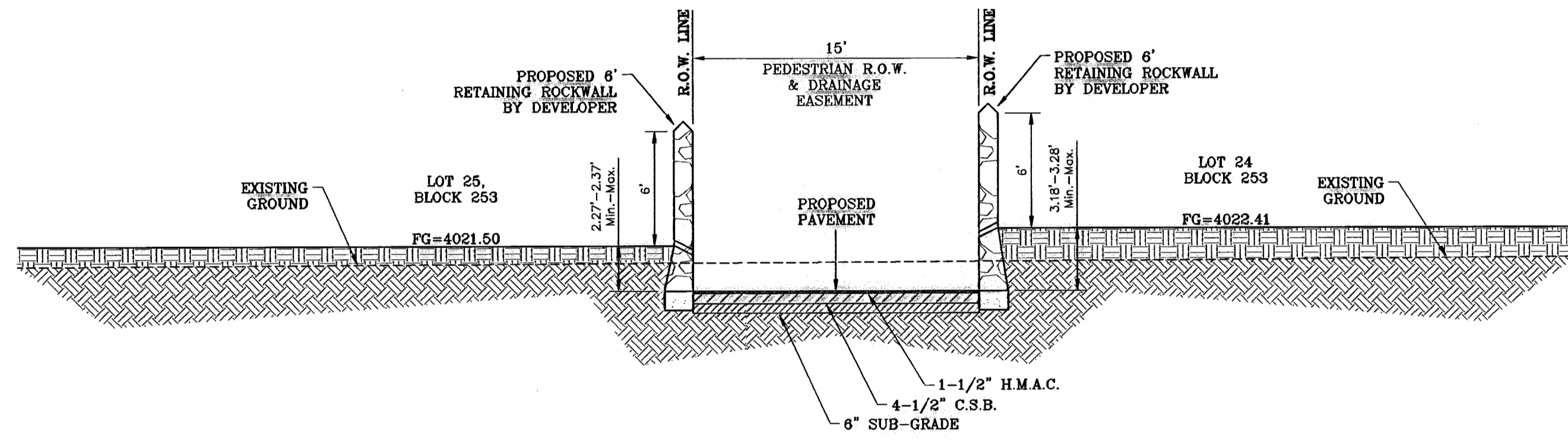
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1760 LEE TREVINO STE 400
EL PASO, TEXAS 79968

CONDE INC.

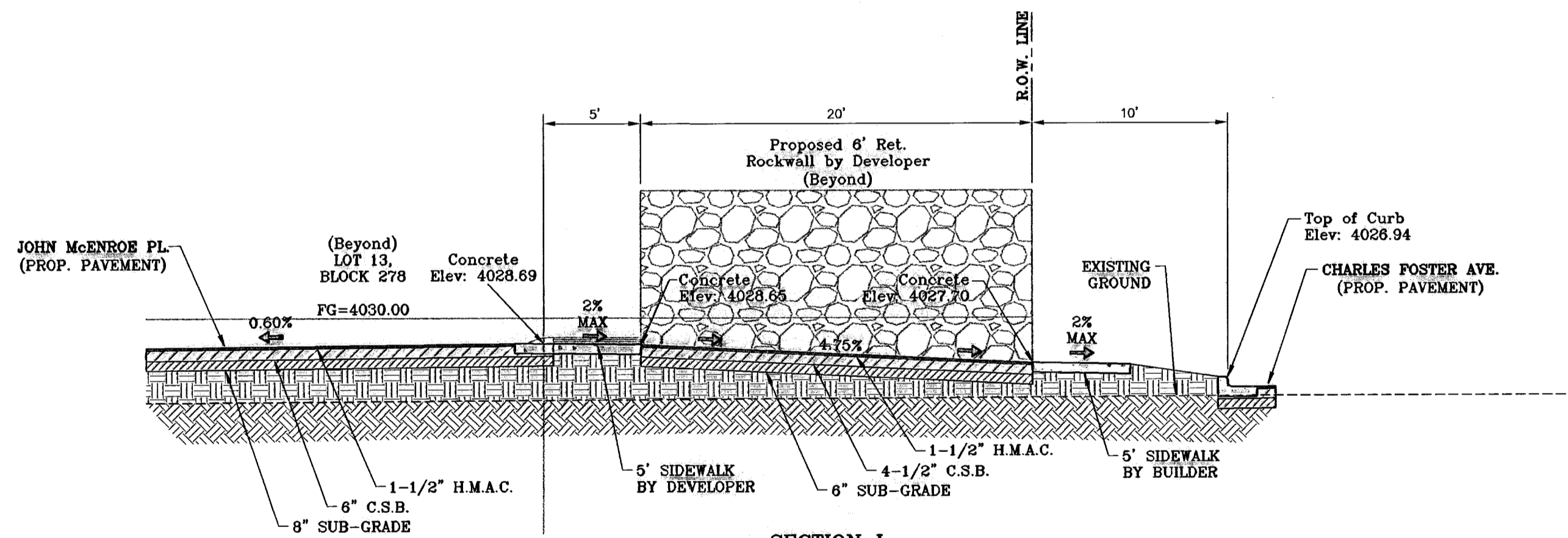
SHEET TITLE
GRADING SECTIONS



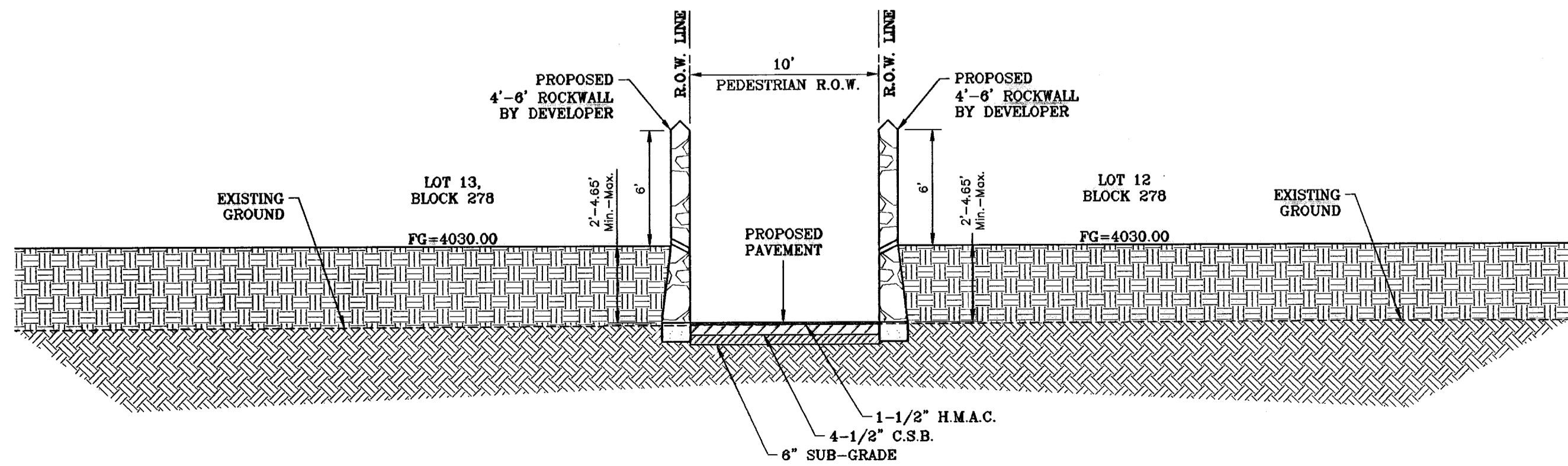
SECTION J
SCALE: 1"=6'



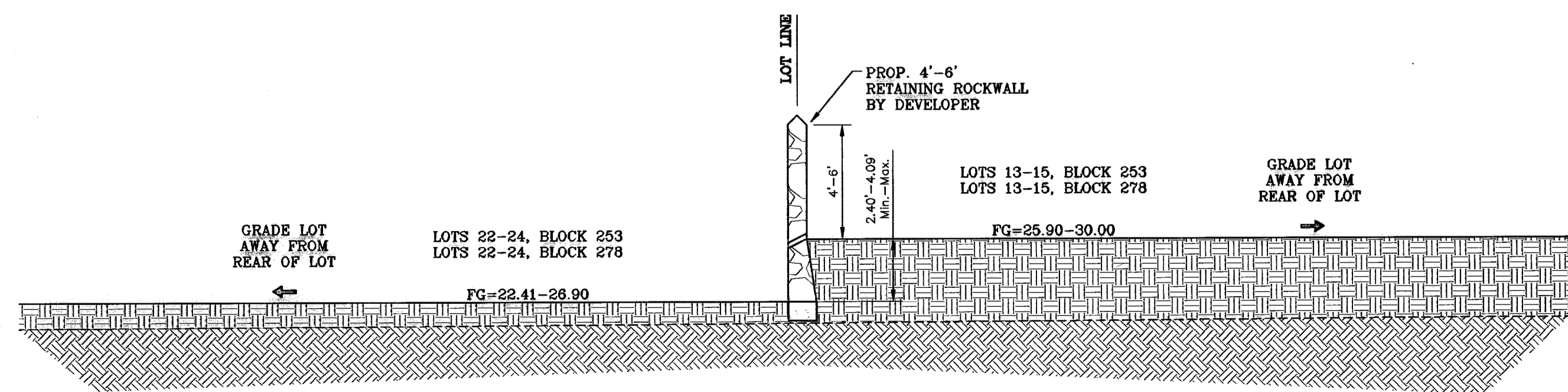
SECTION K
SCALE: 1"=6'



SECTION L
SCALE: 1"=6'



SECTION M
SCALE: 1"=6'

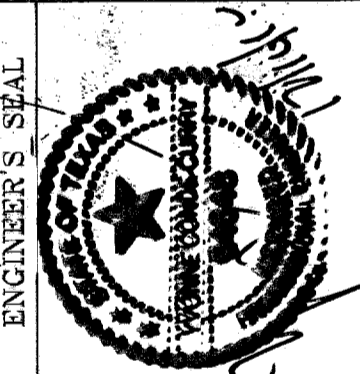


SECTION N
SCALE: 1"=6'

BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SETTSINGER DR. AND TIM FOSTER ST.	ELEVATION 4021.16
DATE	02/16/09
BY	REVISIONS
CITY REDLINES AS PER 02/10/09 COMMENTS	E.F.G.

PROJECT NAME
TIERRA DEL ESTE UNIT SIXTY THREE
 BEING A PORTION OF SECTIONS 47 AND 48, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS, CONTAINING 40.562 ACRES

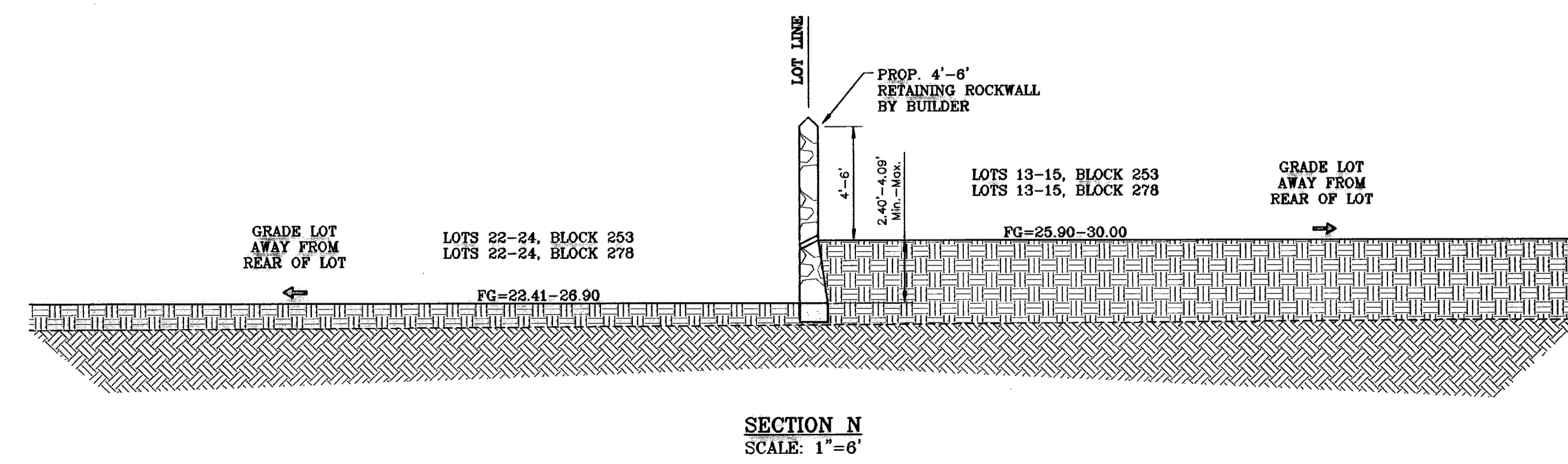
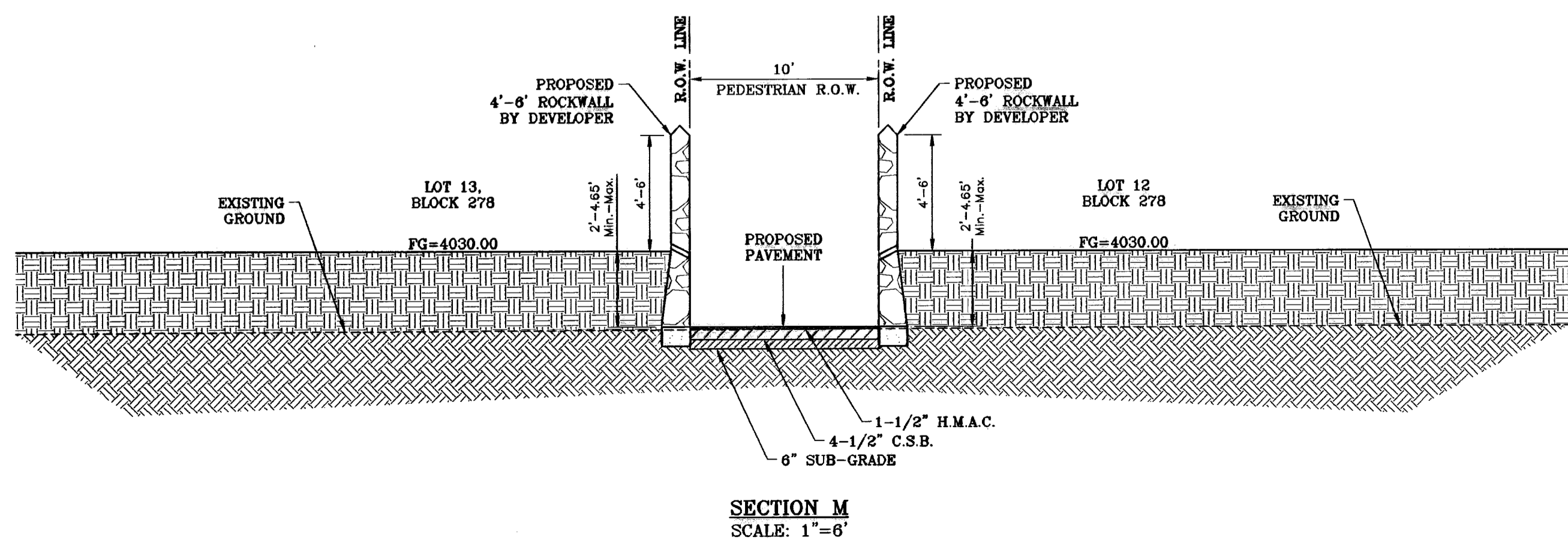
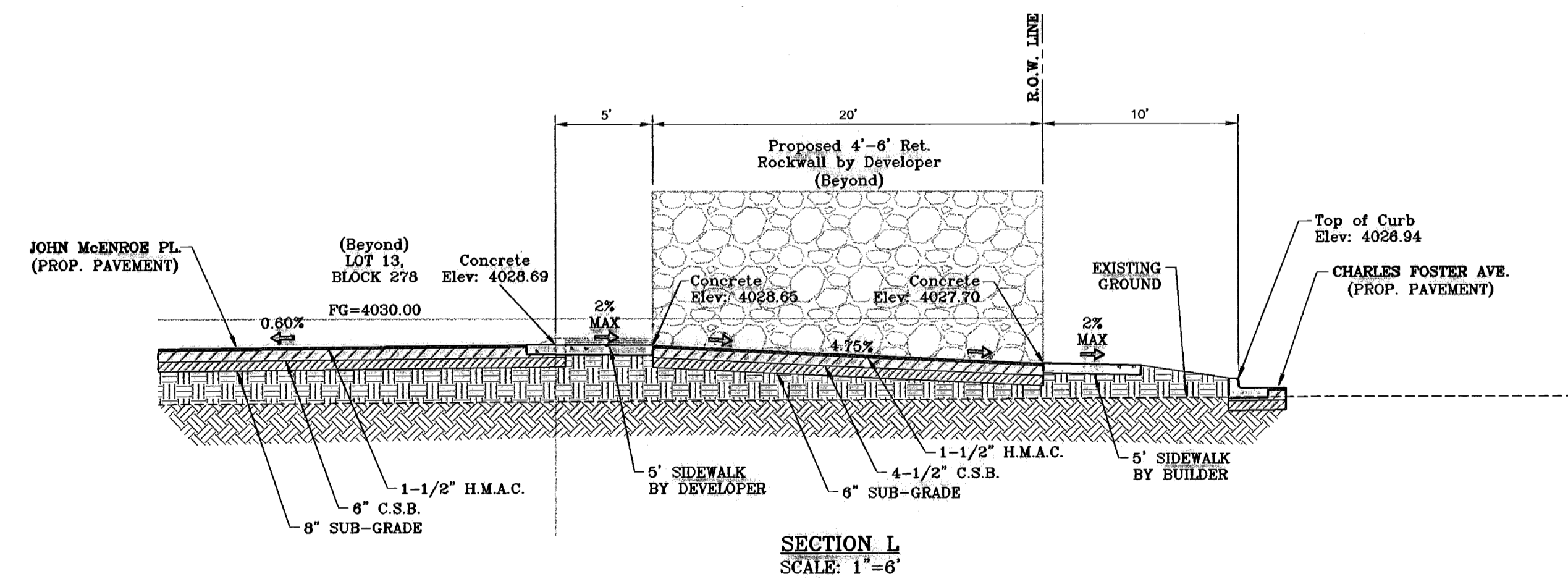
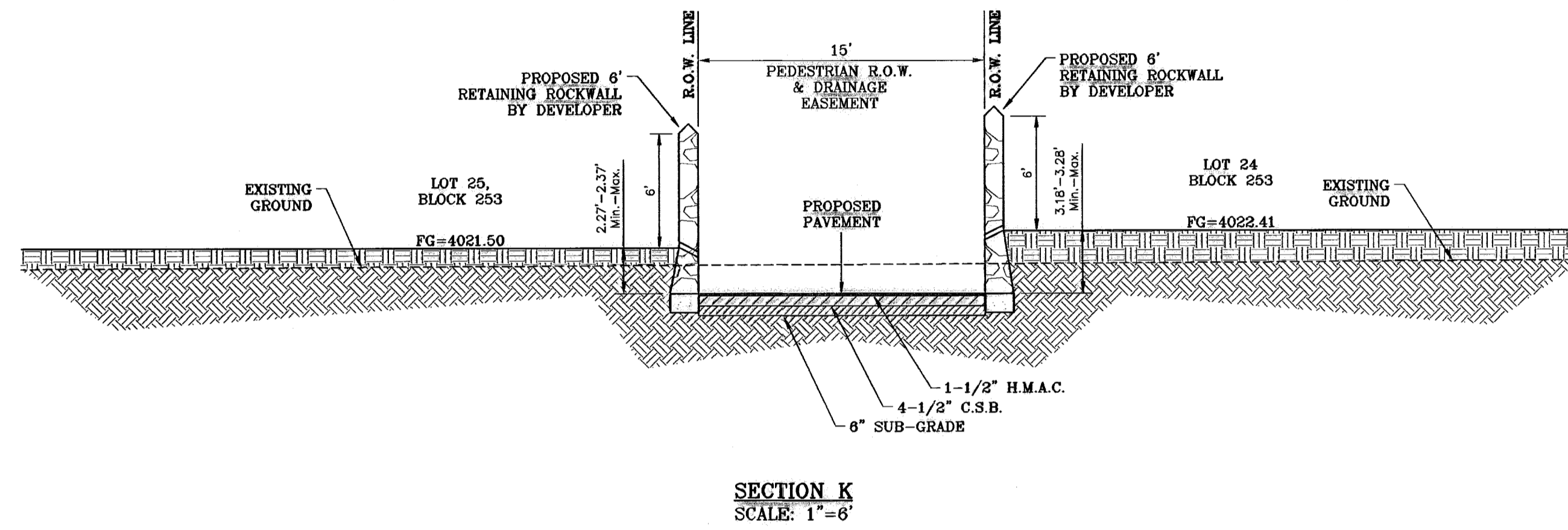
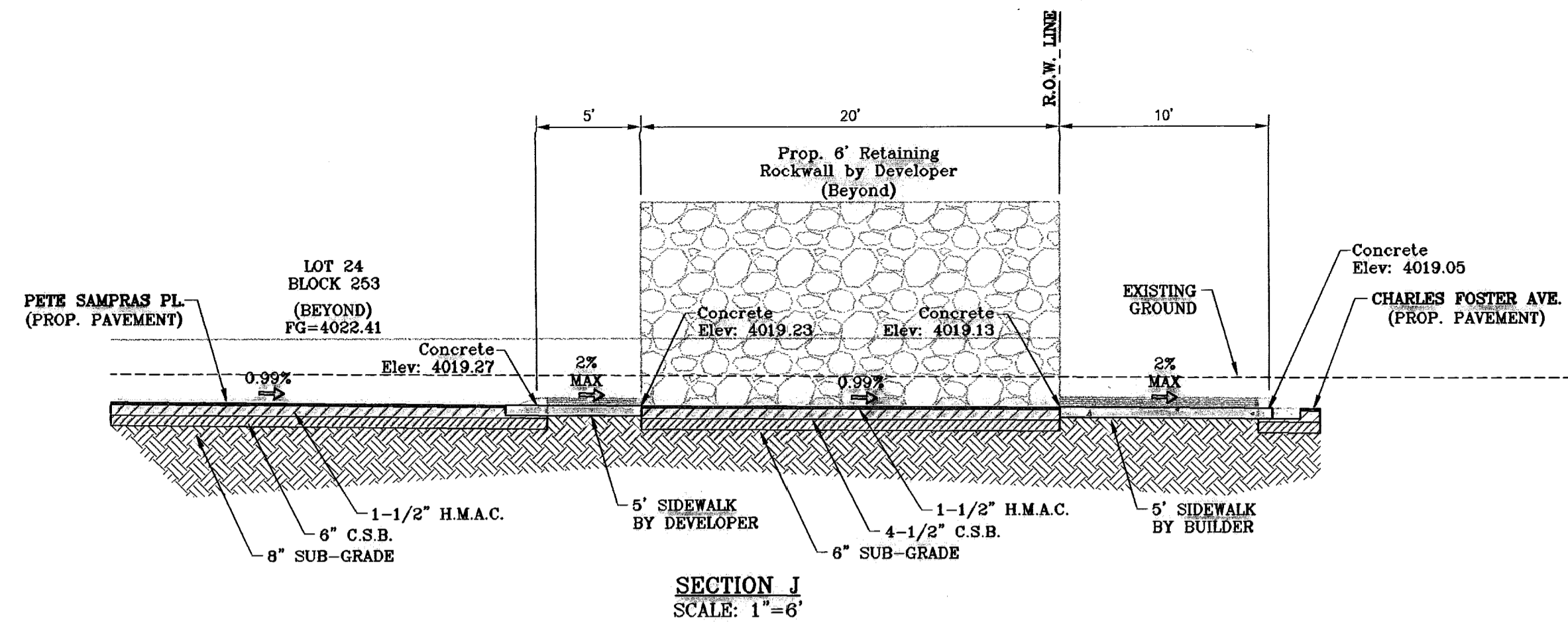
SCALE	
HORIZ. AS NOTED	VERT. ---
DATE	JULY 2008
DESIGN BY	YC
INITIATED BY	EFG
CHECKED BY	YC
JOB NO.	308-83



CONDE INC.
 ENGINEERING / PLANNING
 SURVEYING / GPS
 1700 LEE TREVINO SITE 400
 EL PASO, TEXAS 79968



SHEET TITLE
GRADING SECTIONS



BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SETTSINGER DR. AND TIM FOSTER ST.	ELEVATION	4021.16	DATE	02/16/09	CITY	REVISIONS	COMMENTS

PROJECT NAME
TIERRA DEL ESTE UNIT SIXTY THREE

BEING A PORTION OF SECTIONS 47 AND 48, BEING A.C. & C.D. SEC. 24, T. 24N., R. 10E., S. 10E., PACIFIC RAILROAD COMPANY SURVEY, EL PASO COUNTY, TEXAS, CONTAINING 40.562 ACRES

SCALE
HORIZ: AS NOTED
VERT: ---

DATE: JULY 2008
DESIGN BY: YC
INITIATED BY: EFG
CHECKED BY: YC
JOB NO.: 508-83

ENGINEER'S SEAL

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO STE 400
EL PASO, TEXAS 79936

SHEET TITLE
GRADING SECTIONS

SHT 8 OF 40

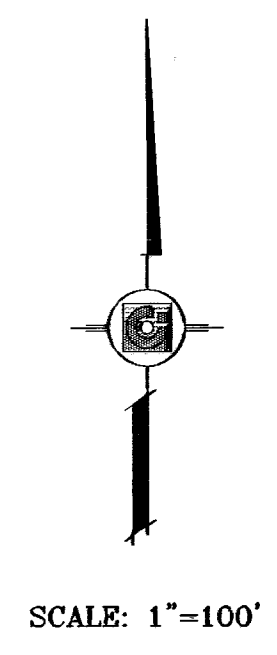
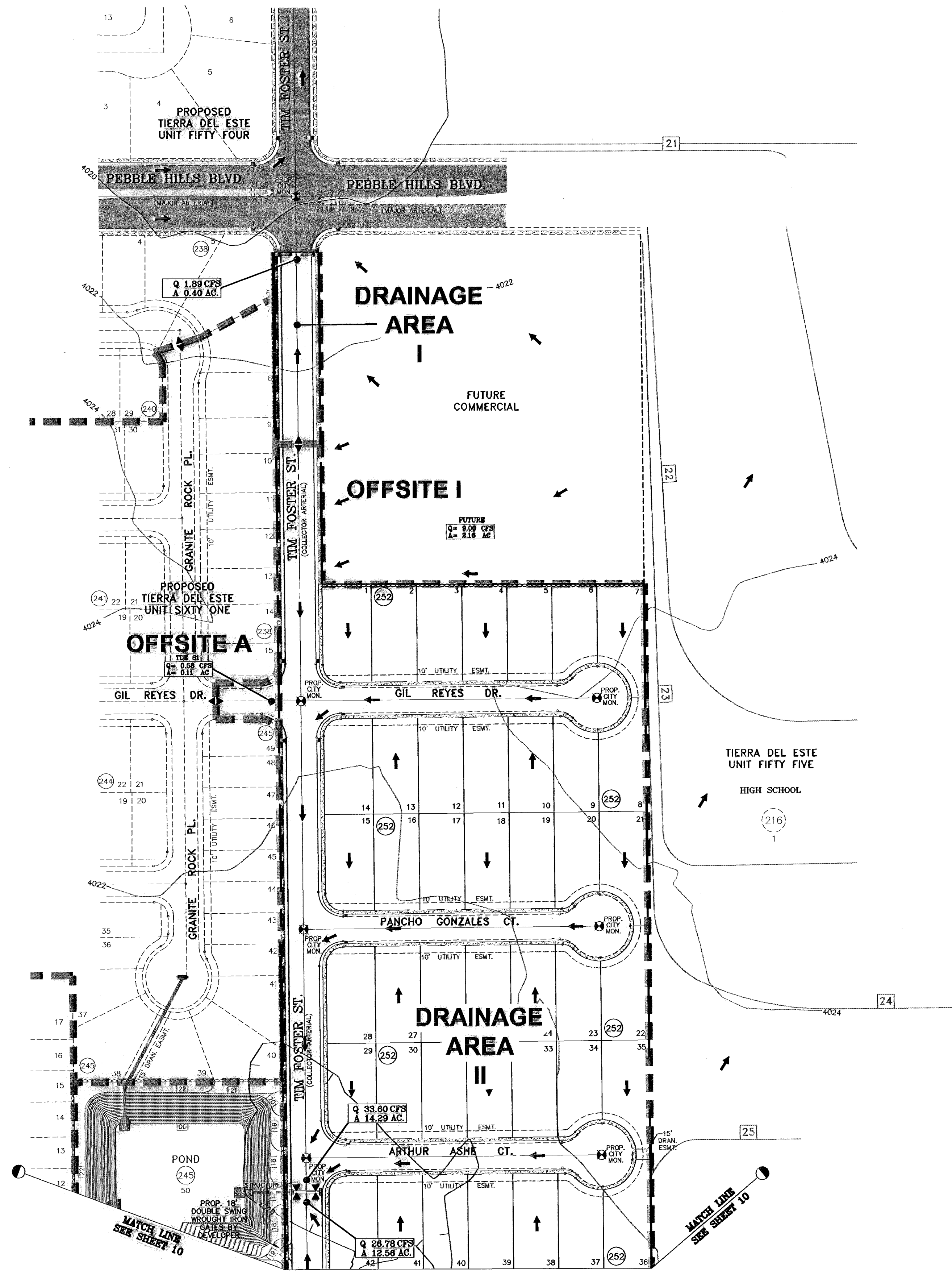
LEGEND

Q	RUN-OFF QUANTITY (CUBIC Ft/Sec)
A	WATERSHED AREA (ACRES)
▲	HIGH POINT
▼	LOW POINT
→	DRAINAGE FLOW
- - -	PROPOSED DRAINAGE AREA

NOTE:
HEREON DESCRIBED TRACT LIES IN ZONE X, COMMUNITY PANEL NO. 480212 0175B, DATED SEPTEMBER 4, 1991.

SEE SHEET 34 OF 40 FOR DRAINAGE STRUCTURE #1

DRAINAGE AREA	AREA (acres)	tc min.	c	i ₅₀ in/hr	Q ₅₀ cfs
I	0.40	9.0	0.90	5.25	1.89
II	20.68	27.0	0.60	3.33	41.32
III	14.24	27.0	0.60	3.33	28.45
IV	5.23	27.0	0.60	3.33	10.45
OFFSITE A	0.11	6.0	0.90	5.90	0.58
OFFSITE B	3.51	23.0	0.60	3.67	7.73
OFFSITE C	0.39	10.0	0.90	5.00	1.76
OFFSITE D	0.39	10.0	0.90	5.00	1.76
OFFSITE E	0.74	10.0	0.90	5.00	3.33
OFFSITE F	0.02	6.0	0.90	5.90	0.11
OFFSITE G	0.02	6.0	0.90	5.90	0.11
OFFSITE H	0.64	8.0	0.90	5.50	3.17
OFFSITE I	2.16	11.0	0.85	4.90	9.00
POND- TDE 81	1.89	SEE POND CHART FOR CALCULATIONS			



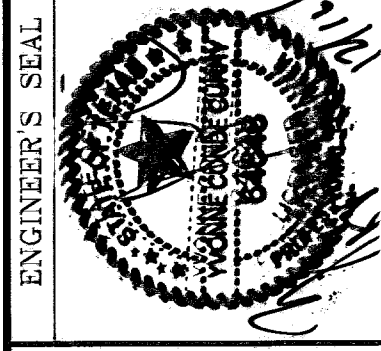
BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF PEBBLE HILLS BLVD AND TIM FOSTER ST. ELEVATION 4621.16

DATE	REVISIONS	BY
02/16/09	CITY REDLINES AS PER 02/10/09 COMMENTS	E.F.G.

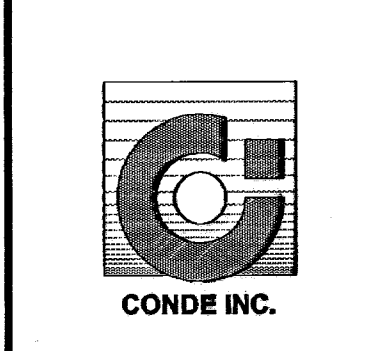
PROJECT NAME
Tierra Del Este Unit Sixty Three
BEING A PORTION OF SECTIONS 47 AND 48, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS, CONTAINING 40.562 ACRES

SCALE
HORIZ. 1"=100'
VERT. ---

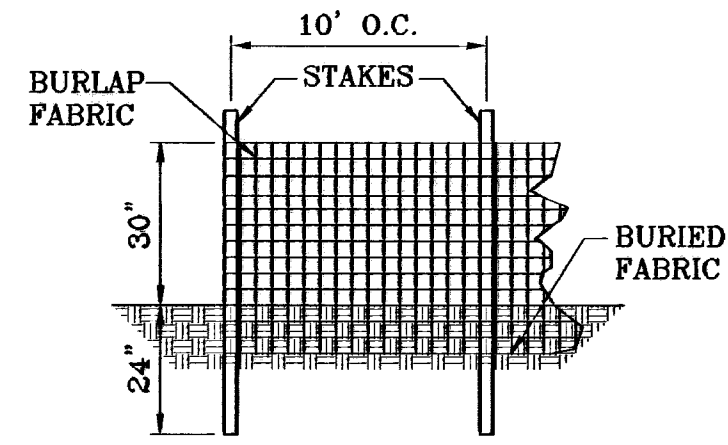
DATE: JULY 2008
DESIGN BY: YC
INITIATED BY: EFG
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JOB NO.: 308-83



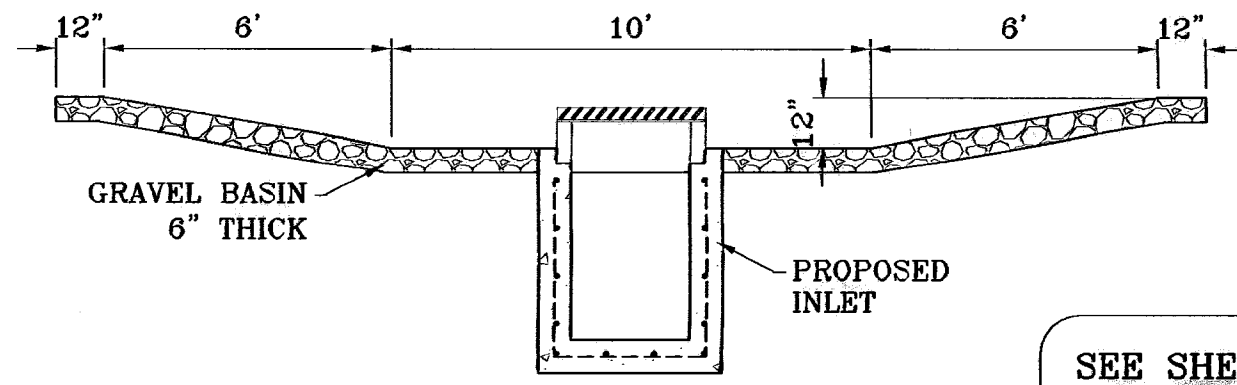
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO STE. 400
EL PASO, TEXAS 79936



SHEET TITLE
DRAINAGE PLAN

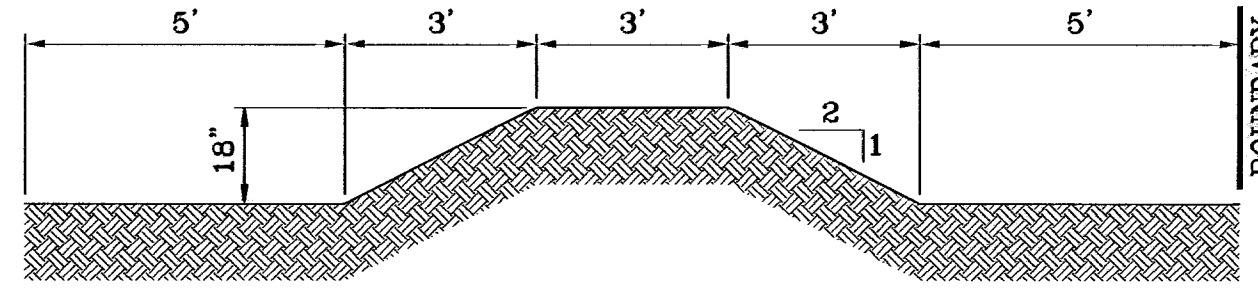


TYPICAL SILT FENCE
SCALE: 1"=3'

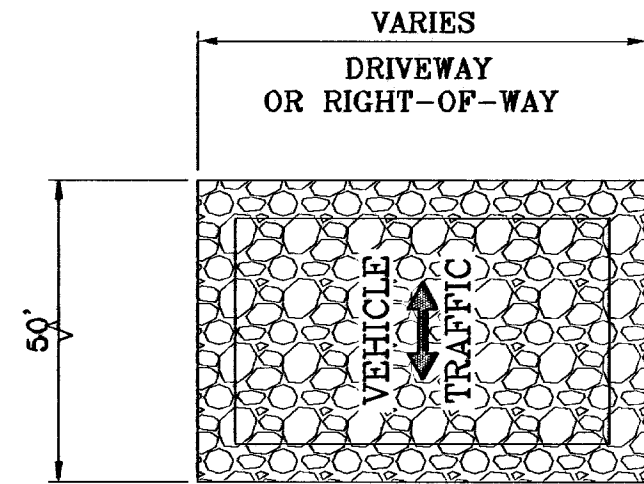


TEMPORARY STRUCTURE DESILTING BASIN
SCALE: 1"=4'

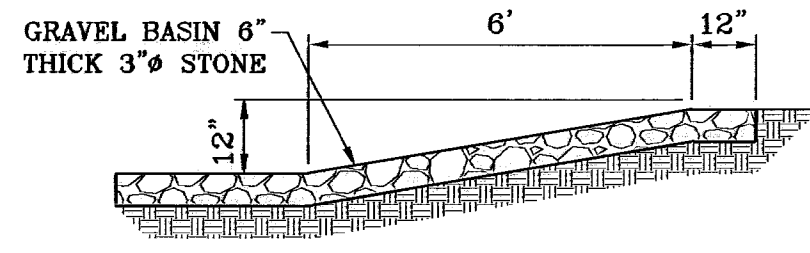
SEE SHEET 34 OF 40 FOR DRAINAGE STRUCTURES #1 & #2



TYPICAL BERM
SCALE: 1"=3'



GRAVEL ENTRANCE
SCALE: 1"=3'



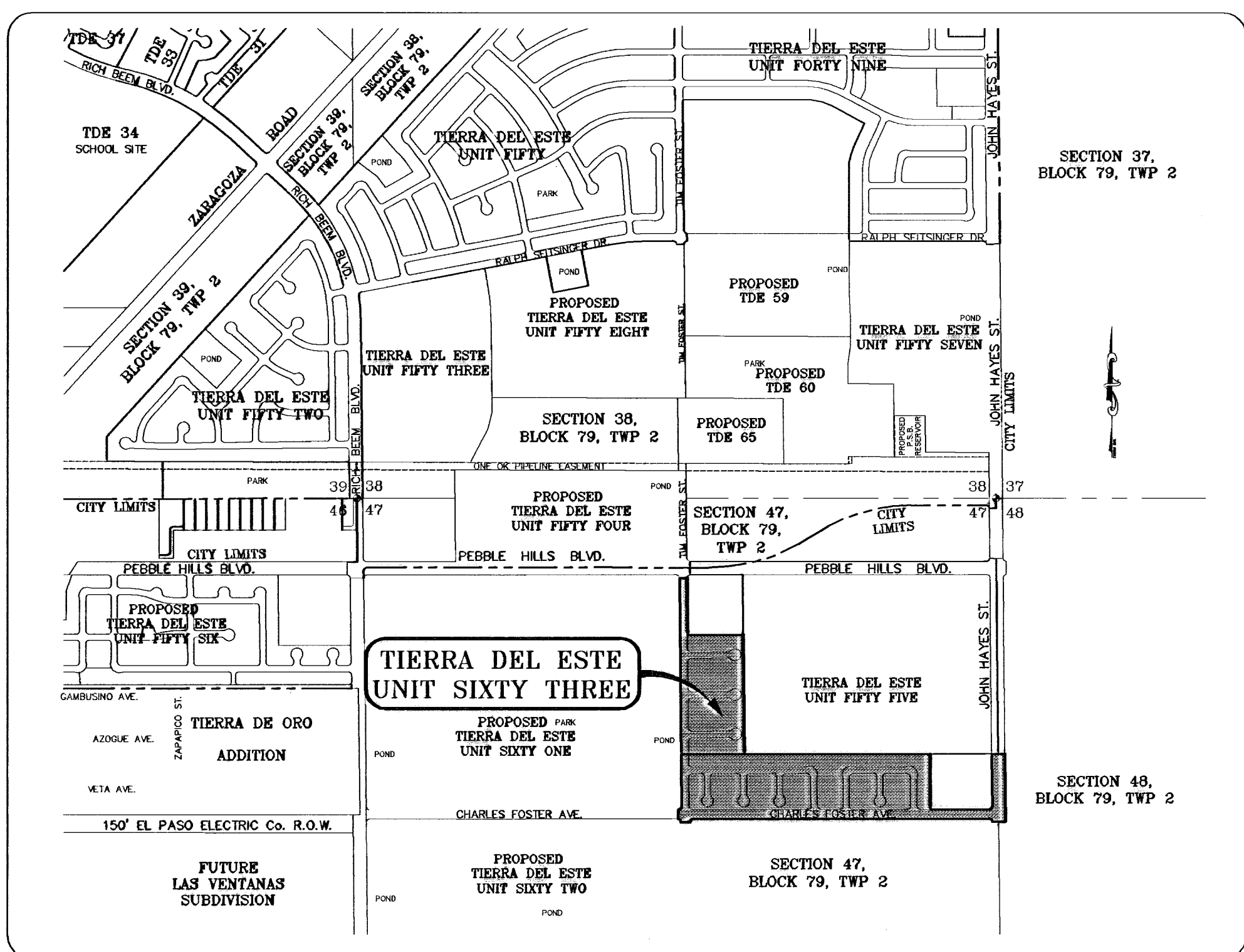
SECTION EROSION AND SEDIMENT CONTROLS TEMPORARY STABILIZATION
SCALE: 1"=3'

STABILIZED ENTRANCE EROSION CONTROL NOTES

1. SILT FENCING OR TEMPORARY BERMS SHALL BE INSTALLED AT TIME OF CONSTRUCTION.
2. TEMPORARY SWALES AND DESILTING BASINS WILL BE PLACED WHERE NECESSARY IN ORDER TO CONVEY STORM WATER RUN-OFF.
3. A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEPED WEEKLY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE.
4. THE OWNER SHALL BE RESPONSIBLE FOR INSURING THAT ALL EROSION CONTROL METHODS ARE INSPECTED ON A MONTHLY BASIS OR AFTER EVERY ERODIBLE RAINFALL (1/2" OR MORE). ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL SHALL BE MADE AT THE TIME.
5. A TEMPORARY BERM SHALL BE PROVIDED AT THE TOE OF SLOPE AND LOT LINE AT TIME OF GRADING PRIOR TO ROCKWALL CONSTRUCTION.

LOCATION MAP

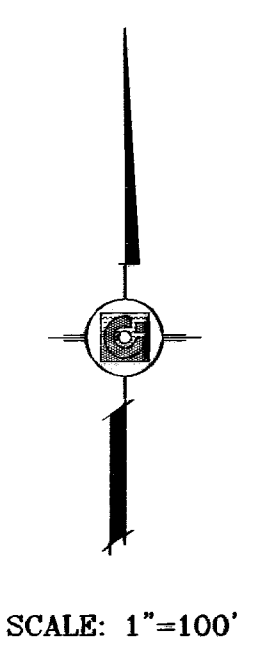
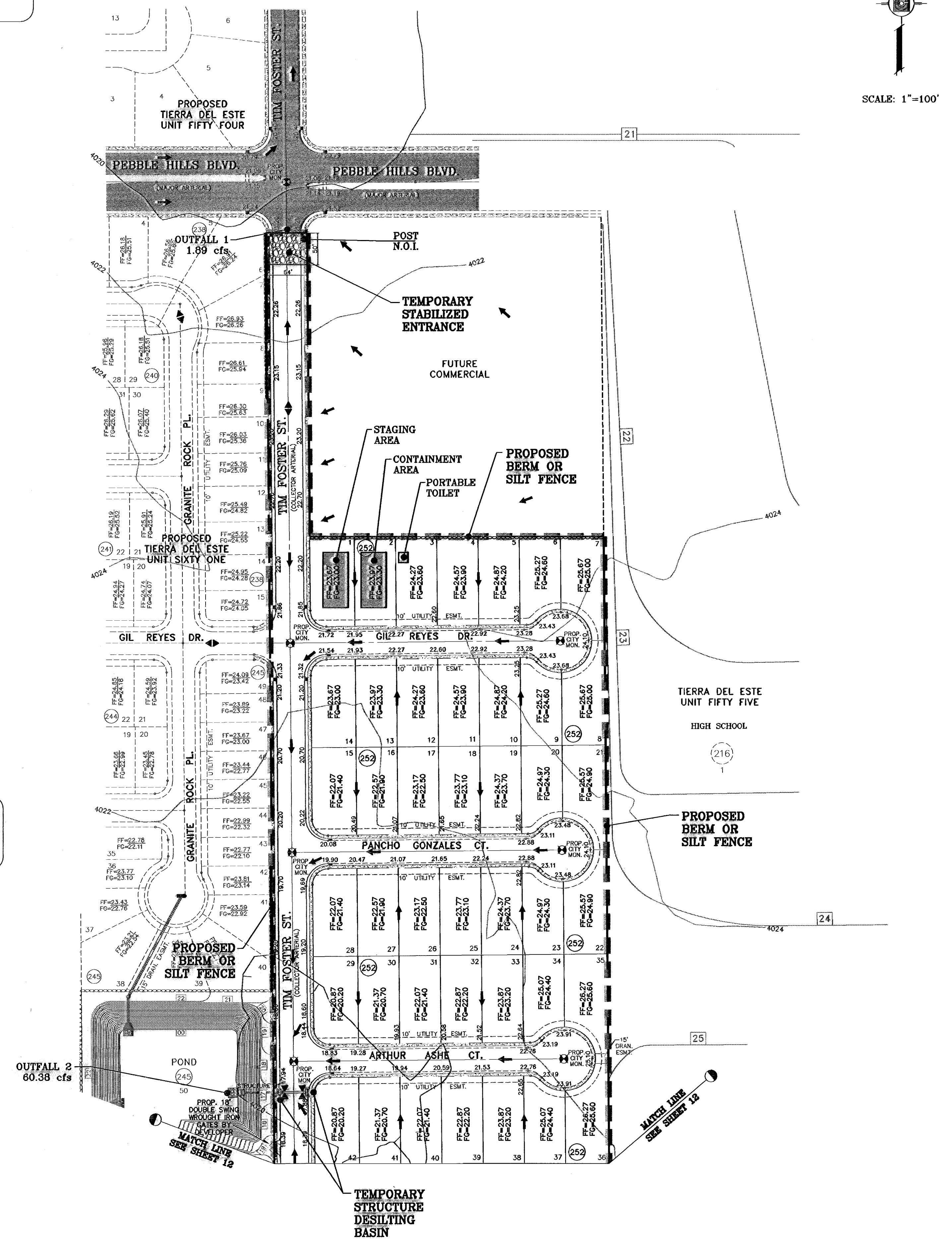
SCALE: 1"=1000'



- NOTES:**
1. T.P.D.E.S. PERMIT- AS REQUIRED BY CONTRACTOR
 2. STORM WATER AS PER N.P.D.E.S. PERMIT

LEGEND

FF=00.67	PROPOSED FINISH GROUND AND FINISH FLOOR
FG=00.00	PROPOSED SPOT ELEVATION
00.00	HIGH POINT
◀▶	LOW POINT
—4000	EXISTING CONTOUR
—4000	EXISTING SPOT ELEVATION
—4000	PROPOSED CONTOUR
—	PROPOSED ROCK WALL
—	PROPOSED RETAINING WALL
—	PROPOSED SILT FENCE
Q	RUN-OFF QUANTITY (CUBIC Ft/Sec)
A	WATERSHED AREA (ACRES)
→	DRAINAGE FLOW



PROJECT NAME
TIERRA DEL ESTE UNIT SIXTY THREE

SCALE
HORIZ. 1"=100'
VERT. ---

DATE JULY 2008
DESIGN BY YC
INITIATED BY YC
CHECKED BY YC
JOB NO. 308-83

ENGINEER'S SEAL
CONDE INC. ENGINEERING / PLANNING SURVEYING / GPS
1760 LEE TREYNO STE 400 EL PASO, TEXAS 79966

CONDE INC.

SHEET TITLE
STORM WATER POLLUTION PREVENTION PLAN

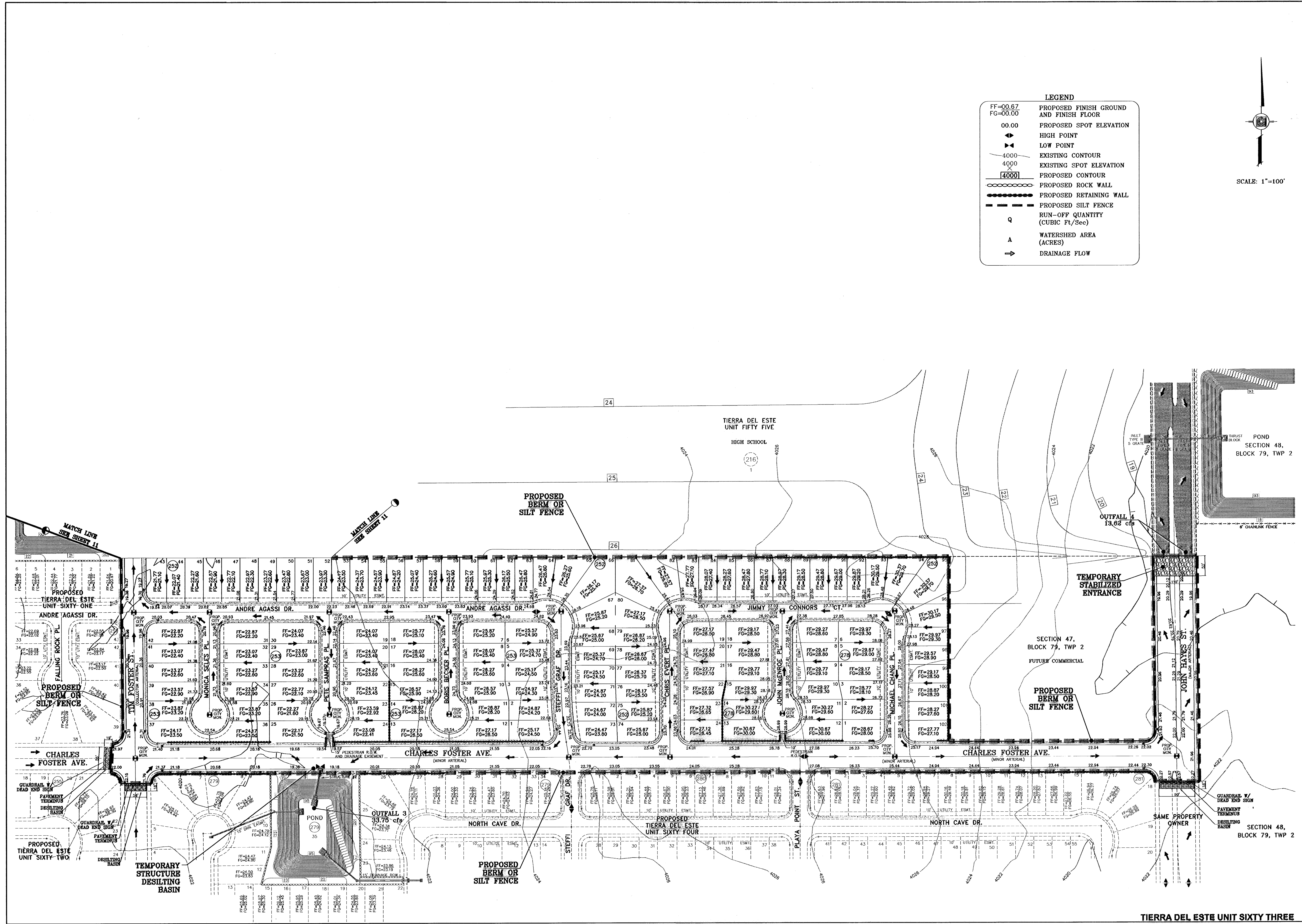
SHT 11 OF 40

REVISIONS

DATE	REVISIONS	BY
02/16/08	CITY REDLINES AS PER 02/10/08 COMMENTS	E.F.G.

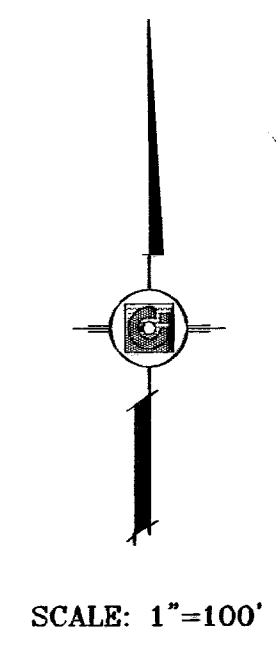
BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SEISINGER DR. AND TIM FOSTER ST. ELEVATION 4021.16

COMMENTS
BEING A PORTION OF SECTIONS 47 AND 48, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS, CONTAINING 40.562 ACRES



LEGEND

FF=00.67 FG=00.00	PROPOSED FINISH GROUND AND FINISH FLOOR
00.00	PROPOSED SPOT ELEVATION
▲	HIGH POINT
▼	LOW POINT
—	EXISTING CONTOUR
4000	EXISTING SPOT ELEVATION
4000	PROPOSED CONTOUR
—	PROPOSED ROCK WALL
—	PROPOSED RETAINING WALL
—	PROPOSED SILT FENCE
Q	RUN-OFF QUANTITY (CUBIC FT/SEC)
A	WATERSHED AREA (ACRES)
→	DRAINAGE FLOW



PROJECT NAME
TERRA DEL ESTE UNIT SIXTY THREE
 BEING A PORTION OF SECTIONS 47 AND 48, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS, CONTAINING 40.562 ACRES.

SCALE
 HORIZ. 1"=100'
 VERT. ---

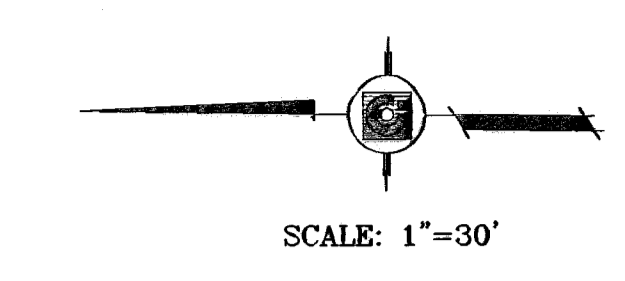
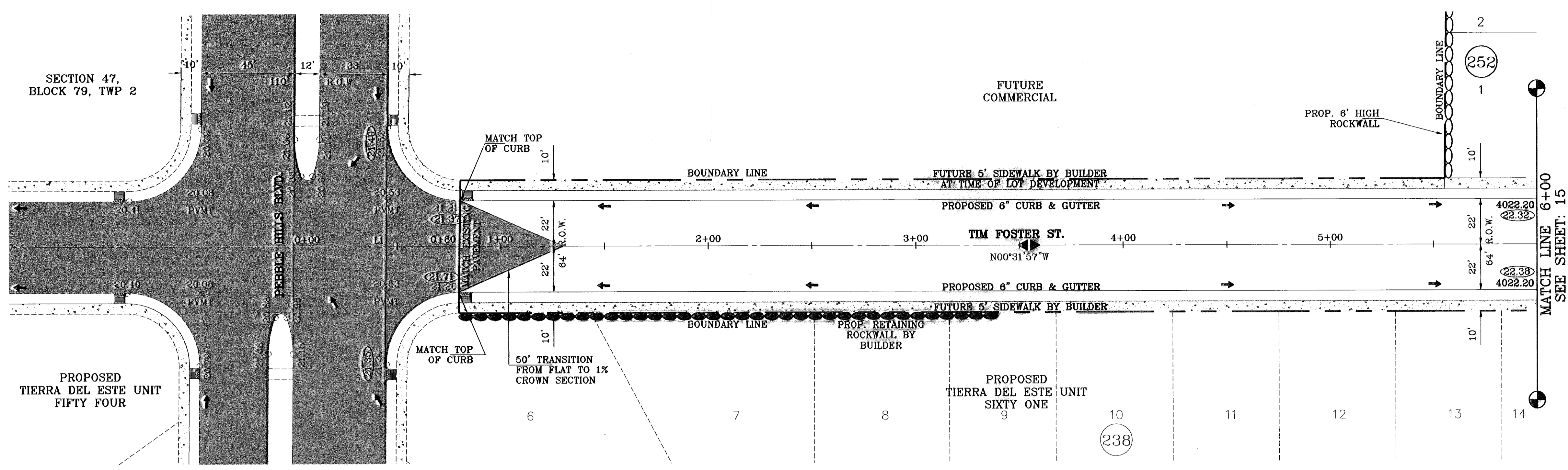
DATE: JULY 2008
DESIGN BY: YC
INITIATED BY: EFG
CHECKED BY: YC
JOB NO.: 308-83

ENGINEER'S SEAL

CONDE INC.
 ENGINEERING / PLANNING
 SURVEYING / GPS
 1790 LEE TRAVINO STE. 400
 EL PASO, TEXAS 79968

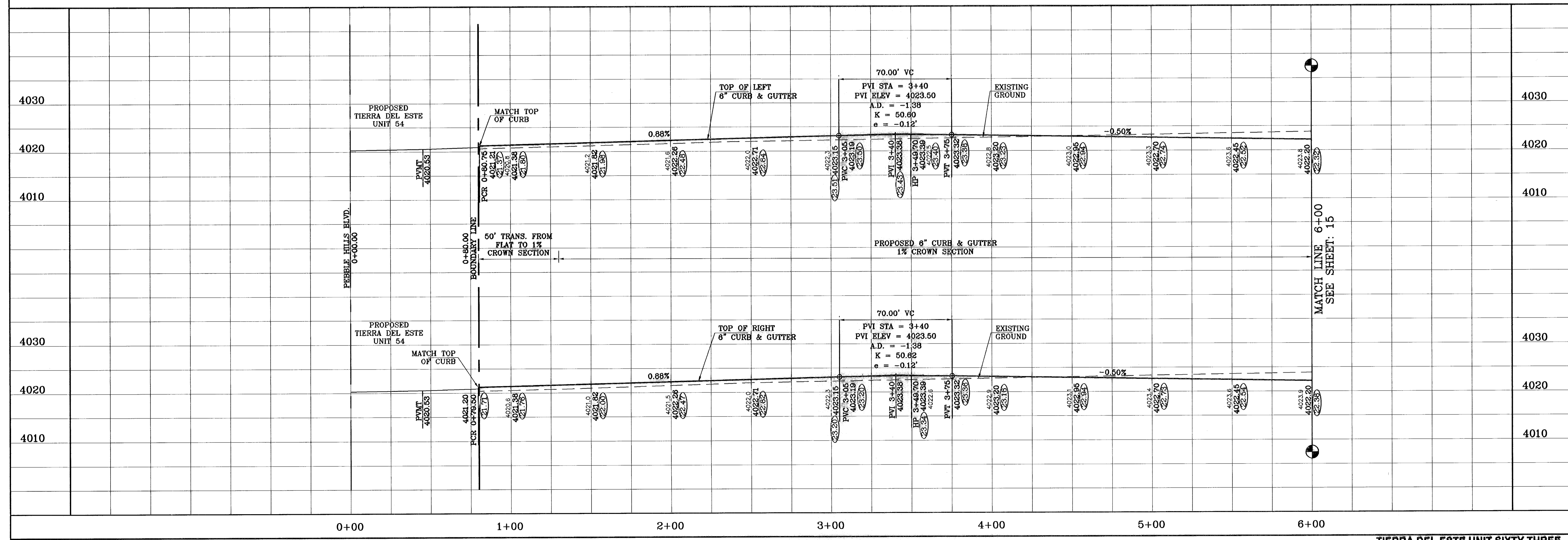
SHEET TITLE
STORM WATER POLLUTION PREVENTION PLAN

SHT 12 OF 40



○ DENOTES AS BUILT CONDITION ONLY

LINE TABLE		
LINE	LENGTH	BEARING
L1	80.00	N00°31'57"W



SCALE: 1"=30'

BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SEITZINGER DR. AND TIM FOSTER ST. ELEVATION 4021.16

PROJECT NAME: **TERRA DEL ESTE UNIT SIXTY THREE**

BEING A PORTION OF SECTIONS 47 AND 48, BLOCK 79, TOWNSHIP 2 TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS, CONTAINING 40.562 ACRES

DATE: 11/15/10

REVISIONS: AS BUILT

BY: F.R.

SCALE: HORIZ: 1"=30' VERT: 1"=10'

DATE: JULY 2008

DESIGN BY: YC

INITIATED BY: EFG

CHECKED BY: YC

JOB NO.: 308-83

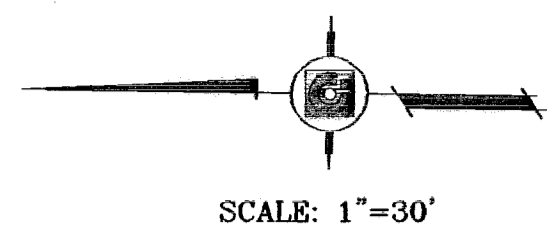
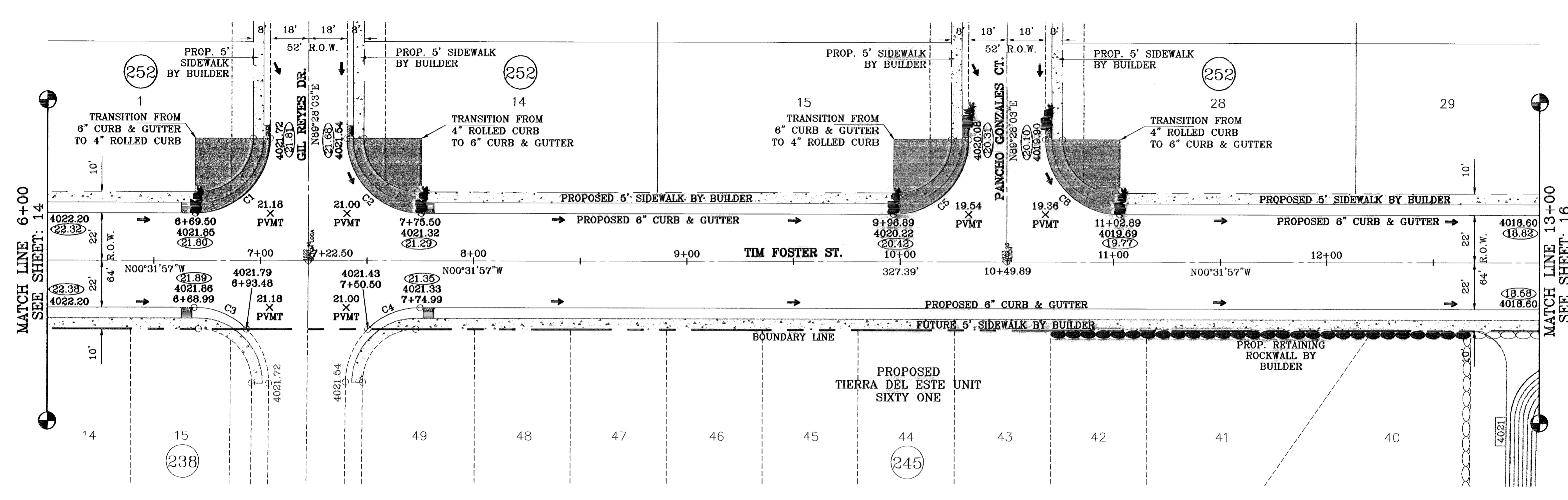
ENGINEER'S SEAL

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1700 LEE TREWING STE 400
EL PASO, TEXAS 79936

SHEET TITLE: **STREET PLAN-PROFILE**

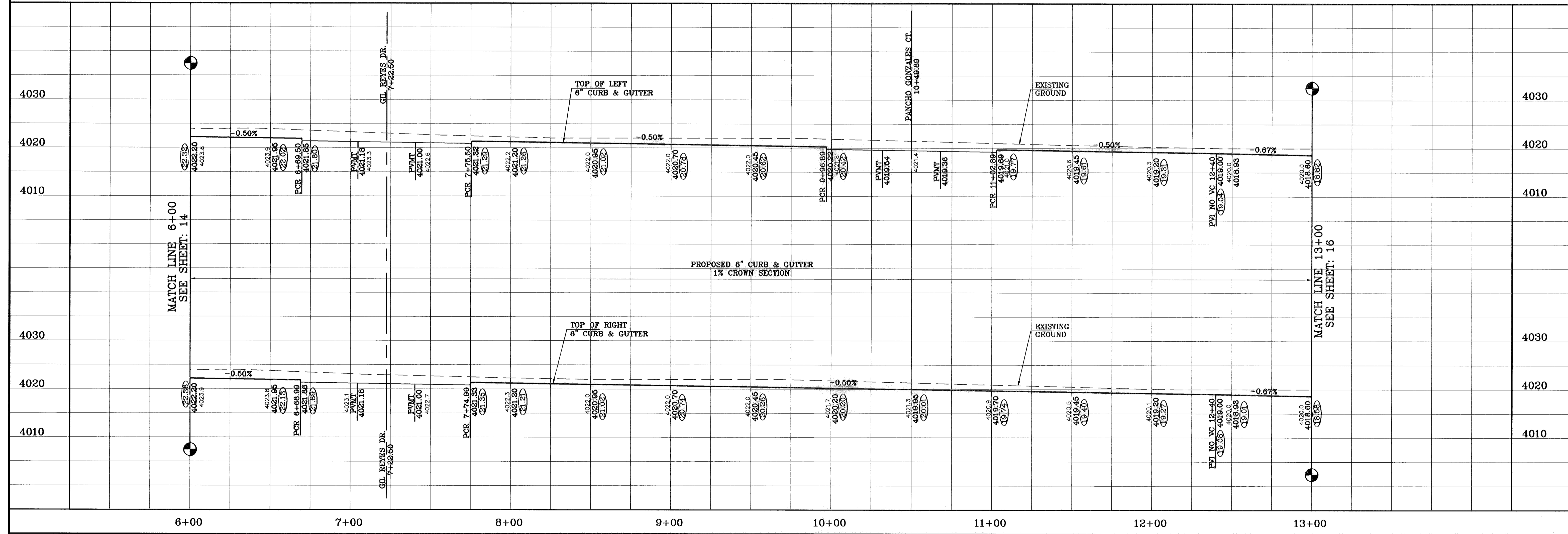
TIM FOSTER ST.
STA: 0+00 TO STA 6+00

SHT 14 OF 40



○ DENOTES AS BUILT CONDITION ONLY

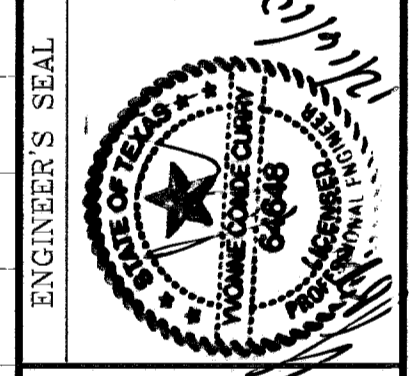
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	35.00	54.98	35.00	49.50	S45°31'57"E	90°00'00"
C2	35.00	54.98	35.00	49.50	S44°28'03"W	90°00'00"
C3	35.00	27.13	14.29	26.46	N21°40'30"E	44°24'55"
C4	35.00	27.13	14.29	26.46	N22°44'25"W	44°24'55"
C5	35.00	54.98	35.00	49.50	S45°31'57"E	90°00'00"
C6	35.00	54.98	35.00	49.50	S44°28'03"W	90°00'00"



BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION
OF RALPH SENSINGER DR. AND TIM FOSTER ST.
ELEVATION 4021.16
DATE 11/19/10
REVISIONS AS BUILT
BY F.R.

PROJECT NAME
**TERRA DEL ESTE
UNIT SIXTY THREE**
BEING A PORTION OF SECTIONS 47 AND 48,
BLOCK 9, WARSWICK 2, AN UNINCORPORATED
PACIFIC RAILROAD COMPANY TRACT,
EL PASO COUNTY, TEXAS
CONTAINING 40.562 ACRES

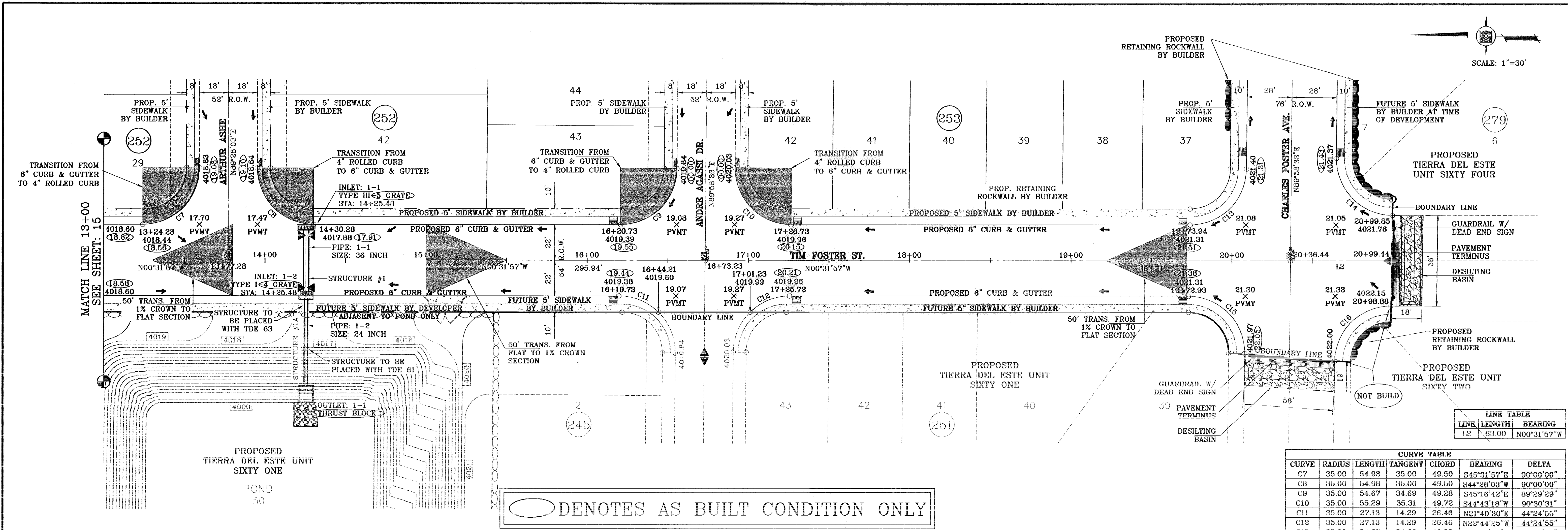
SCALE
HORIZ: 1"=30'
VERT: 1"=10'
DATE: JULY 2008
DESIGN BY: YC
INITIATED BY: EFG
CHECKED BY: YC
JOB NO.: 308-88



CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO STE 400
EL PASO, TEXAS 79906



SHEET TITLE
STREET
PLAN-PROFILE
**TIM FOSTER
ST.**
STA: 6+00
TO
STA 13+00



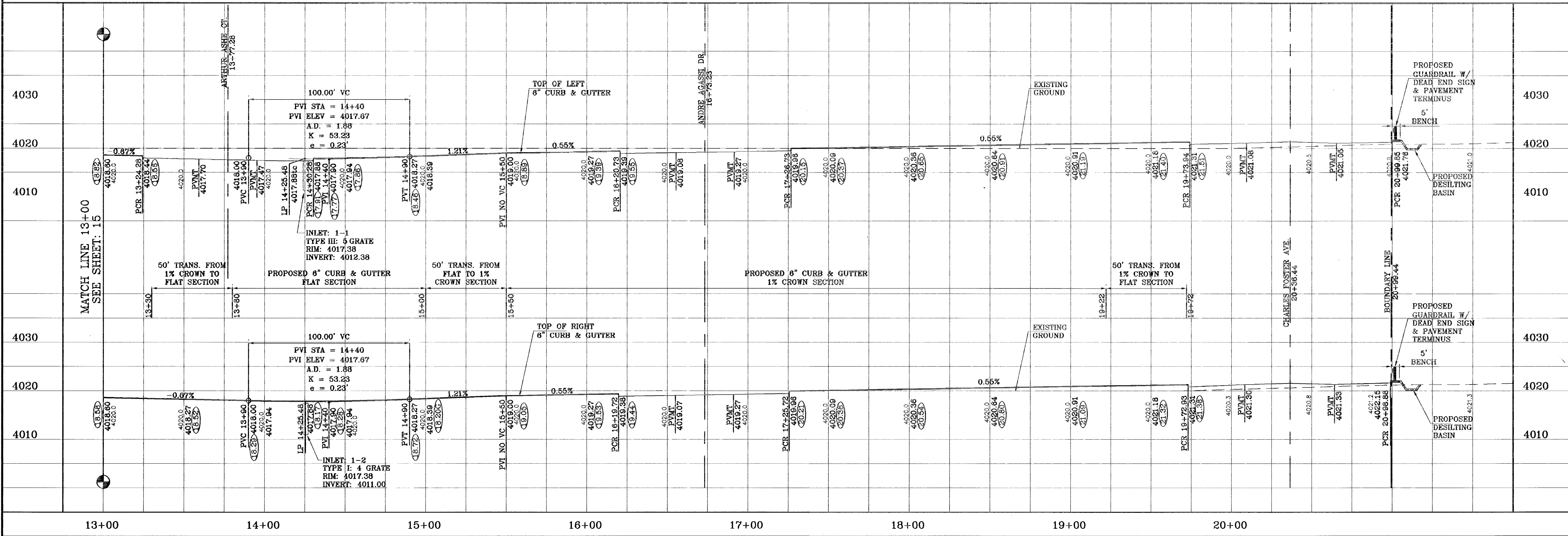
LINE TABLE

LINE	LENGTH	BEARING
12	63.00	N00°31'57"W

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C7	35.00	54.98	35.00	49.50	S45°31'57"E	90°00'00"
C8	35.00	54.98	35.00	49.50	S44°28'03"W	90°00'00"
C9	35.00	54.87	34.69	49.28	S45°16'42"E	89°29'29"
C10	35.00	55.29	35.31	49.72	S44°43'18"W	90°30'31"
C11	35.00	27.13	14.29	26.48	N21°40'30"E	44°24'55"
C12	35.00	27.13	14.29	26.48	N22°44'29"W	44°24'55"
C13	35.00	54.87	34.69	49.28	S45°16'42"E	89°29'29"
C14	35.00	55.14	35.16	49.61	S44°50'31"W	90°18'03"
C15	35.00	55.29	35.31	49.72	N44°43'18"E	90°30'31"
C16	35.00	54.03	34.06	48.82	N44°45'10"W	88°26'26"

○ DENOTES AS BUILT CONDITION ONLY



TERRA DEL ESTE UNIT SIXTY THREE

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREYING STE 400
EL PASO, TEXAS 79968

TIM FOSTER ST.
STA: 13+00 TO STA 20+99.44

SHT 16 OF 40

TERRA DEL ESTE UNIT SIXTY THREE
BEING A PORTION OF SECTIONS 47 AND 48, BLOCK 9, TOWNSHIP 2, RANGE 4, PACIFIC PLANNING SURVEYS, EL PASO COUNTY, TEXAS, CONTAINING 40.562 ACRES

TERRA DEL ESTE UNIT SIXTY FOUR

TERRA DEL ESTE UNIT SIXTY TWO

PROJECT NAME: TERRA DEL ESTE UNIT SIXTY THREE

BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SEITZINGER DR. AND TIM FOSTER ST. ELEVATION 4021.16

DATE: 02/19/09
REVISIONS: AS BUILT
BY: E.F.G.
CITY REVISIONS: AS BUILT
DATE: 11/15/10
BY: F.R.

SCALE: 1"=30'

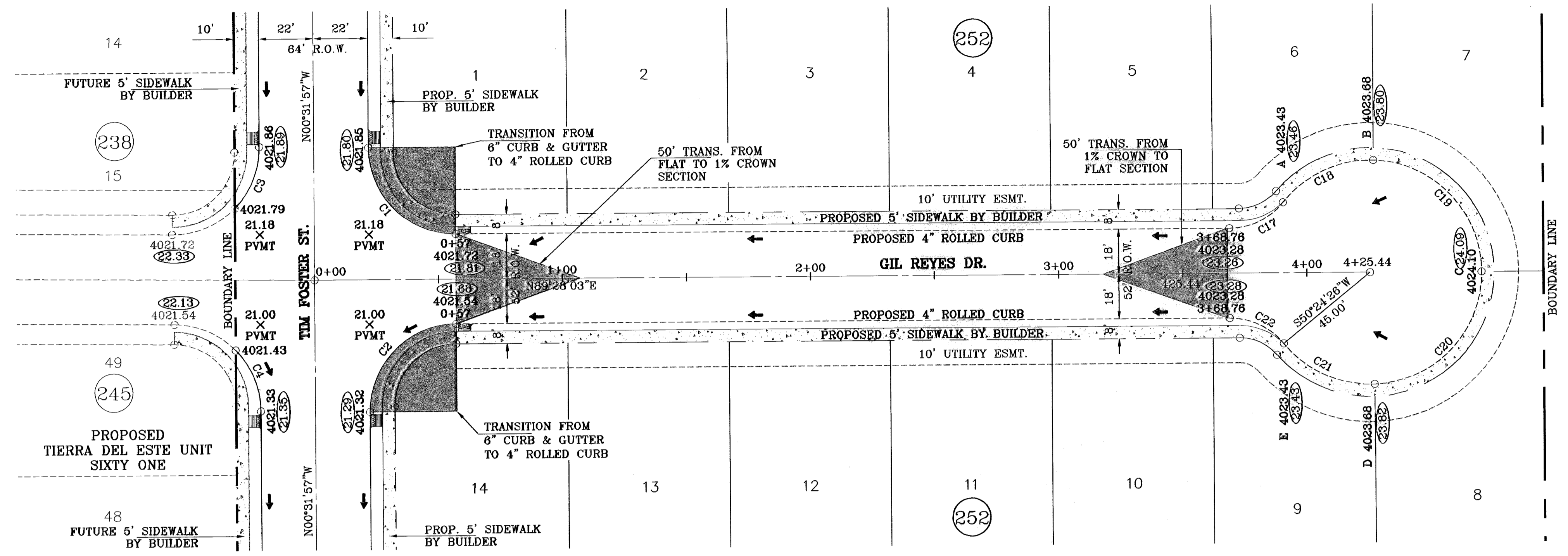
HORIZ: 1"=30'
VERT: 1"=10'

DATE: JULY, 2008
DESIGN BY: YC
INITIATED BY: EFG
CHECKED BY: YC
JOB NO.: 303-83

ENGINEER'S SEAL

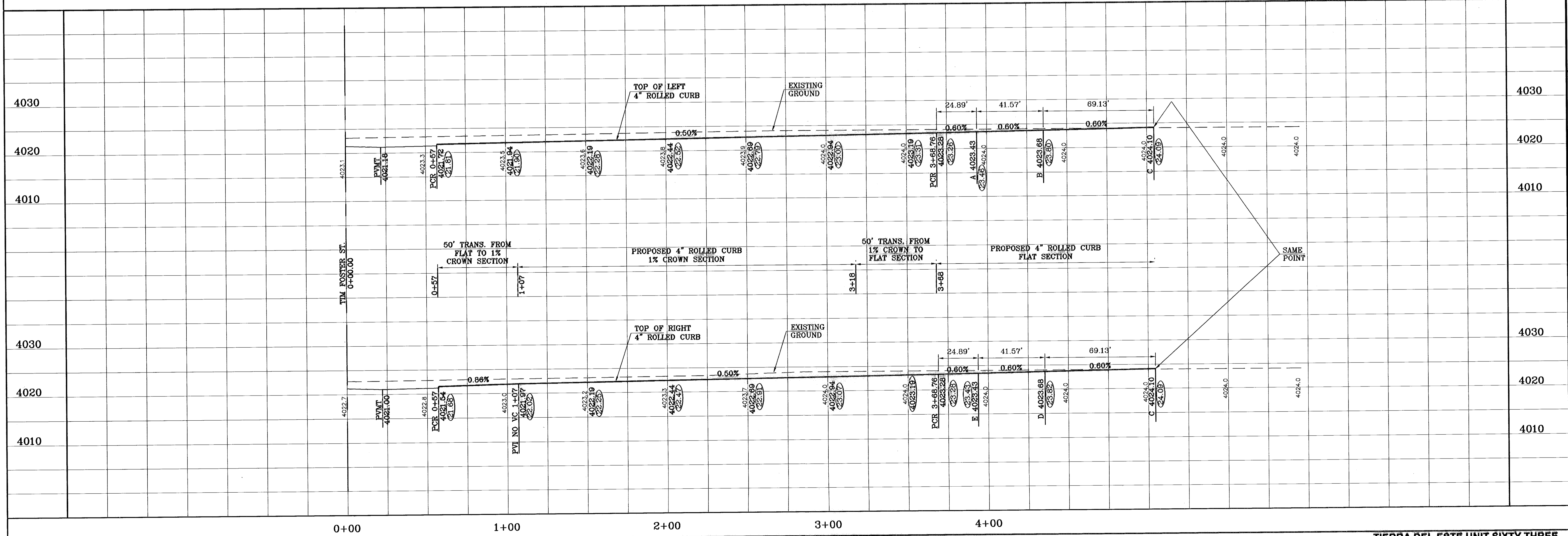
SHEET TITLE: STREET PLAN-PROFILE

○ DENOTES AS BUILT CONDITION ONLY



TERRA DEL ESTE
UNIT FIFTY FIVE
HIGH SCHOOL

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	35.00	54.98	35.00	49.50	S45°31'57"E	90°00'00"
C2	35.00	54.98	35.00	49.50	S44°28'03"W	90°00'00"
C3	35.00	27.13	14.29	26.46	N21°40'30"E	44°24'55"
C4	35.00	27.13	14.29	26.46	N22°44'25"W	44°24'55"
C17	28.00	24.89	13.34	24.08	N63°59'51"E	50°56'23"
C18	45.00	41.57	22.40	40.11	S64°59'27"W	52°55'36"
C19	45.00	69.13	43.47	62.53	N44°32'21"W	89°00'47"
C20	45.00	69.13	43.47	62.53	N43°28'26"E	89°00'47"
C21	45.00	41.57	22.40	40.11	S66°03'22"E	52°55'36"
C22	28.00	24.89	13.34	24.08	N65°03'46"W	50°56'23"



TIERRA DEL ESTE UNIT SIXTY THREE

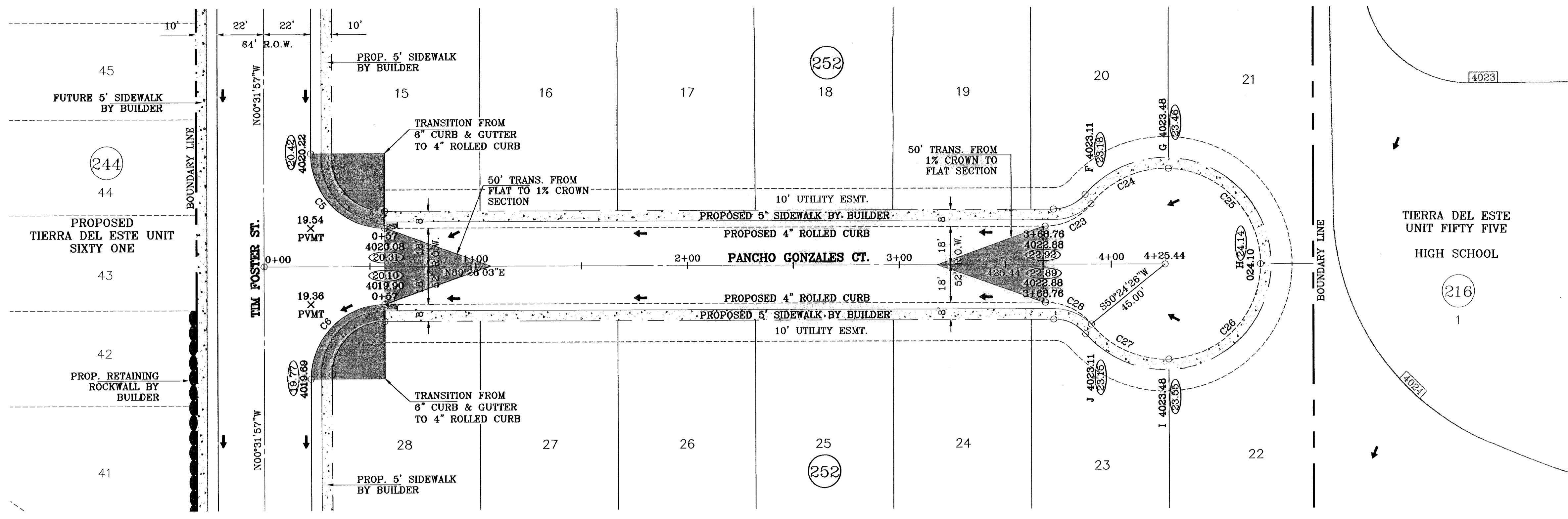
BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SETSINGER DR. AND TIM FOSTER ST. ELEVATION 4021.16
 CITY DATUM
 DATE: 11/15/10
 REVISIONS: AS BUILT
 BY: F.R.

PROJECT NAME: TIERRA DEL ESTE UNIT SIXTY THREE
 BEING A PORTION OF SECTIONS 47 AND 48, BLOCK 79, TOWNSHIP 2, RANGE 10, COUNTY, TEXAS, EL PASO COUNTY, TEXAS, CONTAINING 40.562 ACRES

SCALE: HORIZ. 1"=30' VERT. 1"=10'
 DATE: JULY 2008
 DESIGN BY: YC
 INITIATED BY: EFG
 CHECKED BY: YC
 JOB NO.: 308-83

ENGINEER'S SEAL: CONDE INC. ENGINEERING / PLANNING SURVEYING / GPS 1790 LEE TREVINO STE 400 EL PASO, TEXAS 79936

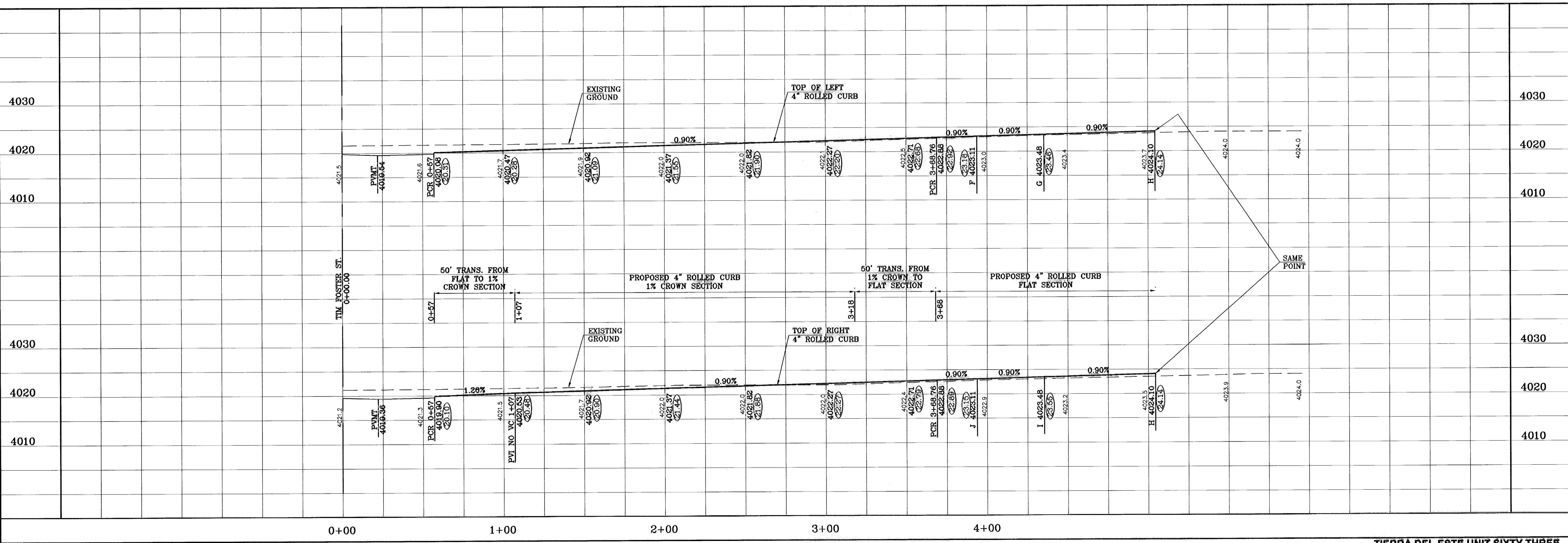
SHEET TITLE: STREET PLAN-PROFILE
 GIL REYES DR.
 STA: 0+00 TO STA 4+23.44
 SHT 17 OF 40



SCALE: 1"=30'

○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C5	35.00	54.98	35.00	49.50	S45°31'57"E	90°00'00"
C6	35.00	54.98	35.00	49.50	S44°28'03"W	90°00'00"
C23	28.00	24.89	13.34	24.08	N63°59'51"E	50°56'23"
C24	45.00	41.57	22.40	40.11	S64°59'27"W	52°55'36"
C25	45.00	69.13	43.47	62.53	N44°32'21"W	88°00'47"
C26	45.00	69.13	43.47	62.53	N43°28'26"E	88°00'47"
C27	45.00	41.57	22.40	40.11	S66°03'22"E	52°55'36"
C28	28.00	24.89	13.34	24.08	N65°03'46"W	50°56'23"



BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION
OF RALPH SETHINGER DR. AND TIM FOSTER ST.
ELEVATION 4021.16
DATE 11/15/10
REVISIONS AS BUILT
BY F.R.

PROJECT NAME
**TIERRA DEL ESTE
UNIT SIXTY THREE**
BEING A PORTION OF SECTIONS 47 AND 48,
BLOCK 79, TOWNSHIP 2, TEXAS AND
PACIFIC RAILROAD COMPANY SURVEYS,
EL PASO COUNTY, TEXAS,
CONTAINING 40.562 ACRES

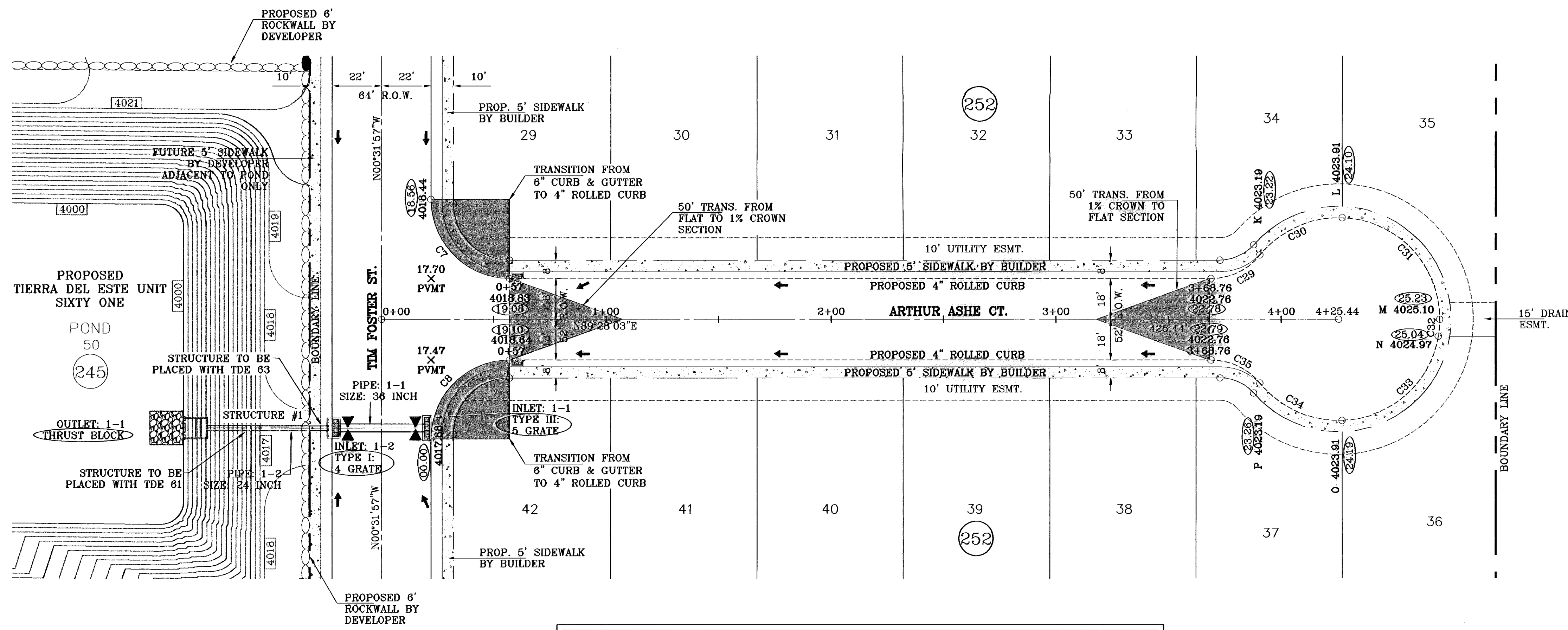
SCALE
HORIZ: 1"=30'
VERT: 1"=10'
DATE: JULY 2008
DESIGN BY: YC
INITIATED BY: EFG
CHECKED BY: YC
JOB NO.: 308-83

ENGINEER'S SEAL

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1700 LEE TREVINO STE 400
EL PASO, TEXAS 79968

CONDE INC.

SHEET TITLE
STREET
PLAN-PROFILE
PANCHO GONZALES CT.
STA: 0+00
TO
STA 4+25.44
SHT 18 OF 40



TIERRA DEL ESTE
UNIT FIFTY FIVE

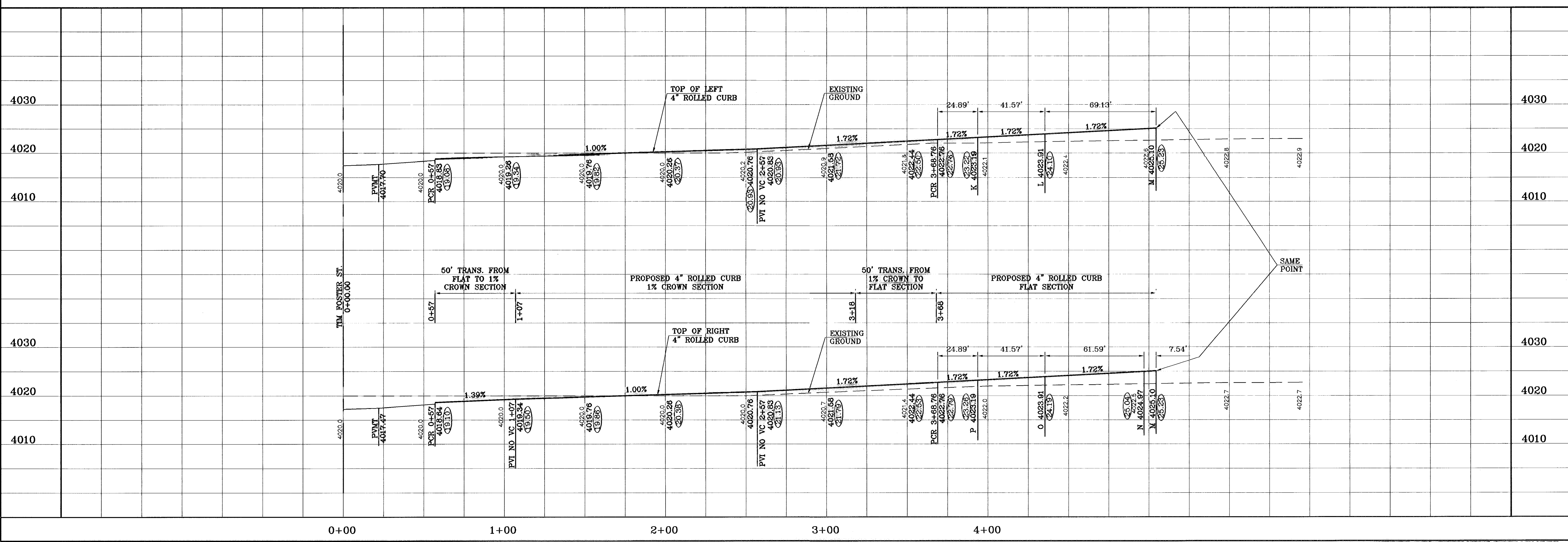
216

1

SCALE: 1"=30'

○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C7	35.00	54.98	35.00	49.50	S45°31'57"E	90°00'00"
C8	35.00	54.98	35.00	49.50	S44°28'03"W	90°00'00"
C29	28.00	24.89	13.34	24.08	N63°59'51"E	50°56'23"
C30	45.00	41.57	22.40	40.11	S64°59'27"W	52°55'36"
C31	45.00	69.13	43.47	62.53	N44°32'21"W	88°00'47"
C32	45.00	7.54	3.78	7.53	N04°15'52"E	9°35'39"
C33	45.00	61.59	36.71	56.89	N49°16'15"E	78°25'09"
C34	45.00	41.57	22.40	40.11	S66°03'22"E	52°55'36"
C35	28.00	24.89	13.34	24.08	N65°03'46"W	50°56'23"



PROJECT NAME: TIERRA DEL ESTE UNIT SIXTY THREE

BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SETTSINGER DR. AND TIM FOSTER ST. ELEVATION 4021.16

DATE: 11/12/10

REVISIONS: AS BUILT

BY: F.R.

SCALE: HORIZ: 1"=30' VERT: 1"=10'

DATE: JULY 2008

DESIGN BY: YC

INITIATED BY: YC

CHECKED BY: YC

JOB NO.: 308-83

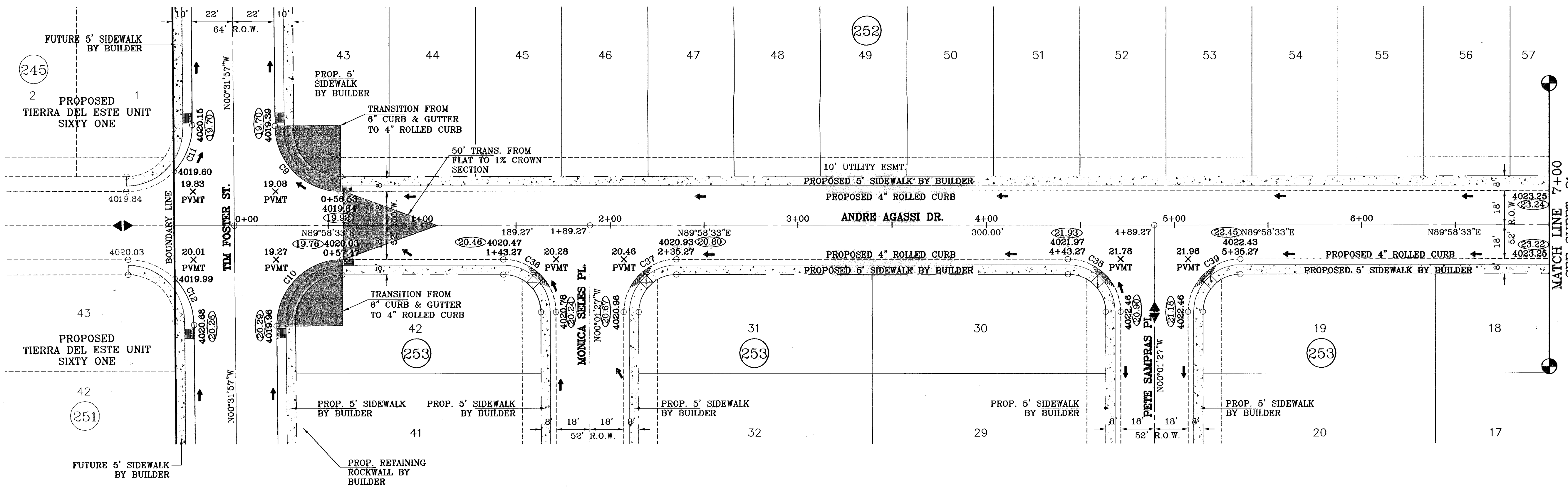
ENGINEER'S SEAL: [Seal]

CONDE INC. ENGINEERING / PLANNING SURVEYING / GPS 1790 LEE TREWING STE 400 EL PASO, TEXAS 79936

SHEET TITLE: STREET PLAN-PROFILE

ARTHUR ASHE CT. STA: 0+00 TO STA 4+25.44

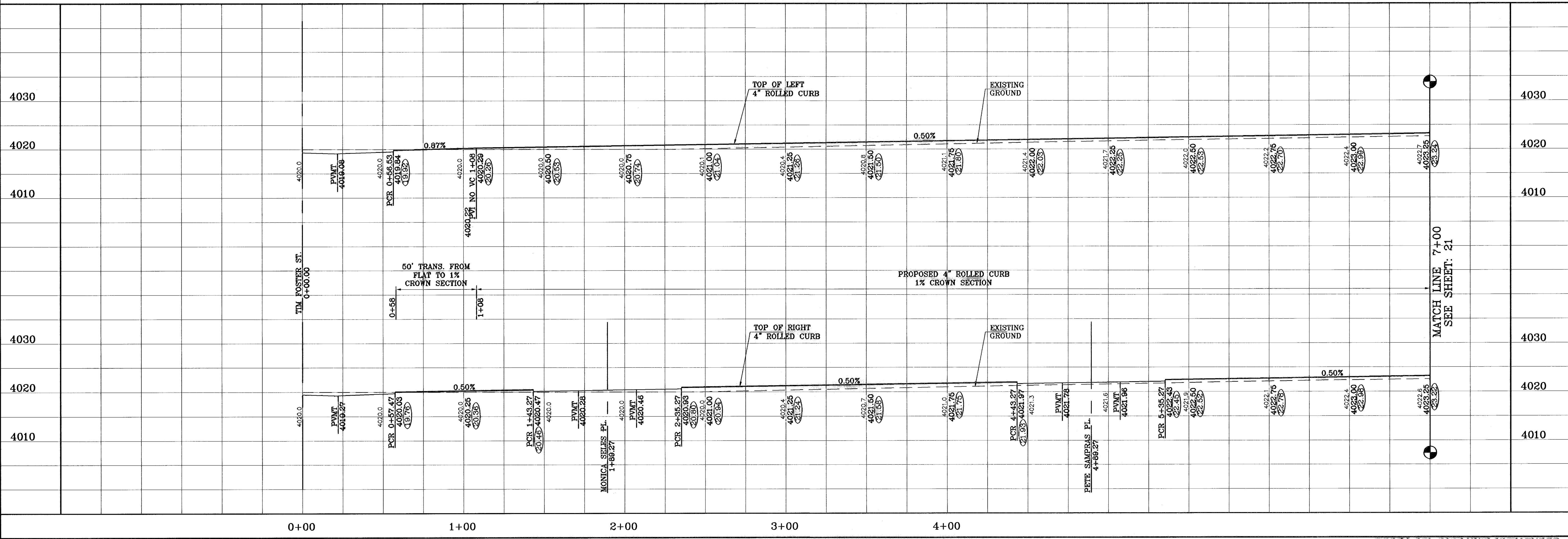
SHT 19 OF 40



SCALE: 1"=30'

○ DENOTES AS BUILT CONDITION ONLY

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C9	35.00	54.67	34.69	49.28	S45°16'42"E	89°29'29"
C10	35.00	55.29	35.31	49.72	S44°43'18"W	90°30'31"
C11	35.00	27.13	14.29	26.46	N21°40'30"E	44°24'55"
C12	35.00	27.13	14.29	26.46	N22°44'25"W	44°24'55"
C36	28.00	43.98	28.00	39.60	N45°01'27"W	90°00'00"
C37	28.00	43.98	28.00	39.60	S44°58'33"W	90°00'00"
C38	28.00	43.98	28.00	39.60	N45°01'27"W	90°00'00"
C39	28.00	43.98	28.00	39.60	S44°58'33"W	90°00'00"



PROJECT NAME
TIERRA DEL ESTE
UNIT SIXTY THREE

BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION
OF RALPH SETSINGER DR. AND TIM FOSTER ST.
ELEVATION 4021.16

DATE
12/14/10

REVISIONS
AS BUILT

BY
F.R.

SCALE
HORIZ. 1"=30'
VERT. 1"=10'

DATE
JULY 2008

DESIGN BY
YC

INITIATED BY
EFG

CHECKED BY
YC

JOB NO.
308-83

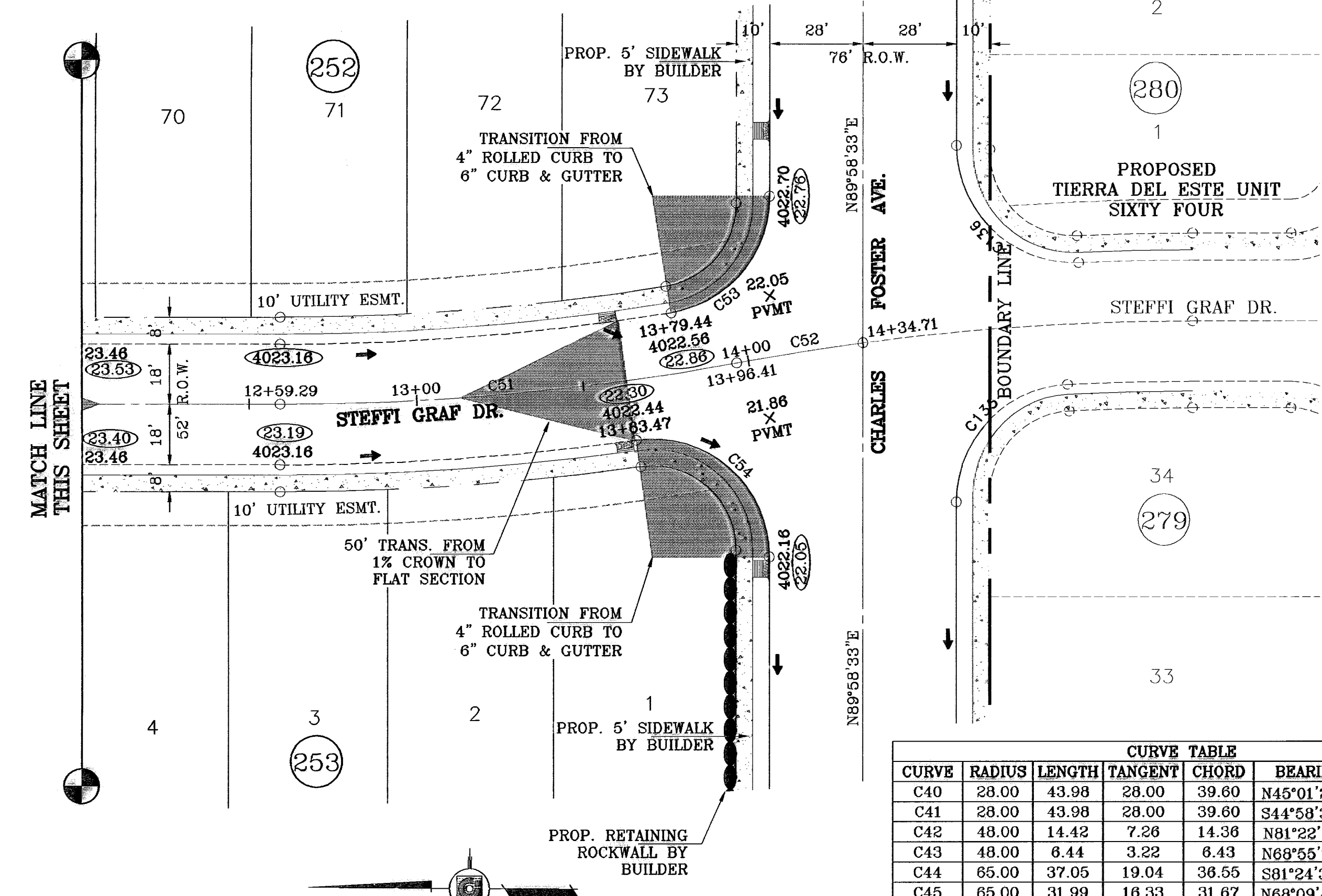
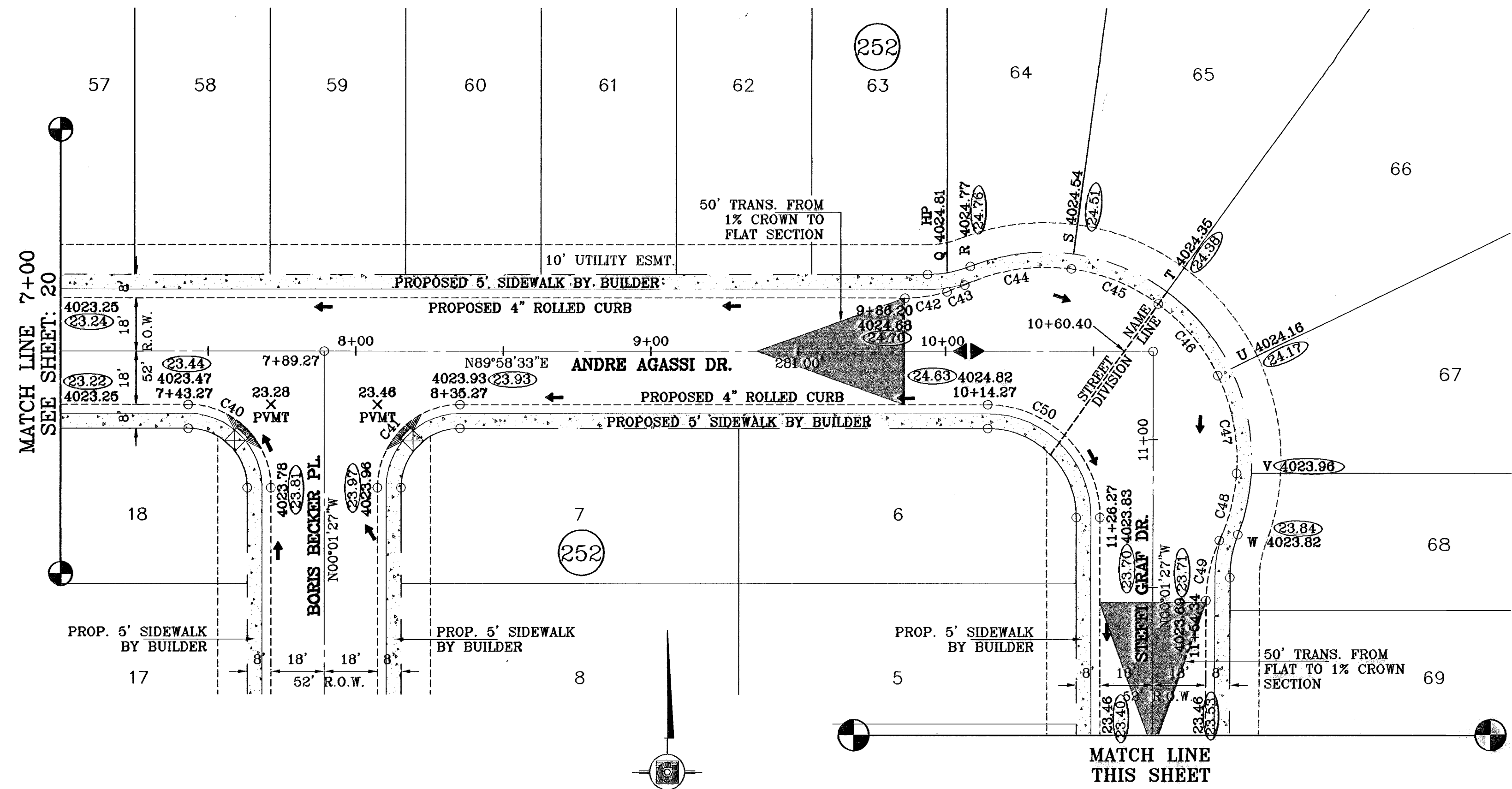
ENGINEER'S SEAL

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TRAVINO SITE 400
EL PASO, TEXAS 79968

SHEET TITLE
STREET
PLAN-PROFILE

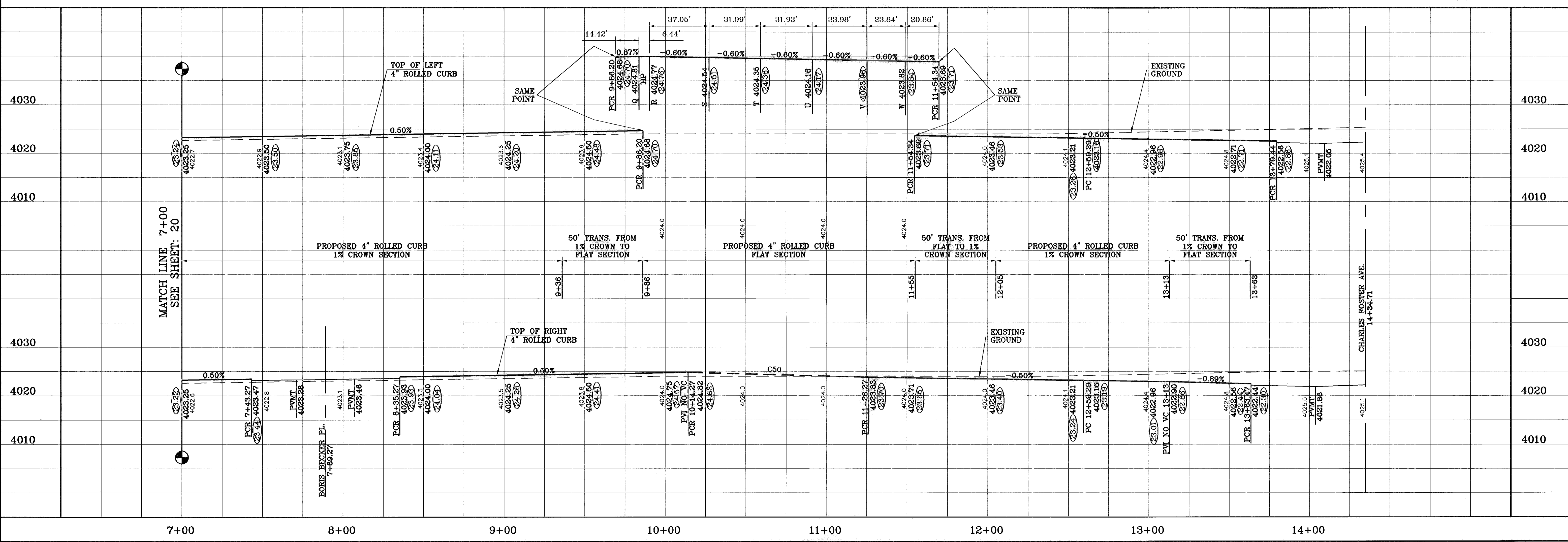
ANDRE AGASSI DR.
STA: 0+00
TO
STA 7+00

SHT 20 OF 40



○ DENOTES AS BUILT CONDITION ONLY

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C40	28.00	43.98	28.00	39.60	N45°01'27"W	90°00'00"
C41	28.00	43.98	28.00	39.60	S44°58'33"W	90°00'00"
C42	48.00	14.42	7.26	14.36	N81°22'18"E	17°12'30"
C43	48.00	6.44	3.22	6.43	N68°55'27"E	7°41'13"
C44	65.00	37.05	19.04	36.55	S81°24'35"W	32°39'28"
C45	65.00	31.99	16.33	31.67	N68°09'45"W	28°11'52"
C46	65.00	31.93	16.30	31.61	N39°59'22"W	28°08'53"
C47	65.00	33.98	17.39	33.59	N10°58'28"W	29°56'55"
C48	65.00	23.64	11.95	23.51	N14°27'08"E	20°50'16"
C49	48.00	20.86	10.60	20.69	S12°25'24"W	24°53'43"
C50	38.00	59.69	38.00	53.74	N45°01'27"W	90°00'00"
C51	750.00	137.12	68.75	138.93	S05°15'43"E	10°28'31"
C52	750.00	38.30	19.16	38.30	N09°02'11"W	2°55'34"
C53	35.00	49.37	29.90	45.38	S49°36'49"E	80°49'16"
C54	35.00	59.84	40.23	52.81	N40°59'47"E	97°57'32"



TERRA DEL ESTE UNIT SIXTY THREE

BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SEITZINGER DR. AND TIM FOSTER ST. ELEVATION 4021.16

DATE: 12/14/10

REVISIONS: AS BUILT

BY: F.R.

PROJECT NAME: TERRA DEL ESTE UNIT SIXTY THREE

BEING A PORTION OF SECTIONS 47 AND 48, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS, CONTAINING 40.562 ACRES

SCALE: HORIZ. 1"=30', VERT. 1"=10'

DATE: JULY 2008

DESIGN BY: YC

INITIATED BY: EFG

CHECKED BY: YC

JOB NO.: 308-83

ENGINEER'S SEAL: [Seal]

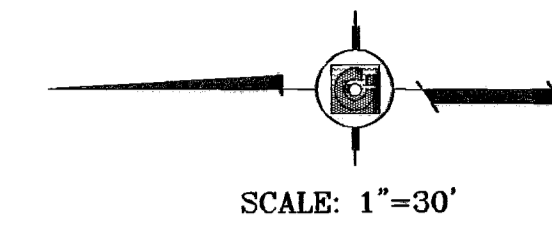
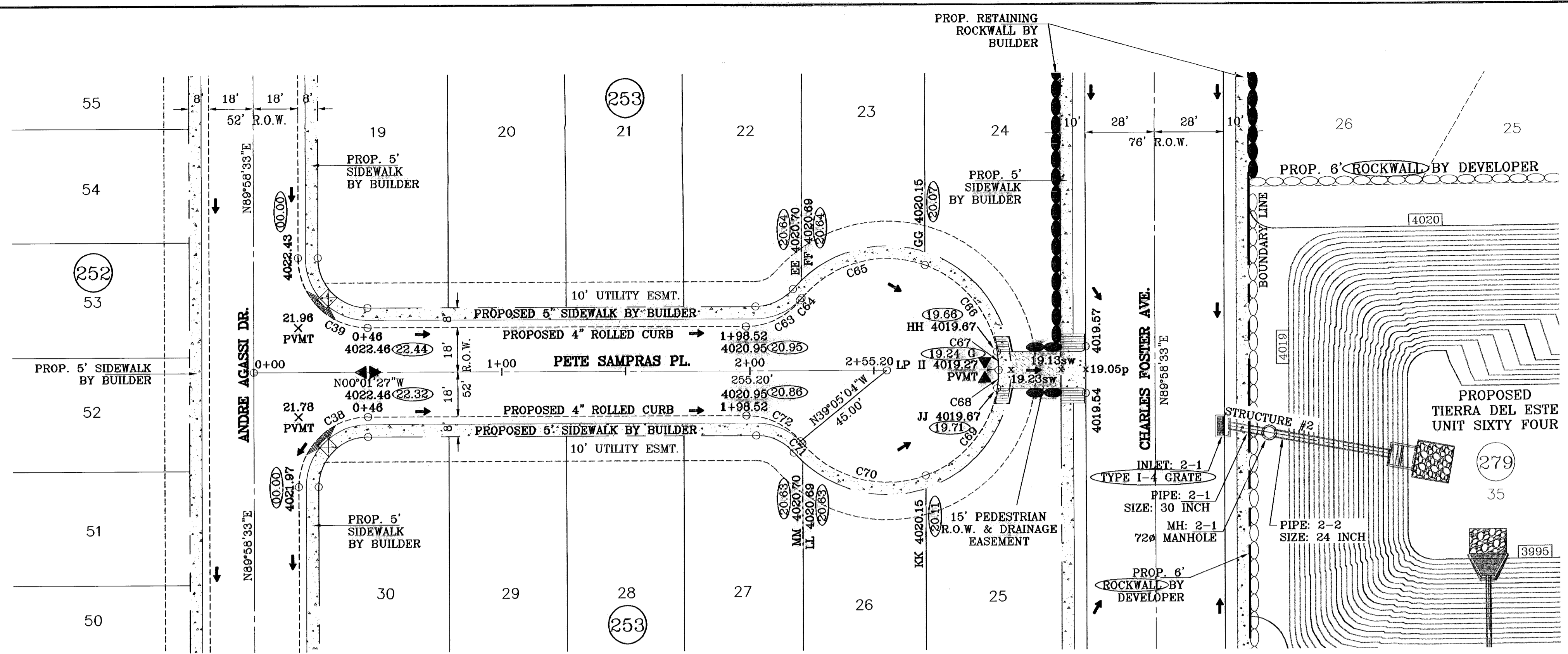
CONDE INC. ENGINEERING / PLANNING SURVEYING / GPS 1790 LEE TREWING STE 400 EL PASO, TEXAS 79906

CONDE INC. [Logo]

SHEET TITLE: STREET PLAN - PROFILE

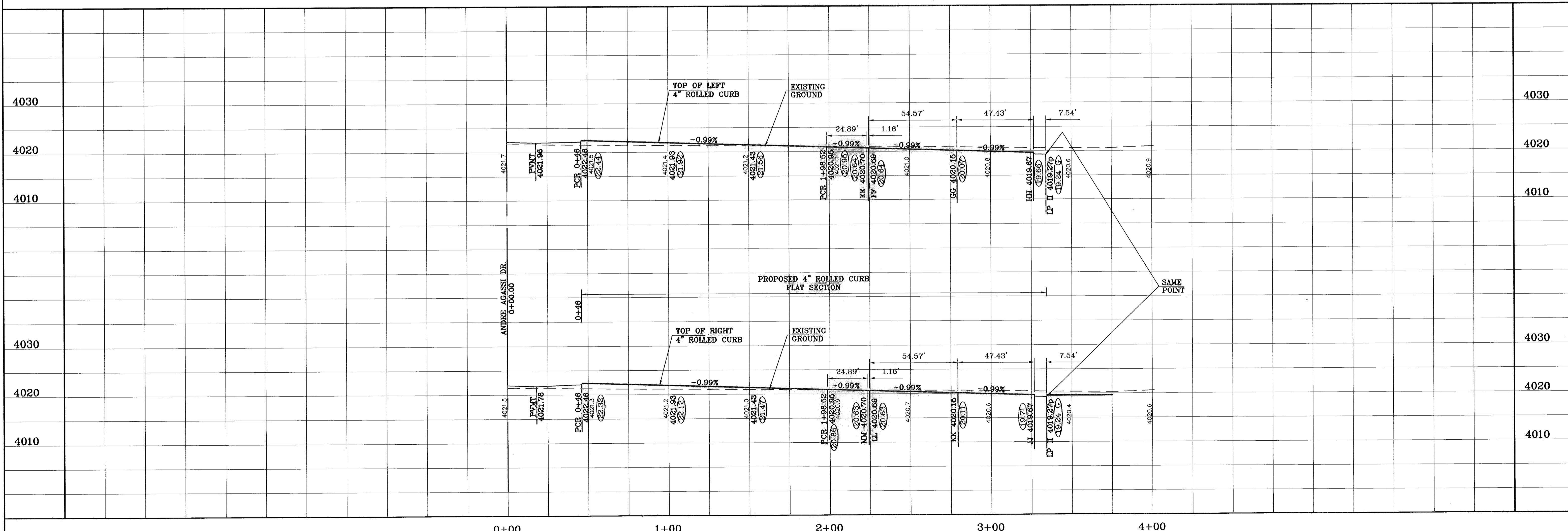
ANDRE AGASSI DR. STA: 7+00 TO STA 10+60.40 STEFFI GRAF DR. 10+60.40 TO 14+34.71

SHT 21 OF 40



○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C38	28.00	43.98	28.00	39.60	N45°01'27"W	90°00'00"
C39	28.00	43.98	28.00	39.60	S44°58'33"W	90°00'00"
C63	28.00	24.89	13.34	24.08	S25°29'39"E	50°56'23"
C64	45.00	1.16	0.58	1.16	N50°13'31"W	1°28'39"
C65	45.00	54.57	31.20	51.28	N14°44'55"W	69°28'33"
C66	45.00	47.43	26.19	45.27	N50°11'08"E	60°23'33"
C67	45.00	7.54	3.78	7.53	N85°10'44"E	9°35'39"
C68	45.00	7.54	3.78	7.53	S85°13'38"E	9°35'39"
C69	45.00	47.43	26.19	45.27	S50°14'02"E	60°23'33"
C70	45.00	54.57	31.20	51.28	S14°42'01"W	69°28'33"
C71	45.00	1.16	0.58	1.16	S50°10'37"W	1°28'39"
C72	28.00	24.89	13.34	24.08	N25°26'45"E	50°56'23"



**TERRA DEL ESTE
UNIT SIXTY THREE**

BEING A PORTION OF SECTIONS 47 AND 48,
BLOCK 8, TRAVIS ROAD, PACIFIC SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING 40.562 ACRES

PROJECT NAME

BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION
OF RALPH SEITZINGER DR. AND TIM FOSTER ST.
ELEVATION 4021.16 CITY DATUM

DATE
11/15/10

REVISIONS
AS BUILT

BY
P.R.

SCALE

HORIZ: 1"=30'
VERT: 1"=10'

DATE: JULY 2008

DESIGN BY: YC

INITIATED BY: EFG

CHECKED BY: YC

JOB NO.: 308-83

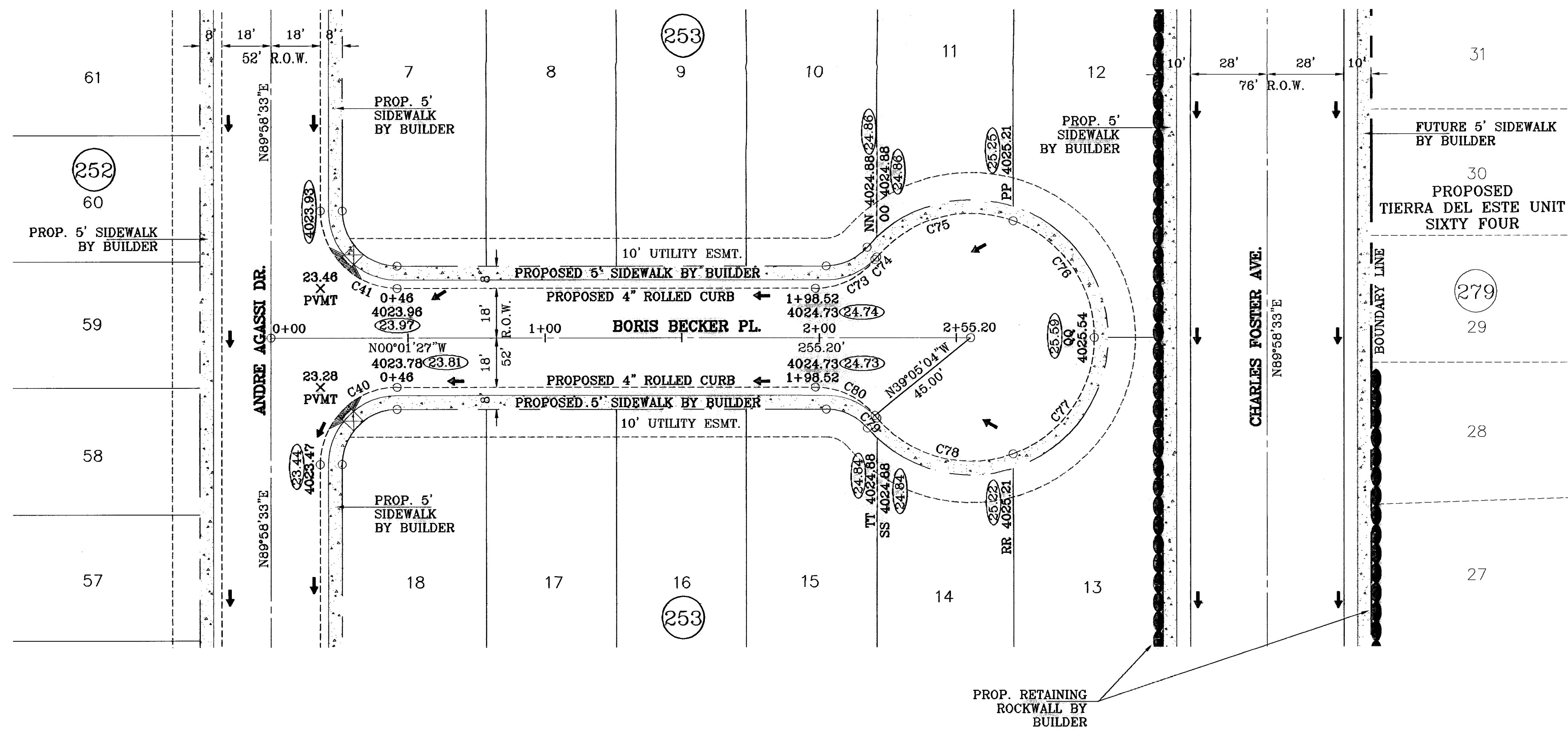
ENGINEER'S SEAL

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO STE. 400
EL PASO, TEXAS 79936

SHEET TITLE
STREET
PLAN-PROFILE

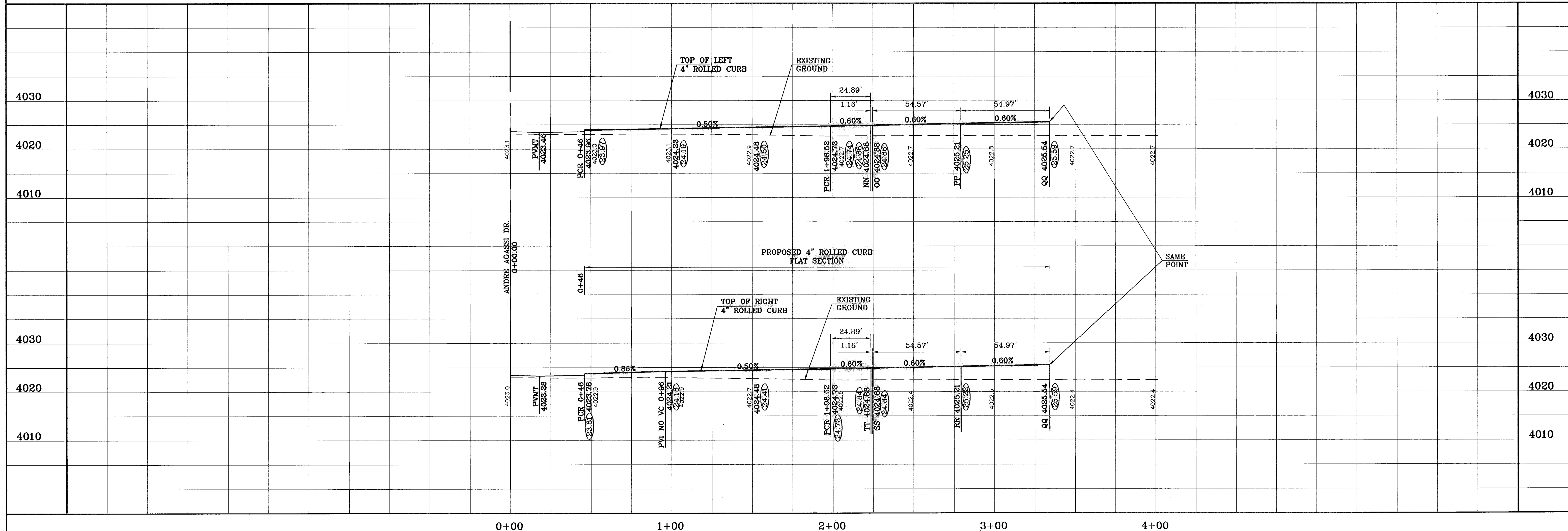
**PETE
SAMPRAS PL.**
STA: 0+00
TO
STA 2+55.20

SHT 23 OF 40



○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C40	28.00	43.98	28.00	39.60	N45°01'27"W	90°00'00"
C41	28.00	43.98	28.00	39.60	S44°58'33"W	90°00'00"
C73	28.00	24.89	13.34	24.08	S25°29'39"E	50°56'23"
C74	45.00	1.16	0.58	1.16	N50°13'31"W	1°28'39"
C75	45.00	54.57	31.20	51.28	N14°14'55"W	69°28'33"
C76	45.00	54.97	31.50	51.61	N54°58'57"E	69°59'11"
C77	45.00	54.97	31.50	51.61	S55°01'51"E	69°59'11"
C78	45.00	54.57	31.20	51.28	S14°12'01"W	69°28'33"
C79	45.00	1.16	0.58	1.16	S50°10'37"W	1°28'39"
C80	28.00	24.89	13.34	24.08	N25°26'45"E	50°56'23"



PROJECT NAME
TERRA DEL ESTE UNIT SIXTY THREE

BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SENSINGER DR. AND TIM FOSTER ST. ELEVATION 4021.16

DATE
11/15/10

BY
F.R.

REVISIONS
AS BUILT

PROJECT NAME
TERRA DEL ESTE UNIT SIXTY THREE

BEING A PORTION OF SECTIONS 47 AND 48, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS, CONTAINING 40.562 ACRES

SCALE
HORIZ: 1"=30'
VERT: 1"=10'

DATE: JULY 2008

DESIGN BY: YC

INITIATED BY: EFG

CHECKED BY: YC

JOB NO.: 308-83

ENGINEER'S SEAL

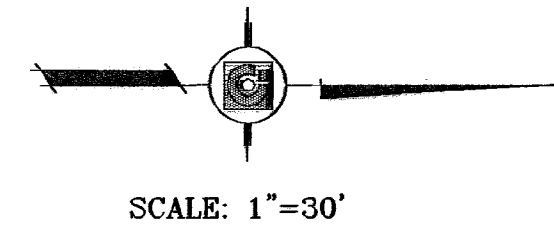
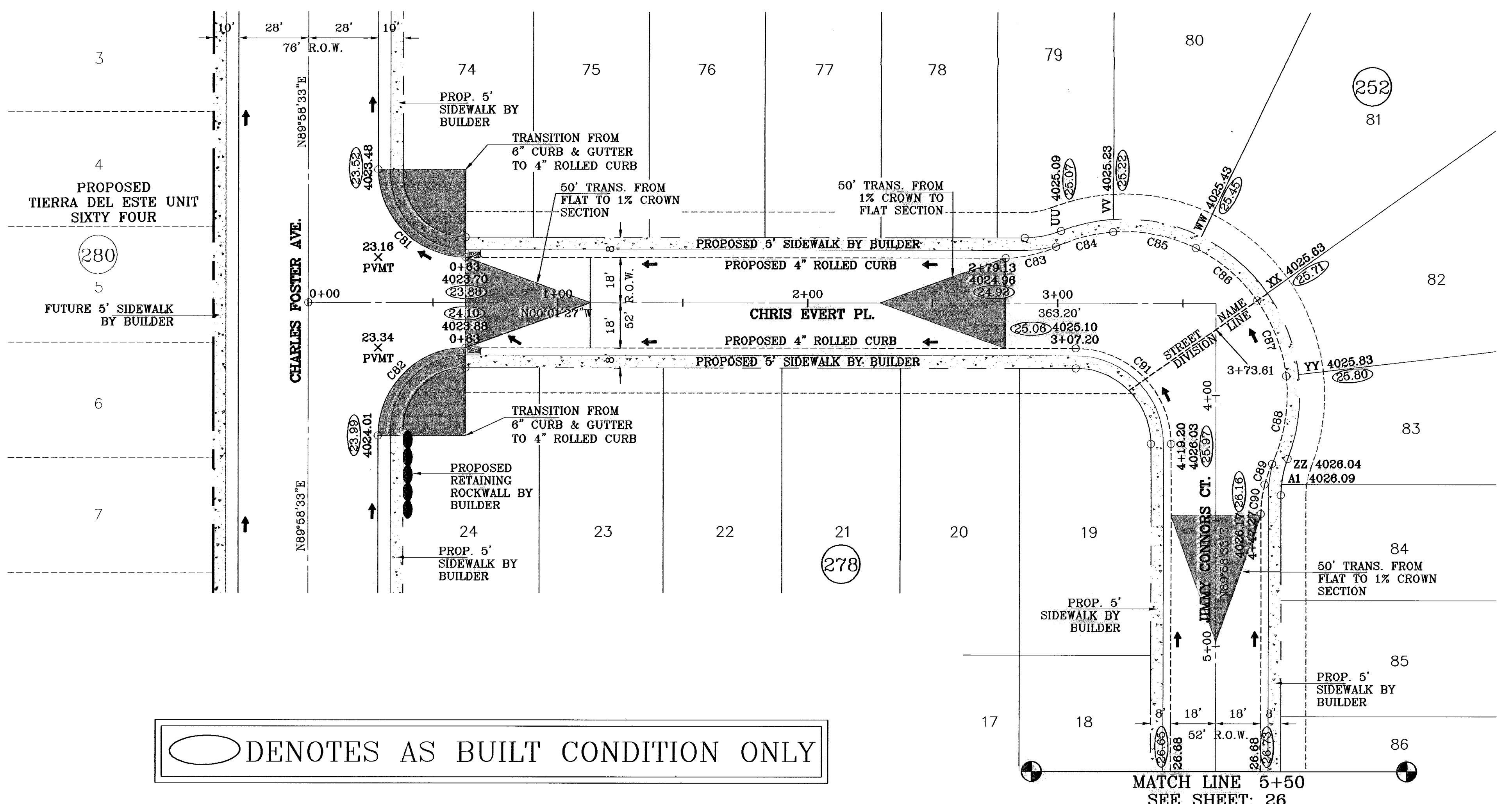
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO STE. 400
EL PASO, TEXAS 79966

CONDE INC.

SHEET TITLE
STREET PLAN-PROFILE

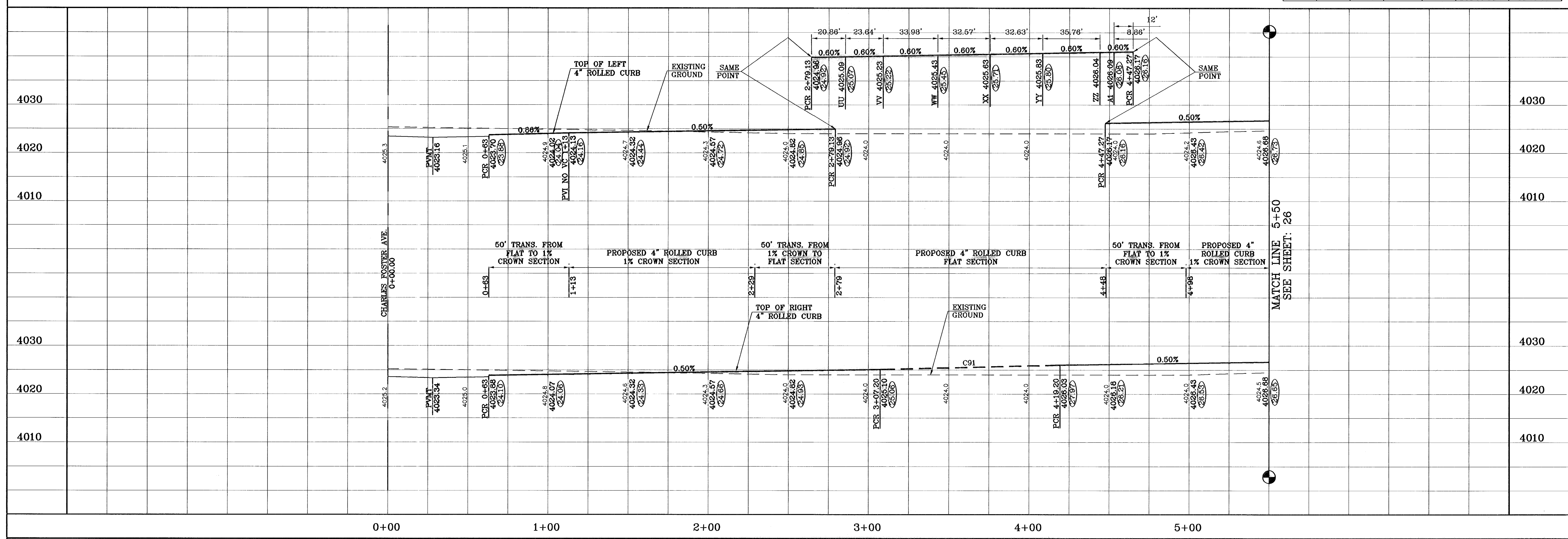
BORIS BECKER PL.
STA: 0+00
TO
STA 2+55.20

SHT 24 OF 40



○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C81	35.00	54.98	35.00	49.50	N44°58'33"E	90°00'00"
C82	35.00	54.98	35.00	49.50	S45°01'27"E	90°00'00"
C83	48.00	20.86	10.60	20.69	N12°28'18"W	24°53'43"
C84	65.00	23.64	11.95	23.51	S14°30'02"E	20°50'16"
C85	65.00	33.98	17.39	33.59	S10°53'34"W	29°56'55"
C86	65.00	32.57	16.84	32.23	S40°13'27"W	28°42'49"
C87	65.00	32.63	16.67	32.29	S68°57'51"W	28°45'59"
C88	65.00	35.76	18.35	35.31	N80°53'27"W	31°31'25"
C89	48.00	8.66	4.44	8.65	S70°25'03"E	10°34'37"
C90	48.00	12.00	6.03	11.96	S82°51'54"E	14°19'05"
C91	38.00	59.69	38.00	53.74	S44°58'33"W	90°00'00"



PROJECT NAME
TERRA DEL ESTE UNIT SIXTY THREE

BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SEITZINGER DR. AND TIM FOSTER ST. ELEVATION 4021.16

DATE
11/15/10

REVISIONS
AS BUILT

BY
F.R.

SCALE
HORIZ: 1"=30'
VERT: 1"=10'

DATE
JULY 2008

DESIGN BY
YC

INITIATED BY
EFG

CHECKED BY
YC

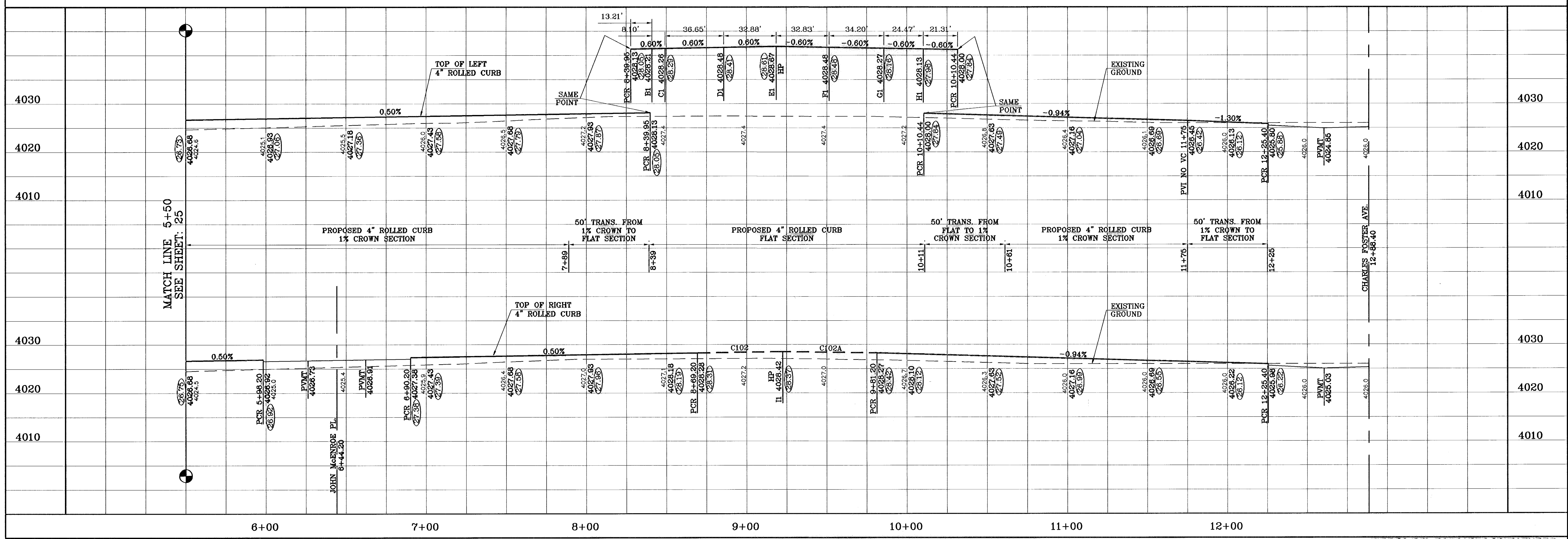
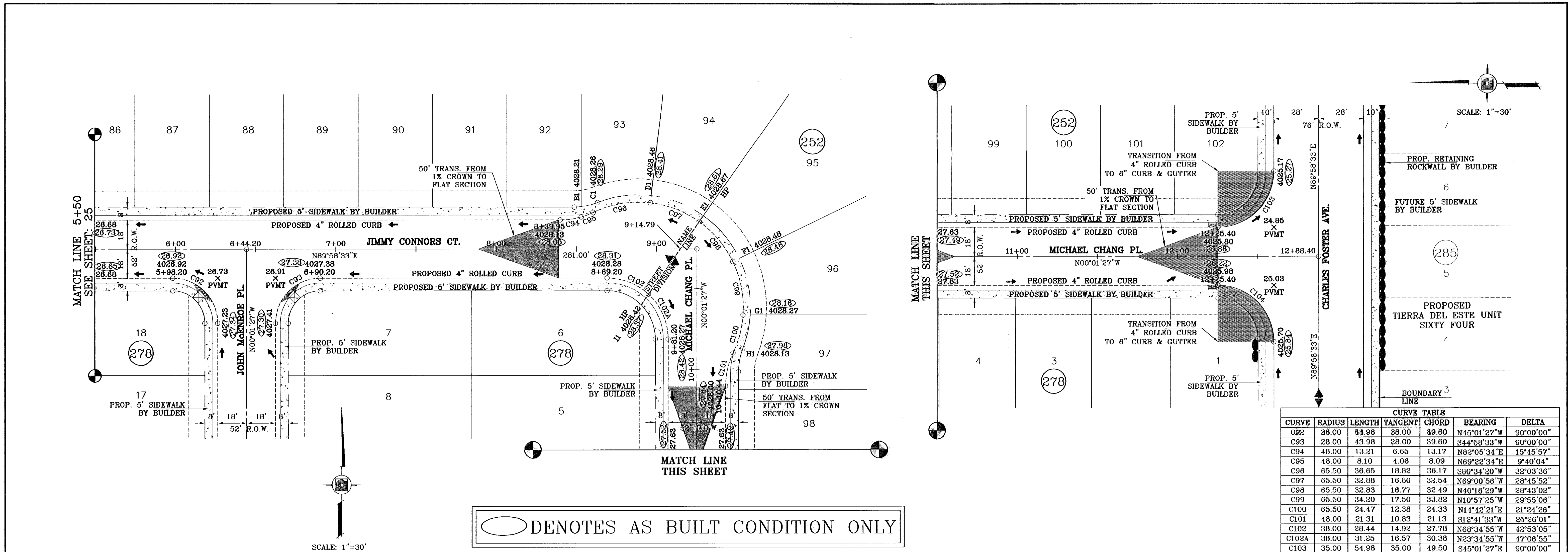
JOB NO.
308-83

ENGINEER'S SEAL

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1760 LEE TREYNO STE 400
EL PASO, TEXAS 79936

SHEET TITLE
STREET PLAN-PROFILE
CHRIS EVERT PL.
STA: 0+00 TO STA 3+73.61
JIMMY CONNORS CT.
3+73.61 TO 5+50.00

SHT 25 OF 40



PROJECT NAME: TIERRA DEL ESTE UNIT SIXTY THREE

SCALE: 1"=30'

DATE: JULY 2008

DESIGN BY: YC

INITIATED BY: EFG

CHECKED BY: YC

JOB NO.: 308-85

ENGINEER'S SEAL

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO STE 400
EL PASO, TEXAS 79936

SHEET TITLE: STREET PLAN-PROFILE
JIMMY CONNORS CT.
5+50.00 TO 9+14.79
MICHAEL CHANG PL.
9+14.79 TO 12+88.40

SHT 26 OF 40

REVISIONS: AS BUILT

DATE: 11/15/10

BY: F.R.

BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SEITZINGER DR. AND TIM POSTER ST. ELEVATION 4021.16 CITY DATUM

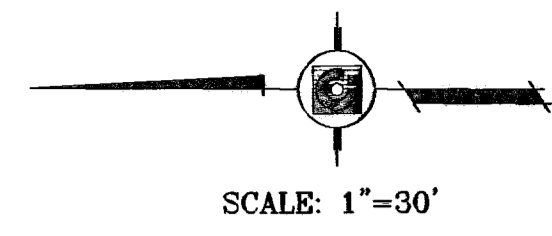
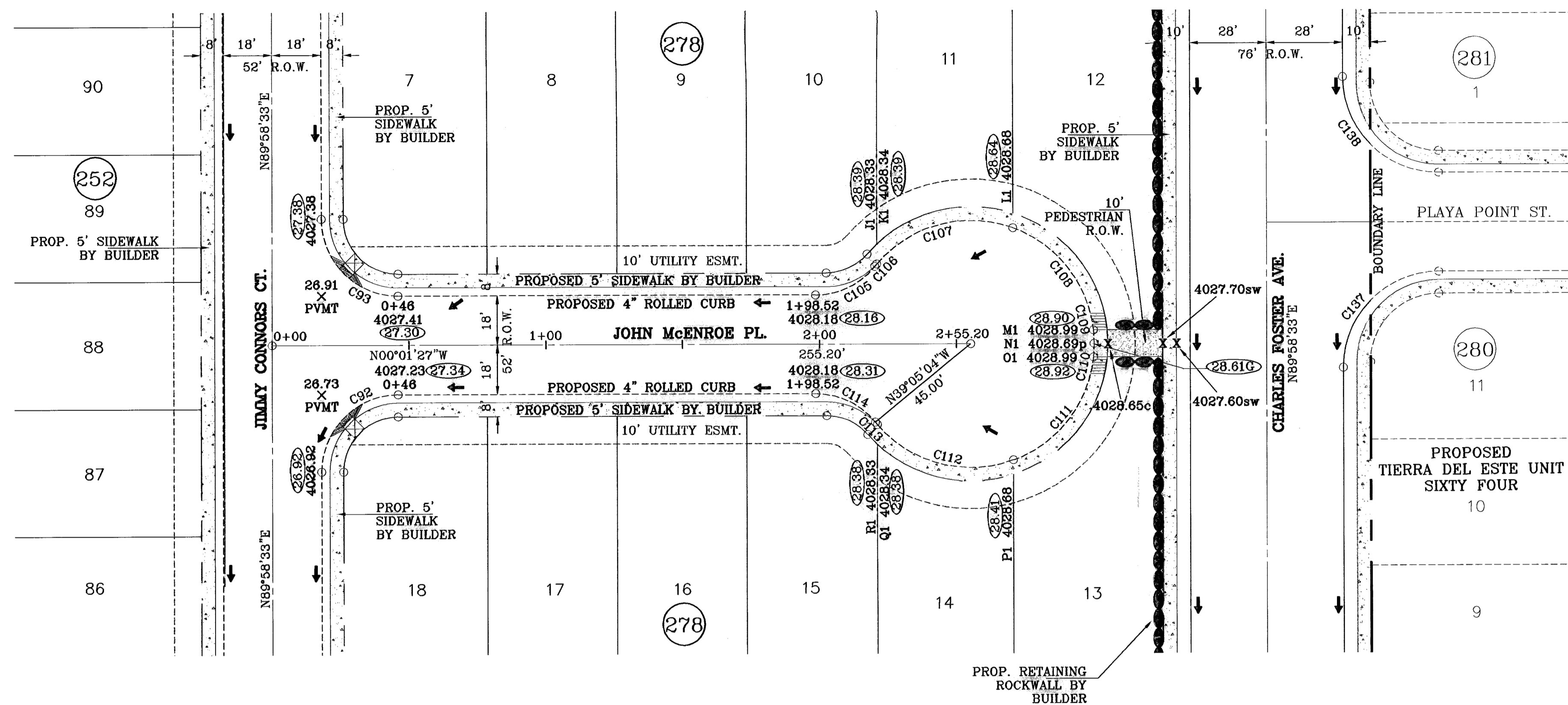
CONTAINING 40.562 ACRES

EL PASO COUNTY, TEXAS

PACIFIC RAILROAD COMPANY SURVEYS

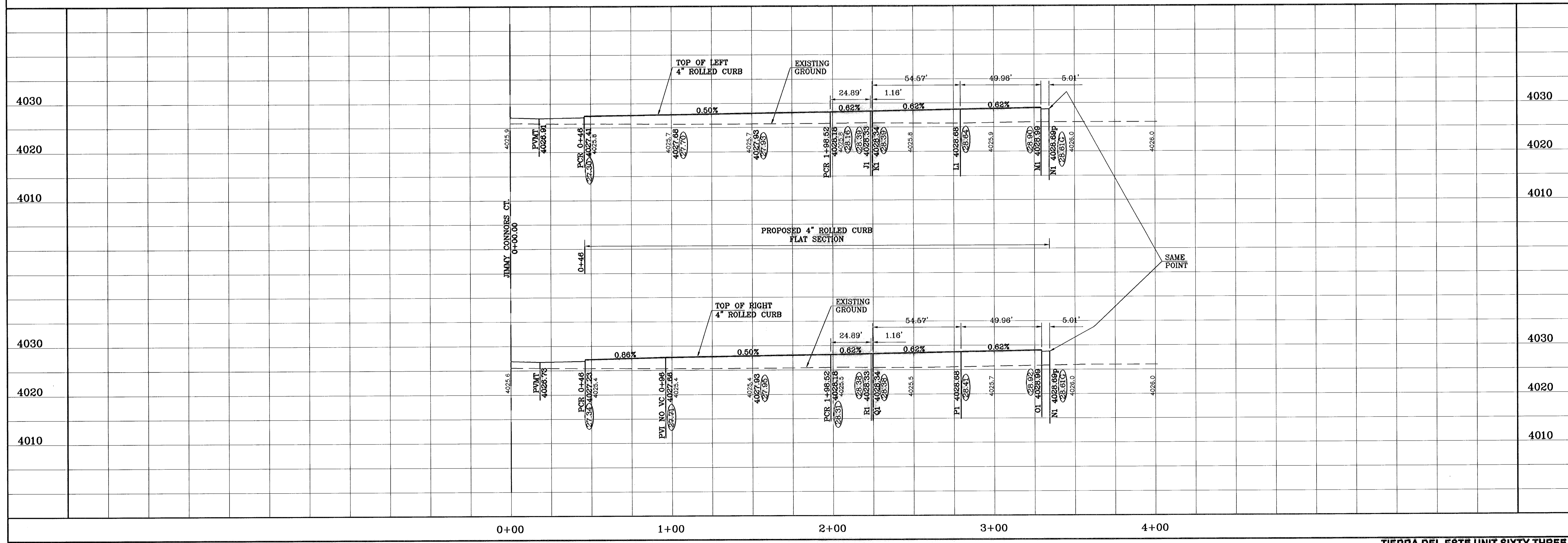
PLACED FOR TOWNSHIP 23 TEXAS AND

BENCH MARK



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C92	28.00	43.98	28.00	39.60	N45°01'27\"W	90°00'00\"
C93	28.00	43.98	28.00	39.60	S44°58'33\"W	90°00'00\"
C106	28.00	24.89	13.34	24.08	S25°29'39\"E	50°58'23\"
C108	45.00	1.16	0.58	1.16	N50°13'31\"W	1°28'39\"
C107	45.00	54.57	31.20	51.28	N14°44'55\"W	69°28'33\"
C108	45.00	49.96	27.91	47.43	N61°47'35\"E	63°36'25\"
C109	45.00	5.01	2.51	5.01	N86°47'10\"E	6°22'46\"
C110	45.00	5.01	2.51	5.01	S86°50'04\"E	6°22'46\"
C111	45.00	49.96	27.91	47.43	S61°50'29\"E	63°36'25\"
C112	45.00	54.57	31.20	51.28	S14°42'01\"W	69°28'33\"
C113	45.00	1.16	0.58	1.16	S50°10'37\"W	1°28'39\"
C114	28.00	24.89	13.34	24.08	N25°26'45\"E	50°58'23\"
C137	35.00	54.98	35.00	49.50	N45°01'27\"W	90°00'00\"
C138	35.00	54.98	35.00	49.50	S44°58'33\"W	90°00'00\"

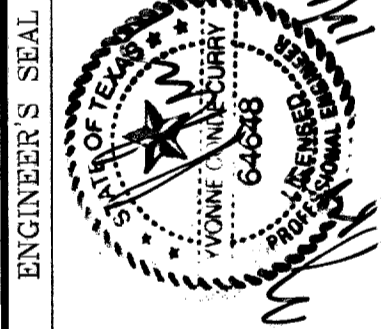
○ DENOTES AS BUILT CONDITION ONLY



BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION
OF RULPH SEISINGER DR. AND TIM FOSTER ST.
ELEVATION 4021.16
DATE 11/15/10
REVISIONS AS BUILT
BY F.R.

PROJECT NAME
**TIERRA DEL ESTE
UNIT SIXTY THREE**
BEING A PORTION OF SECTIONS 47 AND 48,
BLOCK 79, TOWNSHIP 2, TEXAS AND
PACIFIC RAILROAD COMPANY SURVEYS,
EL PASO COUNTY, TEXAS,
CONTAINING 40.562 ACRES.

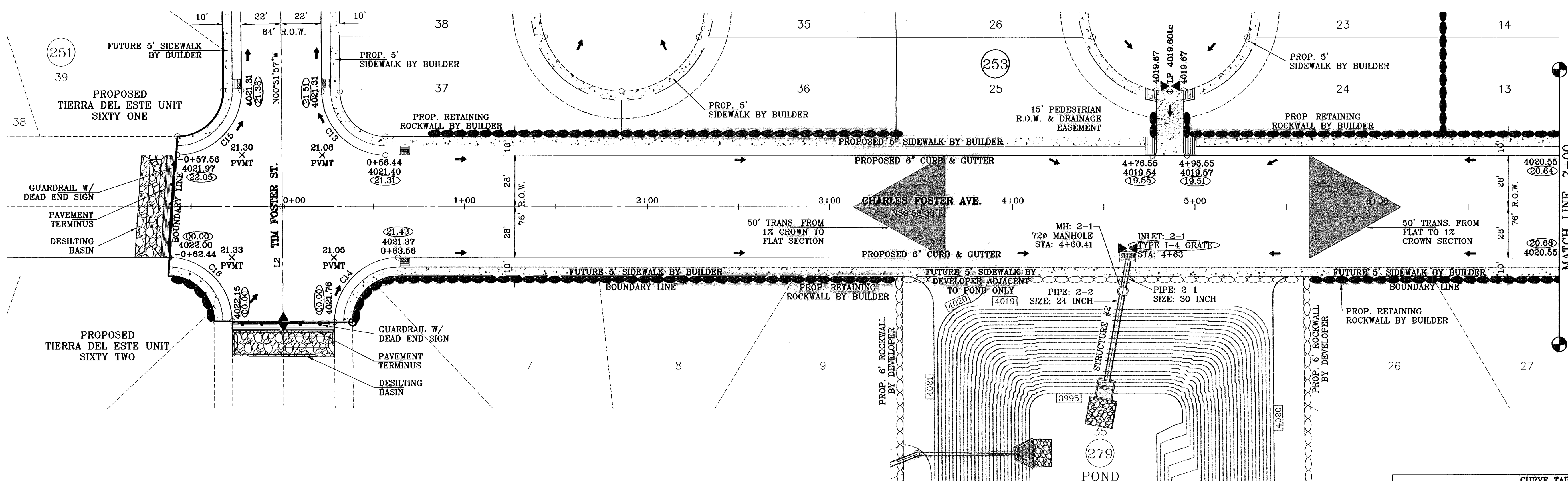
SCALE
HORIZ: 1"=40'
VERT: 1"=10'
DATE: JULY 2008
DESIGN BY: YC
INITIATED BY: EFG
CHECKED BY: YC
JOB NO.: 308-83



CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1700 LEE TREVINO STE. 400
EL PASO, TEXAS 79938



SHEET TITLE
STREET
PLAN-PROFILE
**JOHN
McENROE PL.**
STA: 0+00
TO
STA 2+55.20

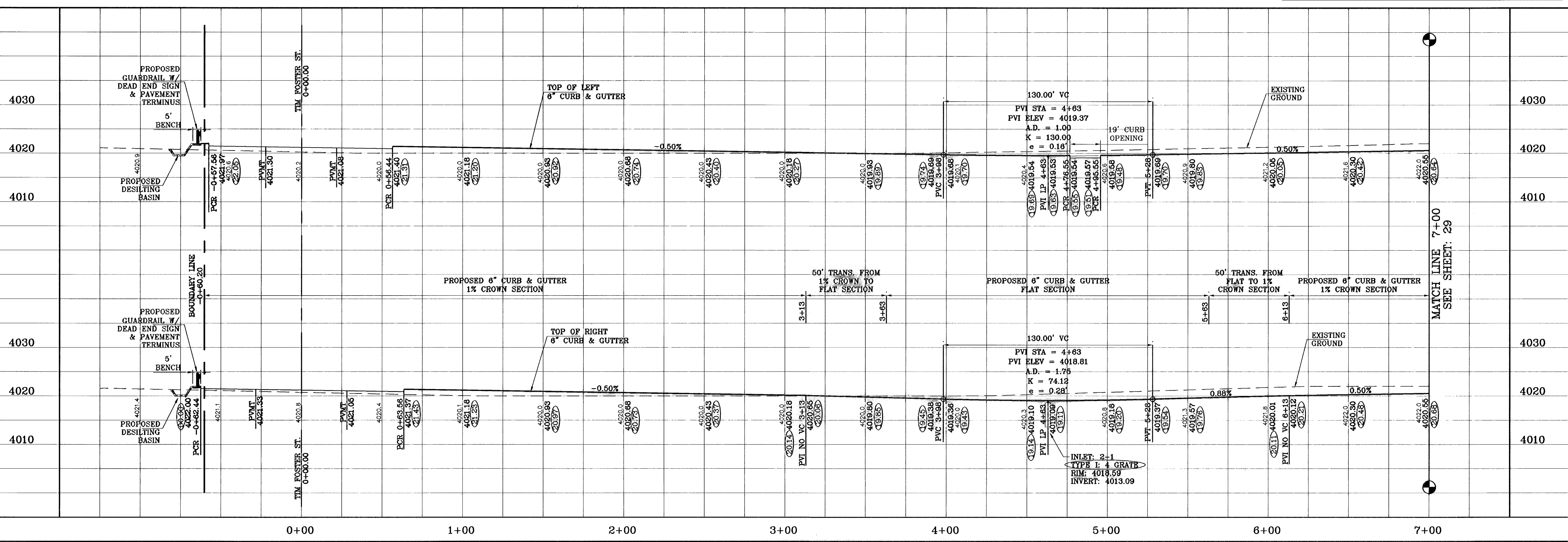


SCALE: 1"=30'

○ DENOTES AS BUILT CONDITION ONLY

LINE	LENGTH	BEARING
L2	63.00	N00°31'57"W

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C13	35.00	54.87	34.69	49.28	S45°16'42"E	89°29'29"
C14	35.00	55.14	35.16	49.61	S44°50'31"W	90°16'03"
C15	35.00	55.29	35.31	49.72	N44°43'18"E	90°30'31"
C16	35.00	54.03	34.06	48.82	N44°45'10"W	88°28'28"



TERRA DEL ESTE UNIT SIXTY THREE

PROJECT NAME
TERRA DEL ESTE UNIT SIXTY THREE

BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SETSINGER DR. AND TIM FOSTER ST. ELEVATION 4021.16

DATE
02/18/08

REVISIONS
CITY REDLINES AS PER 02/10/08 COMMENTS

BY
E.F.G.

DATE
11/15/10

COMMENTS
AS BUILT

SCALE
HORIZ: 1"=30'
VERT: 1"=10'

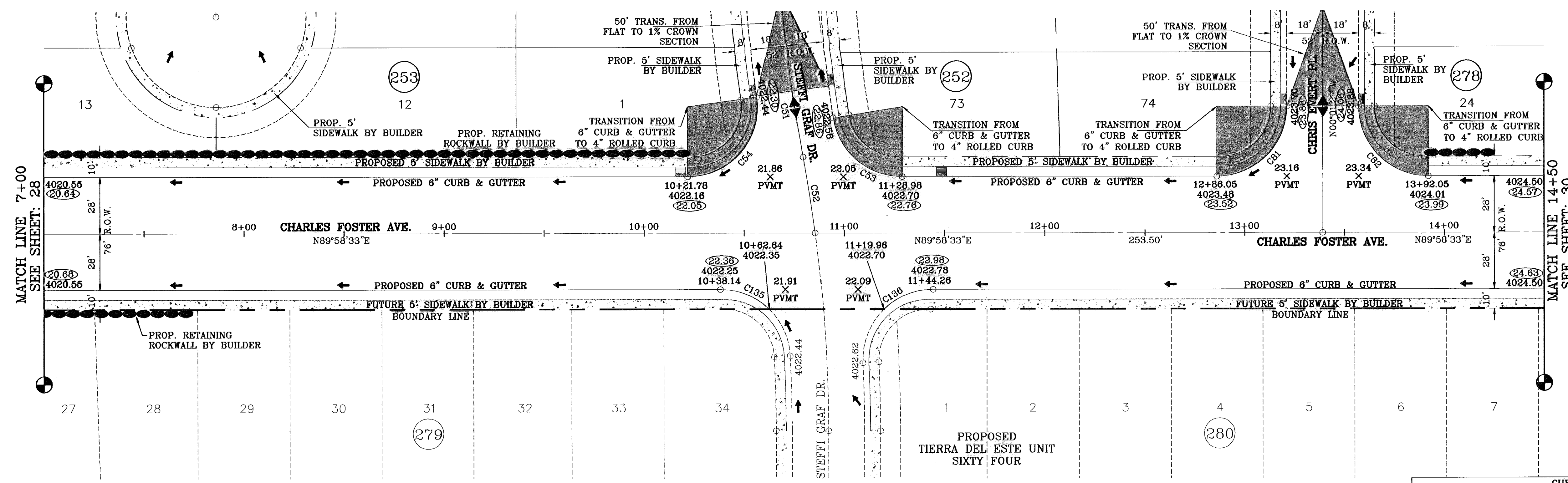
ENGINEER'S SEAL

CONDE INC.
ENGINEERING / PLANNING SURVEYING / GPS
1700 LEE TRAVINO STE 400
EL PASO, TEXAS 79968

SHEET TITLE
STREET PLAN - PROFILE

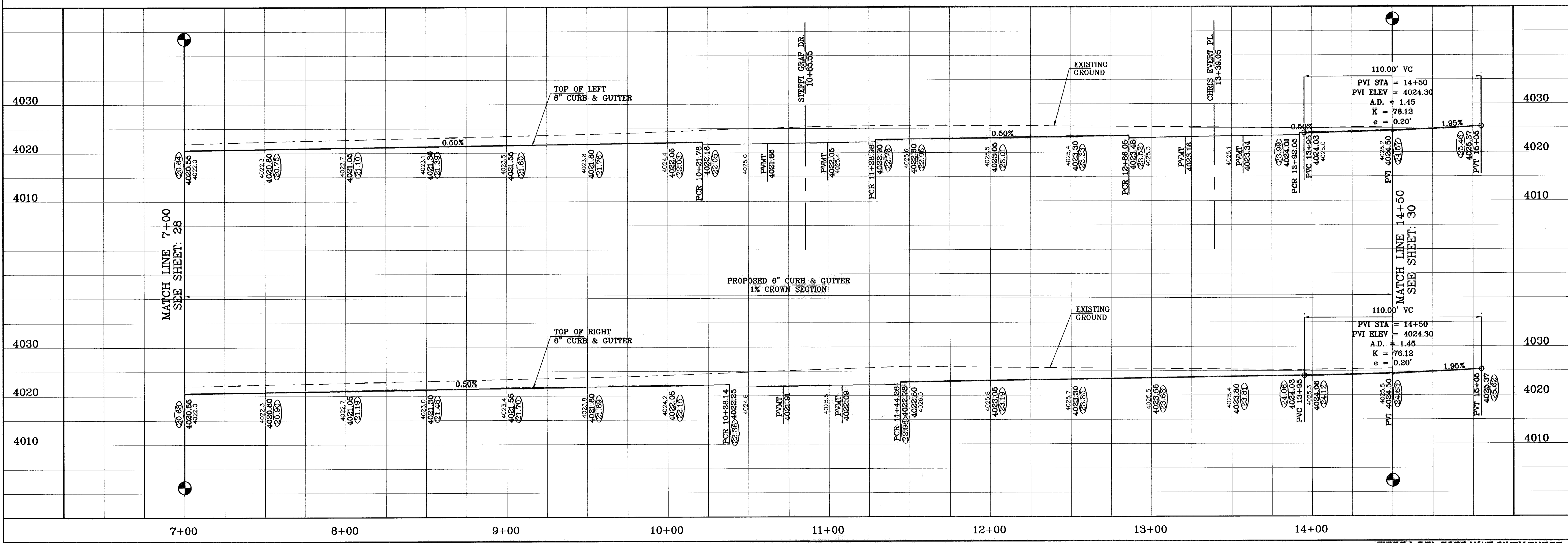
CHARLES FOSTER AVE.
STA: 0+00 TO STA 7+00

SHT 28 OF 40



○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C51	750.00	137.12	68.75	136.93	S05°15'43"E	10°28'31"
C52	750.00	38.30	19.16	38.30	N09°02'11"W	2°55'34"
C53	35.00	49.37	29.80	45.38	S49°36'49"E	80°49'16"
C54	35.00	59.84	40.23	52.81	N40°59'47"E	97°57'32"
C81	35.00	54.98	35.00	49.50	N44°58'33"E	90°00'00"
C82	35.00	54.98	35.00	49.50	S45°01'27"E	90°00'00"
C135	35.00	53.19	33.26	48.22	N46°29'07"W	87°04'40"
C136	35.00	56.39	36.25	50.58	S43°42'28"W	91°30'31"



TIERRA DEL ESTE UNIT SIXTY THREE

PROJECT NAME
TIERRA DEL ESTE UNIT SIXTY THREE

ENGINEER'S SEAL
CONDE INC. ENGINEERING / PLANNING SURVEYING / GPS
1790 LEE TREVINO STE 400 EL PASO, TEXAS 79936

SCALE
HORIZ: 1"=30'
VERT: 1"=10'

DATE: JULY 2008
DESIGNED BY: YC
INITIATED BY: EFC
CHECKED BY: YC
JOB NO.: 308-63

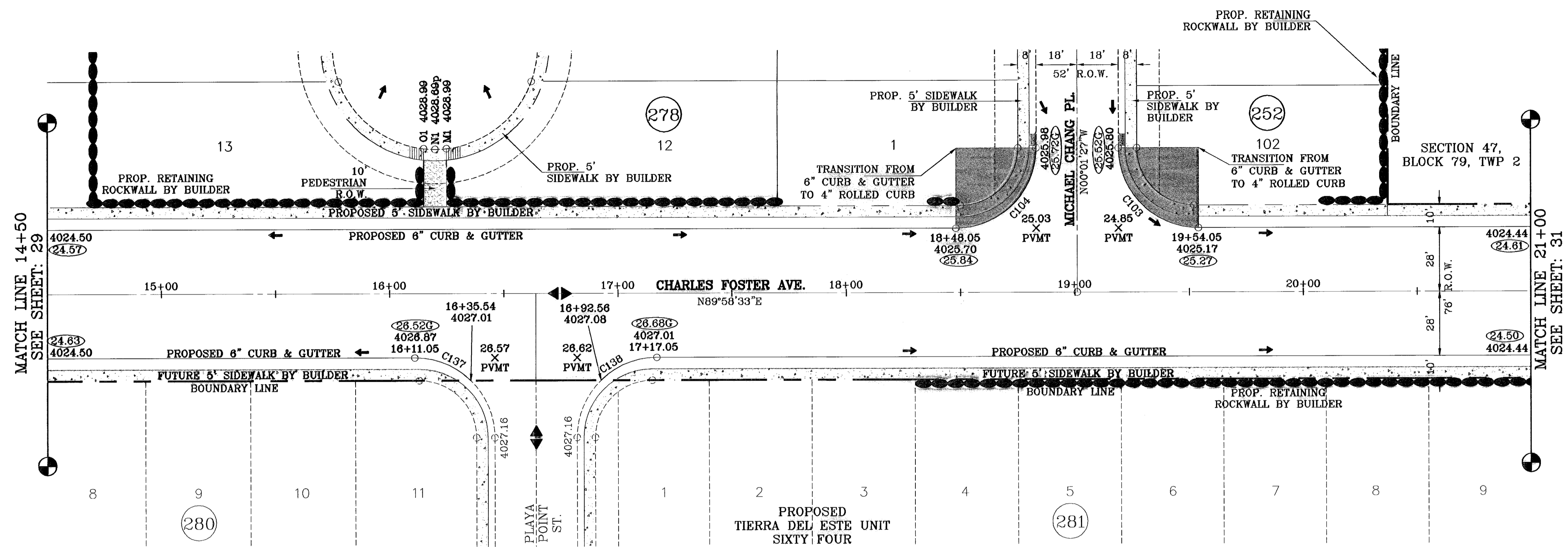
REVISIONS

DATE	REVISIONS	BY
02/16/09	CITY REDLINES AS PER 02/10/09 COMMENTS	E.F.G.
11/19/10	AS BUILT	F.R.

BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SETSINGER DR. AND TIM FOSTER ST. ELEVATION 4021.16 CITY DATUM

SHEET TITLE
STREET PLAN-PROFILE
CHARLES FOSTER AVE.
STA: 7+00 TO STA 14+50

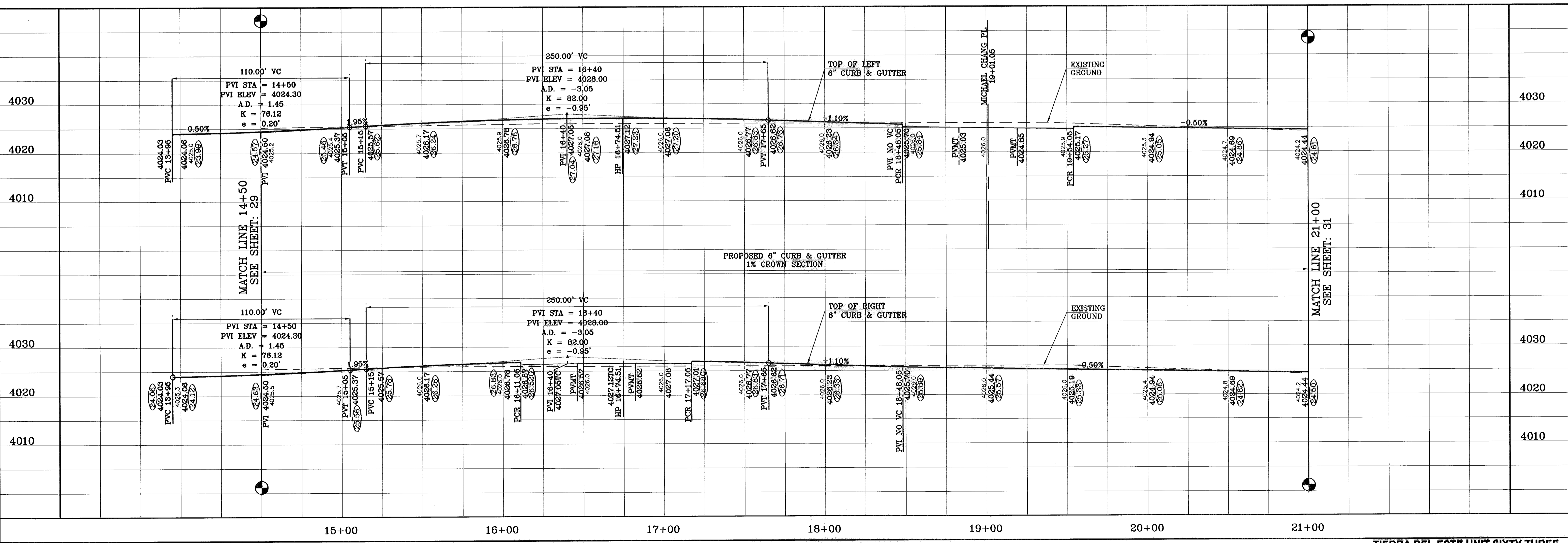
SHT 29 OF 40



SCALE: 1"=30'

○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C103	35.00	54.98	35.00	49.50	S45°01'27"E	90°00'00"
C104	35.00	54.98	35.00	49.50	N44°58'33"E	90°00'00"
C137	35.00	54.98	35.00	49.50	N45°01'27"W	90°00'00"
C138	35.00	54.98	35.00	49.50	S44°58'33"W	90°00'00"



ENGINEER'S SEAL

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1700 LEE TRAVINO STE 400
EL PASO, TEXAS 79936

PROJECT NAME
TIERRA DEL ESTE
UNIT SIXTY THREE

BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION
OF RALPH SEITZINGER DR. AND TIM FOSTER ST.
ELEVATION 4021.16

DATE
02/19/09

REVISIONS
CITY REVLINES AS PER 02/10/09 COMMENTS E.F.G.
11/16/10 AS BUILT

SCALE
HORIZ: 1"=30'
VERT: 1"=10'

DATE
JULY 2008

DESIGN BY
YC

INITIATED BY
EFG

CHECKED BY
YC

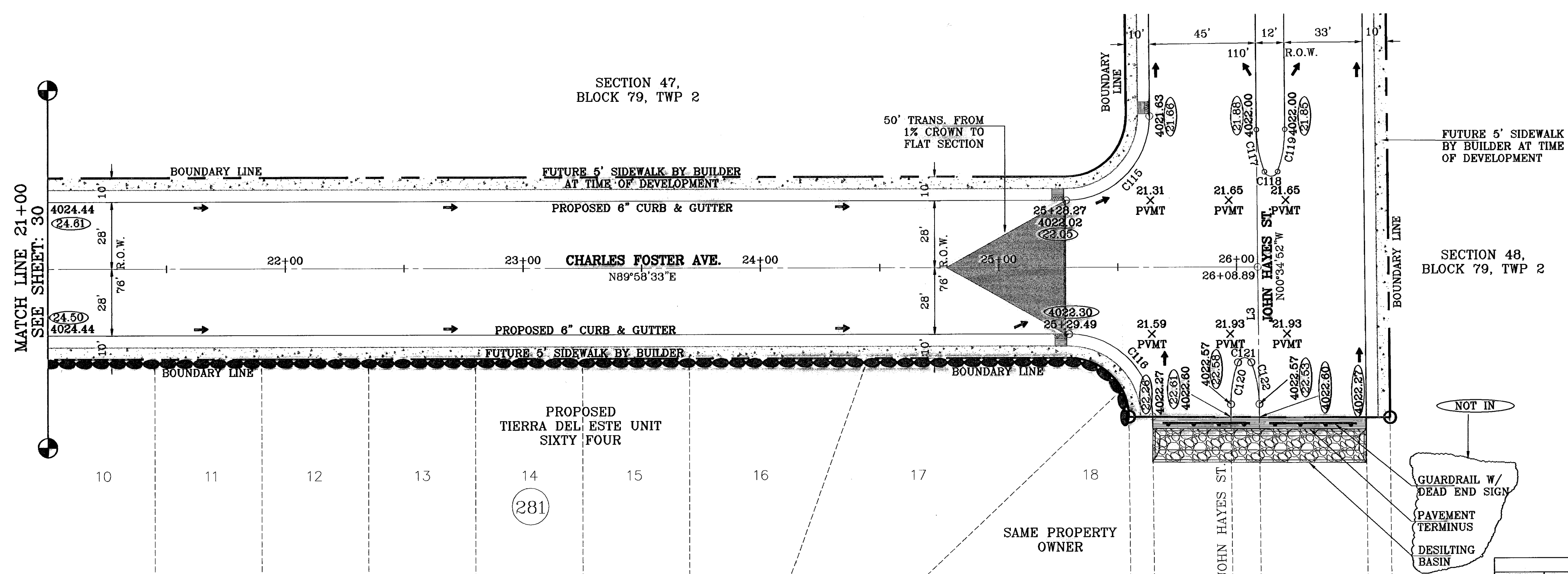
JOB NO.
308-83

SHEET TITLE
STREET
PLAN-PROFILE

CHARLES FOSTER AVE.
STA: 14+50
TO
STA 21+00

TIERRA DEL ESTE UNIT SIXTY THREE

SHT 30 OF 40

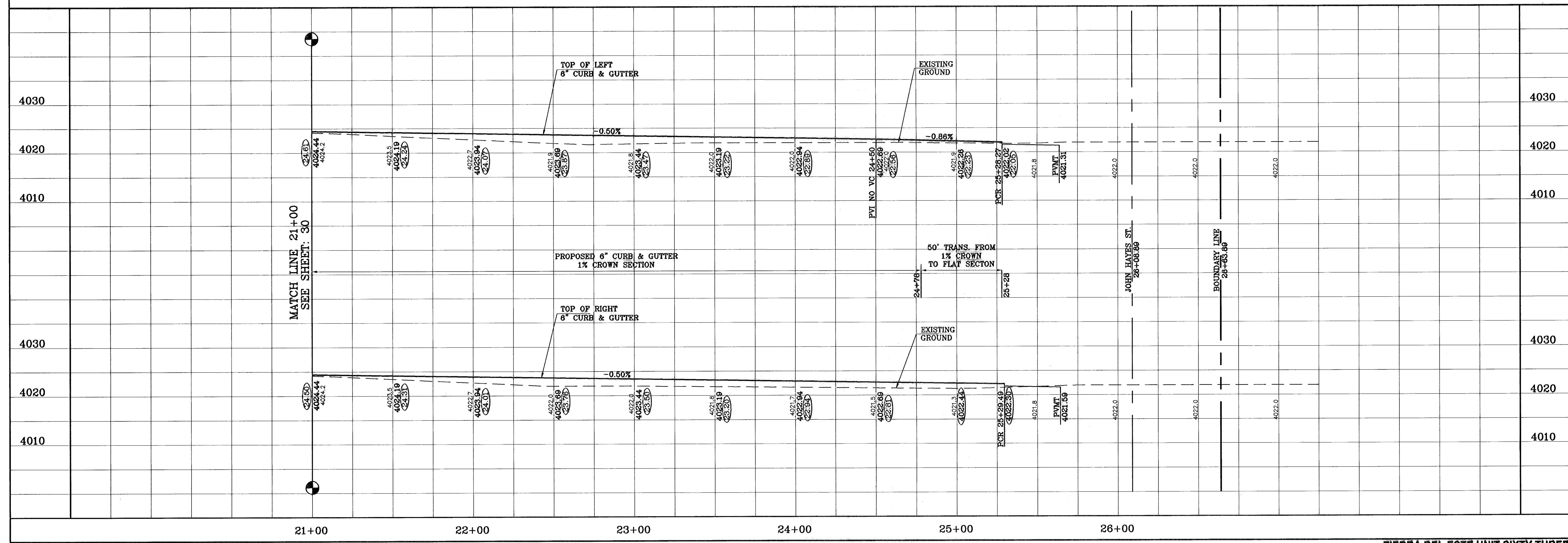


SCALE: 1"=30'

LINE	LENGTH	BEARING
L3	63.00	N00°34'52"W

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C115	35.00	55.32	35.34	49.74	N44°41'50"E	90°33'25"
C116	35.00	54.04	34.06	49.26	N45°18'10"W	89°28'35"
C117	49.62	17.96	9.08	17.86	S10°48'43"E	20°44'13"
C118	3.00	7.27	7.99	5.62	N89°24'28"E	138°50'32"
C119	52.68	17.95	9.06	17.87	N09°46'17"E	19°31'29"
C120	49.33	17.96	9.08	17.86	S09°39'00"W	20°51'31"
C121	3.00	7.27	7.99	5.62	S89°25'50"W	138°50'32"
C122	52.65	17.95	9.06	17.87	N10°55'50"W	19°32'14"

○ DENOTES AS BUILT CONDITION ONLY



TIERRA DEL ESTE UNIT SIXTY THREE

PROJECT NAME
TIERRA DEL ESTE UNIT SIXTY THREE

SCALE
HORIZ: 1"=30'
VERT: 1"=10'

DATE: JULY 2008
DESIGN BY: YC
INITIATED BY: EFG
CHECKED BY: YC
JOB NO.: 308-83

ENGINEER'S SEAL
CONDE INC. ENGINEERING / PLANNING SURVEYING / GPS
1790 LEE TREVINO STE 400 EL PASO, TEXAS 79936

SHEET TITLE
STREET PLAN-PROFILE
CHARLES FOSTER AVE.
STA: 21+00 TO STA 26+08.89

BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SEITSINGER DR. AND TIM FOSTER ST. ELEVATION 4021.16

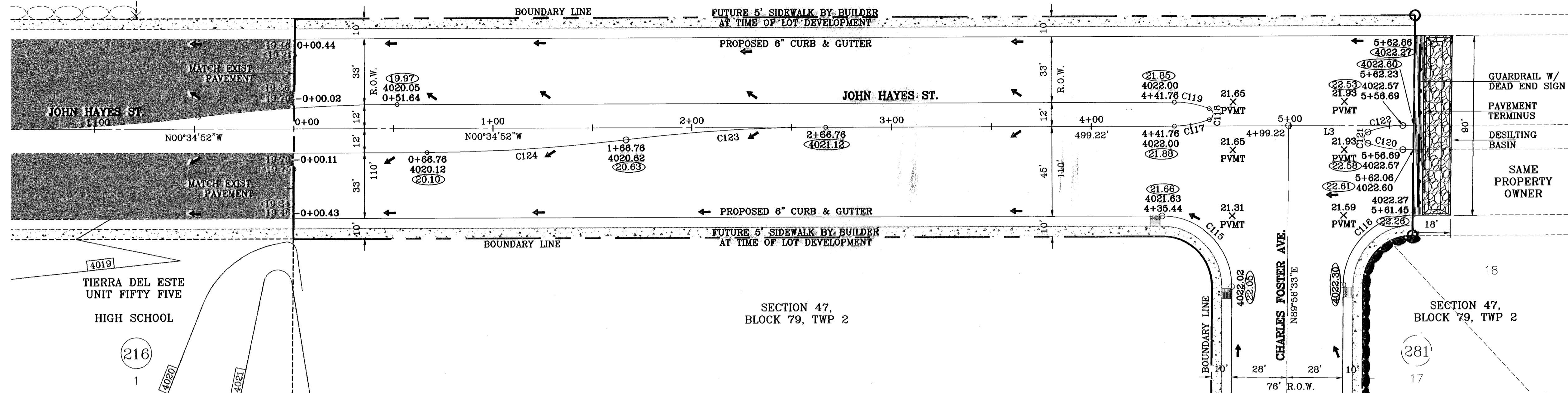
REVISIONS
DATE: 11/16/10
BY: AS BUILT
F.R.

BEING A PORTION OF SECTIONS 47 AND 48, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS, CONTAINING 40.562 ACRES

SHT 31 OF 40

SECTION 48,
BLOCK 79, TWP 2

SCALE: 1"=30'

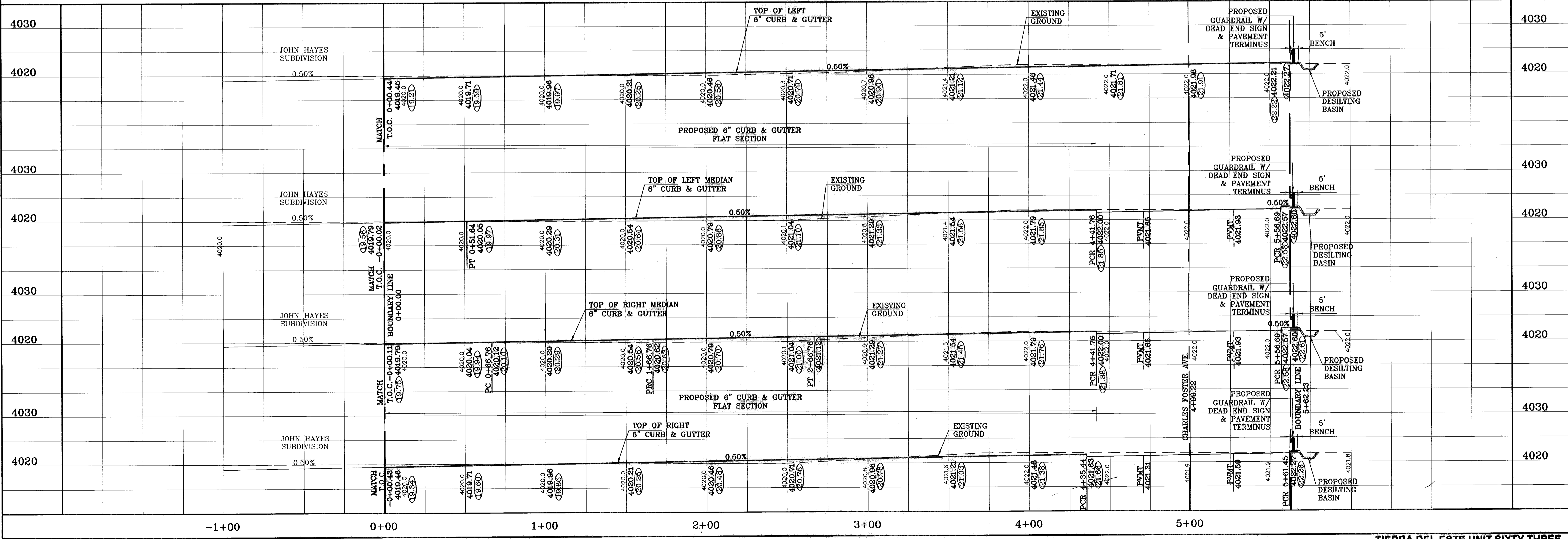


SECTION 47,
BLOCK 79, TWP 2

LINE	LENGTH	BEARING
L3	63.00	N00°34'52"W

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C115	35.00	55.32	35.34	49.74	N44°41'50"E	90°33'25"
C116	35.00	54.64	34.66	49.26	N45°18'10"W	89°28'35"
C117	49.62	17.96	9.08	17.86	S10°48'43"E	20°44'13"
C118	3.00	7.27	7.99	5.62	N89°24'26"E	138°50'32"
C119	52.68	17.95	9.06	17.87	N09°46'17"E	19°31'29"
C120	49.33	17.96	9.08	17.86	S09°39'00"W	20°51'31"
C121	3.00	7.27	7.99	5.62	S89°25'50"W	138°50'32"
C122	52.65	17.95	9.06	17.87	N10°55'50"W	19°32'14"
C123	838.58	100.24	50.18	100.18	N04°00'53"W	6°50'56"
C124	838.58	100.24	50.18	100.18	S04°00'53"E	6°50'56"

○ DENOTES AS BUILT CONDITION ONLY



PROJECT NAME: TIERRA DEL ESTE UNIT SIXTY THREE

SCALE: HORIZ: 1"=30', VERT: 1"=10'

DATE: JULY 2008

DESIGN BY: JFC

INITIATED BY: YGC

CHECKED BY: JC

JOB NO.: 308-88

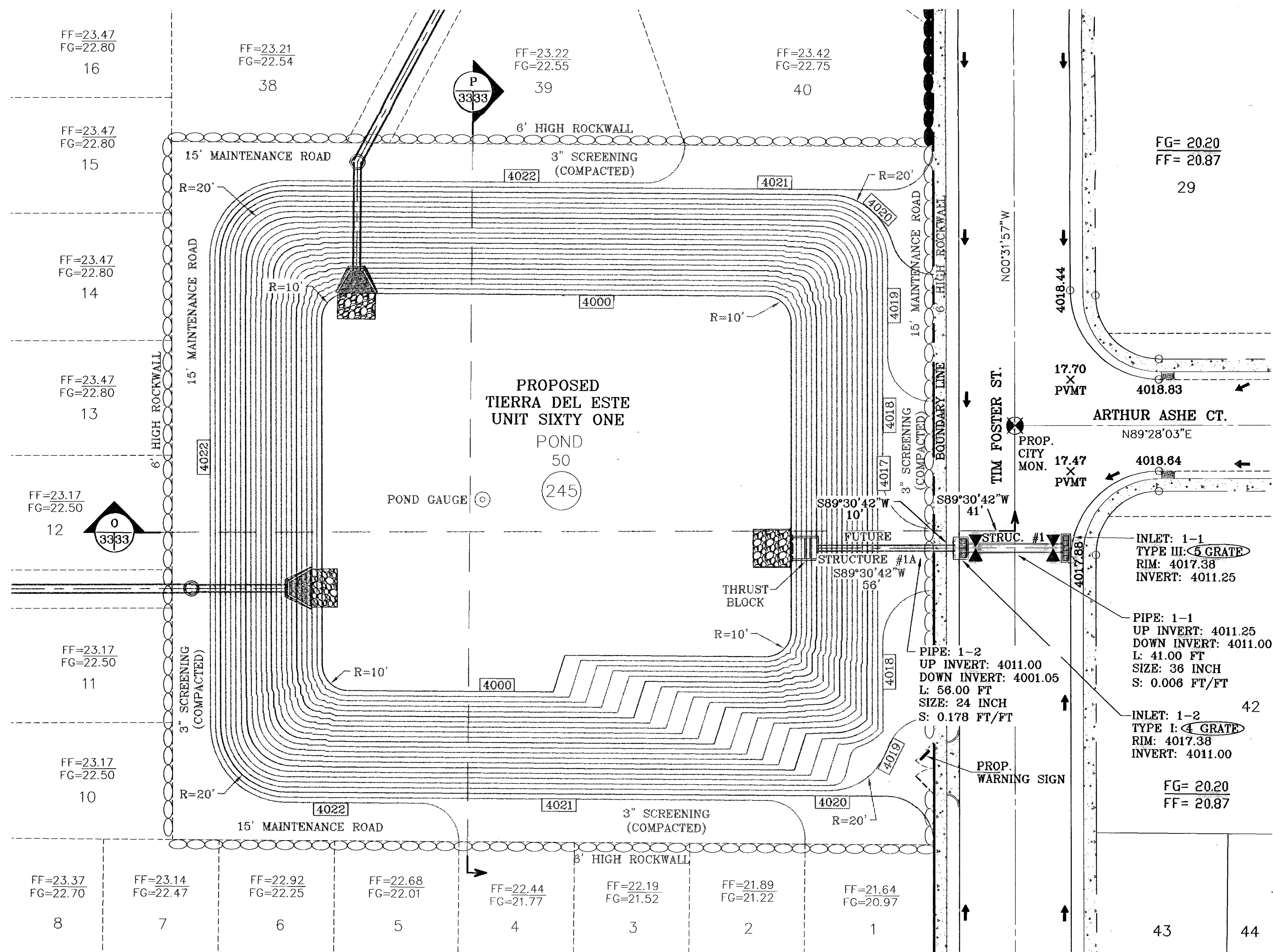
ENGINEER'S SEAL: [Seal]

CONDE INC. ENGINEERING / PLANNING SURVEYING / GPS 1700 LEE TREWING STE 400 EL PASO, TEXAS 79936

SHEET TITLE: STREET PLAN-PROFILE

JOHN HAYES ST. STA: 0+00 TO STA 5+62.23

SHT 32 OF 40



POND (TDE 61)-PLAN VIEW
SCALE: 1"=30'

SEE SHEET 34
FOR STRUCTURE #1 DETAILS

SEE SHEET 38
FOR WARNING SIGN DETAILS

ELEVATION FT	CONIC VOL. AC-FT	VOLUME CAP. AC-FT
4017.00	1.27	15.99
4018.00	1.22	14.73
4015.00	1.18	13.51
4014.00	1.13	12.33
4013.00	1.09	11.19
4012.00	1.05	10.10
4011.00	1.01	9.05
4010.00	0.97	8.04
4009.00	0.93	7.07
4008.00	0.89	6.14
4007.00	0.86	5.24
4006.00	0.82	4.39
4005.00	0.78	3.57
4004.00	0.75	2.79
4003.00	0.71	2.04
4002.00	0.68	1.33
4001.00	0.65	0.65
4000.00	0.00	0.00

WATERSHED - POND

$$Q = \frac{A R C}{12} = \text{AC-FT}$$

POND CALC.

Q=ARC/12
A=TOTAL RUNOFF IN AC/FT.(100%)
R=RAINFALL IN INCHES
C=RUNOFF FACTOR

RESIDENTIAL = $\frac{20.56(4).60}{12} = 4.11 \text{ ac-ft}$

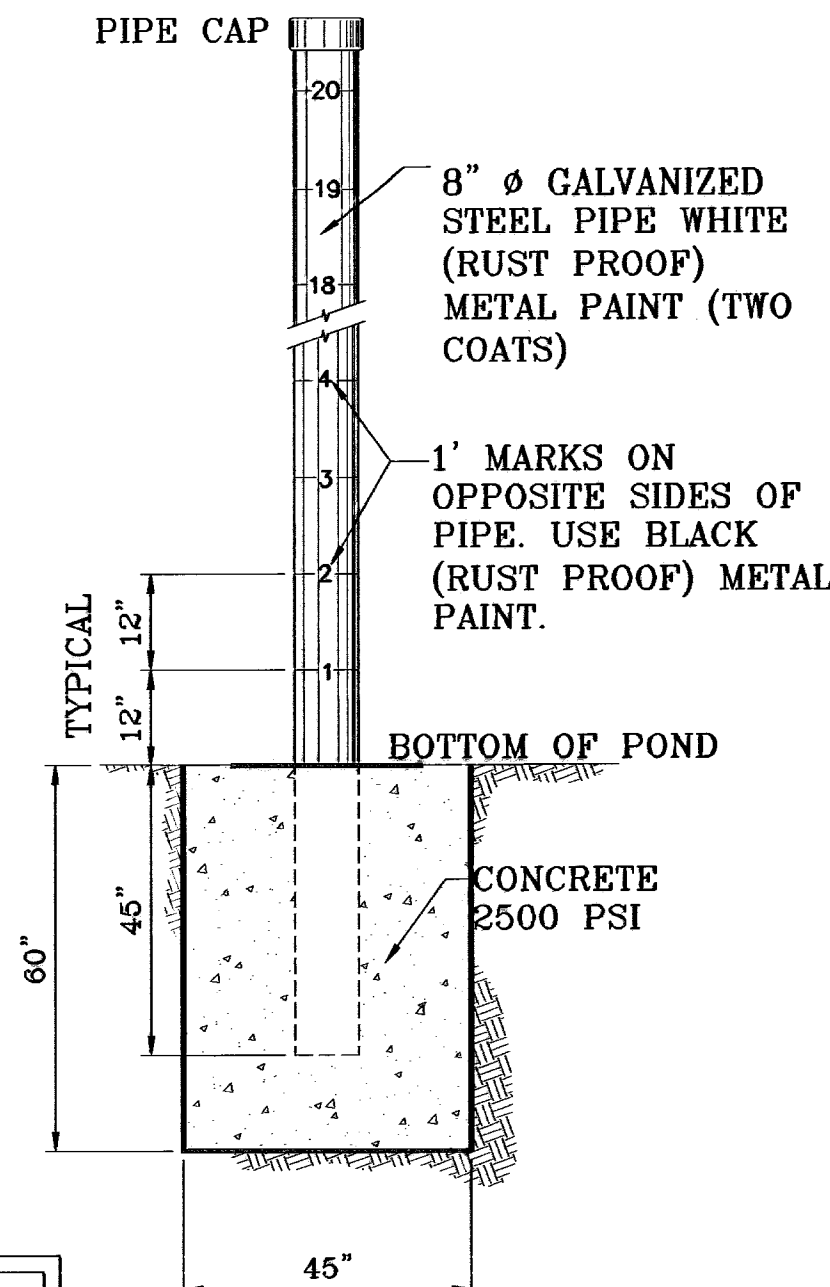
PROPOSED = $\frac{20.68(4).60}{12} = 4.14 \text{ ac-ft}$
TDE 63

FUTURE = $\frac{2.16(4).85}{12} = 0.61 \text{ ac-ft}$
COMMERCIAL

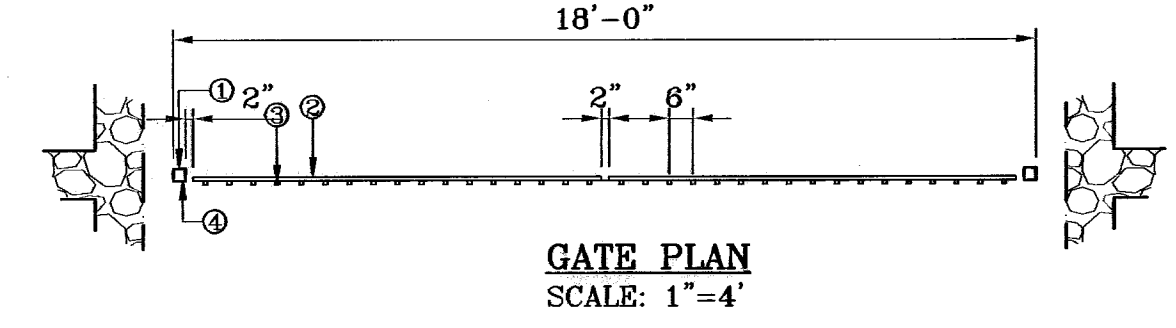
25% EMERG. = 2.22 ac-ft
SILT & DEBRIS = 0.52 ac-ft

Qreq (TOTAL) = 11.60
Qcap (TOTAL) = 15.93

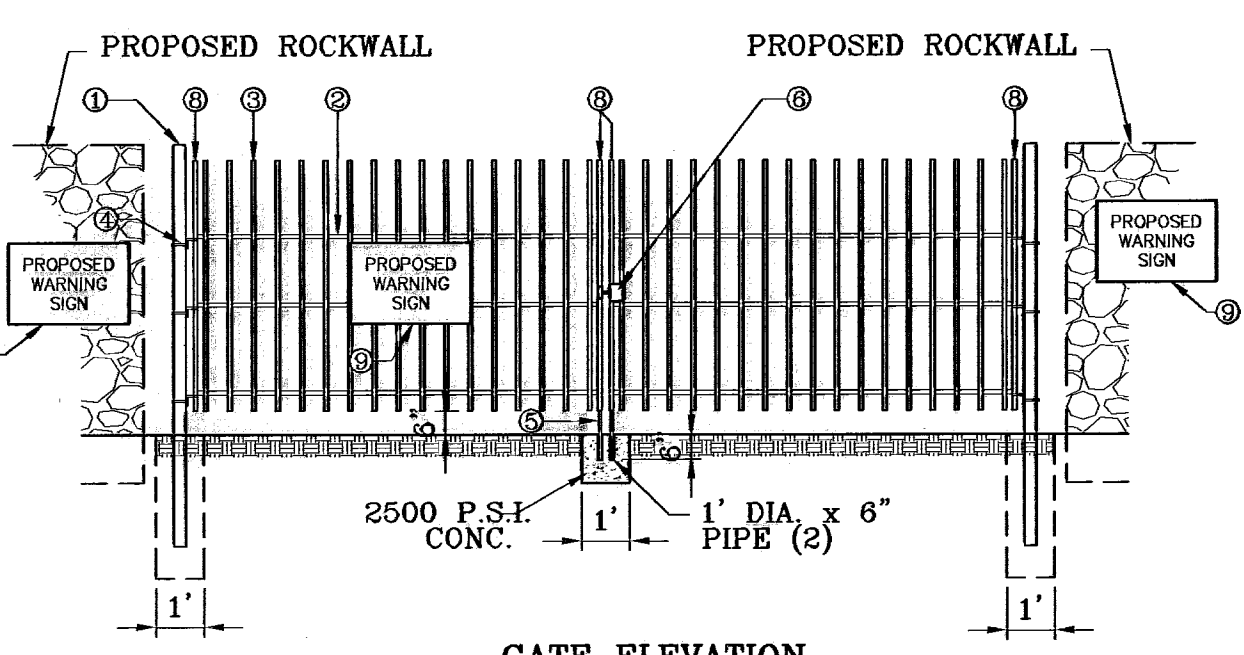
100 YR HW ELEV = 4010.10
100 YR PONDED DEPTH = 4014.73



○ DENOTES AS BUILT CONDITION ONLY

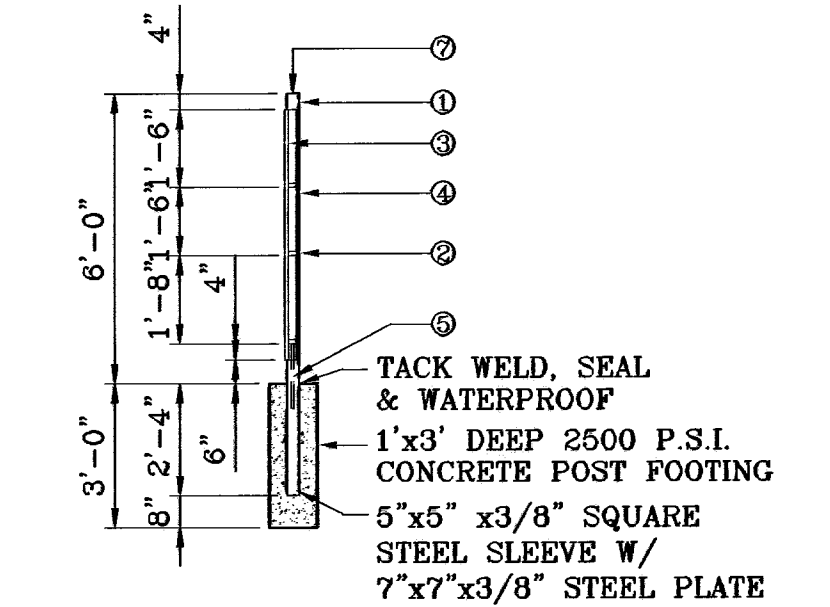


GATE PLAN
SCALE: 1"=4'

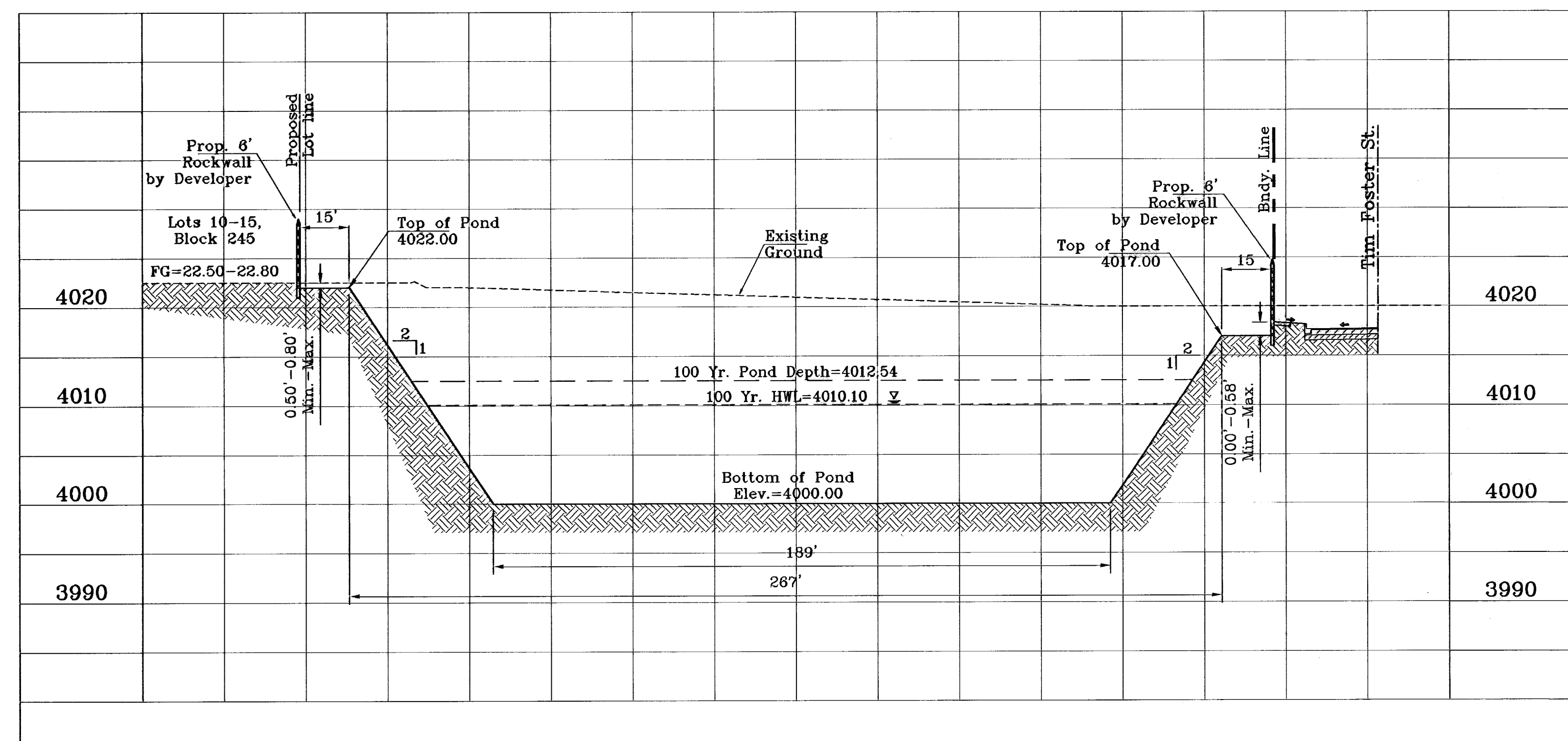


GATE ELEVATION
SCALE: 1"=4'

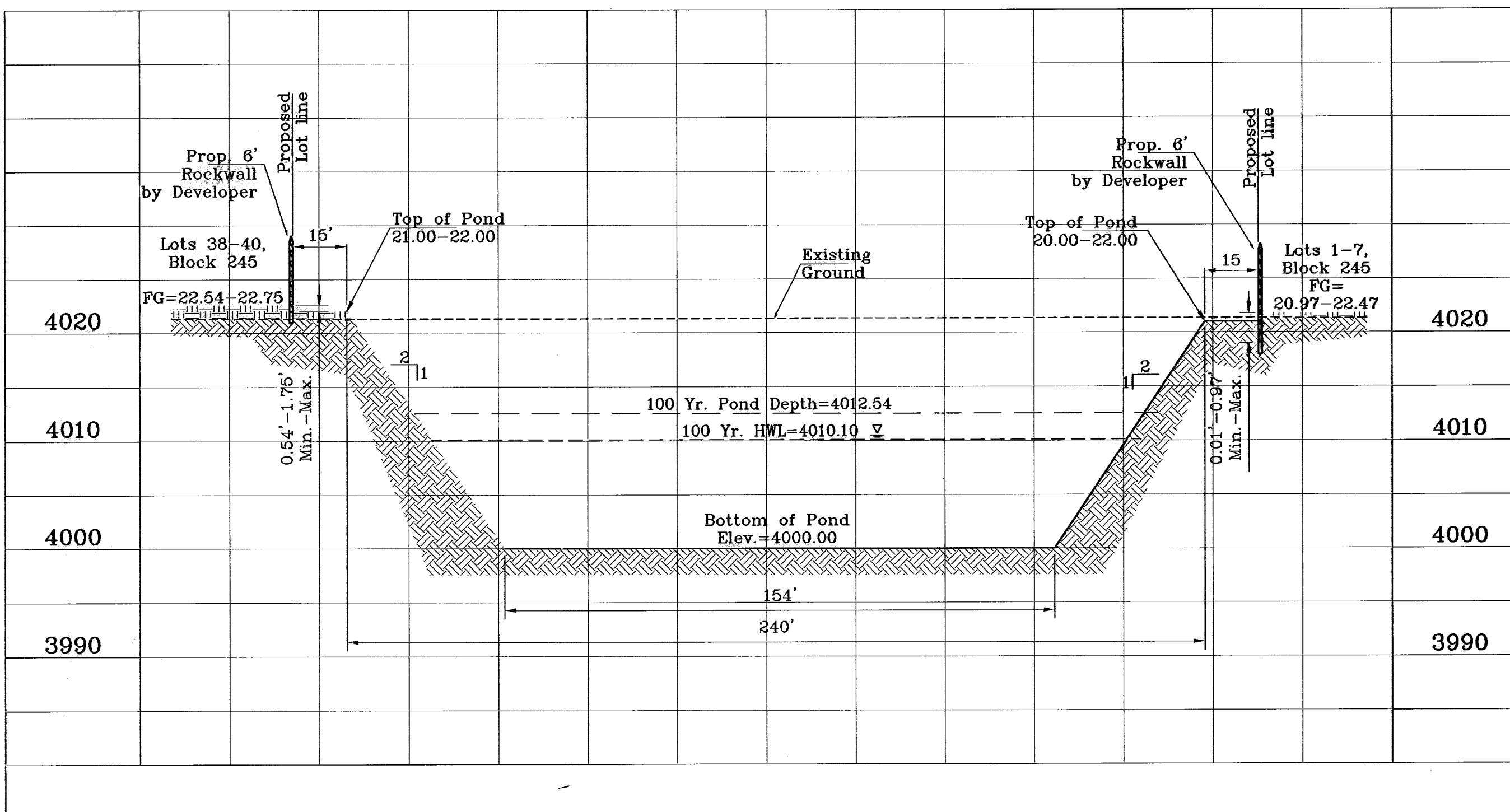
WROUGHT IRON GATE
SCALE: 1"=4'



GATE SECTION
SCALE: 1"=4'



SECTION O
SCALE:
HORIZONTAL: 1"=30'
VERTICAL: 1"=10'



SECTION P
SCALE:
HORIZONTAL: 1"=30'
VERTICAL: 1"=10'

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO STE. 400
EL PASO, TEXAS 79936

TIERRA DEL ESTE UNIT SIXTY THREE

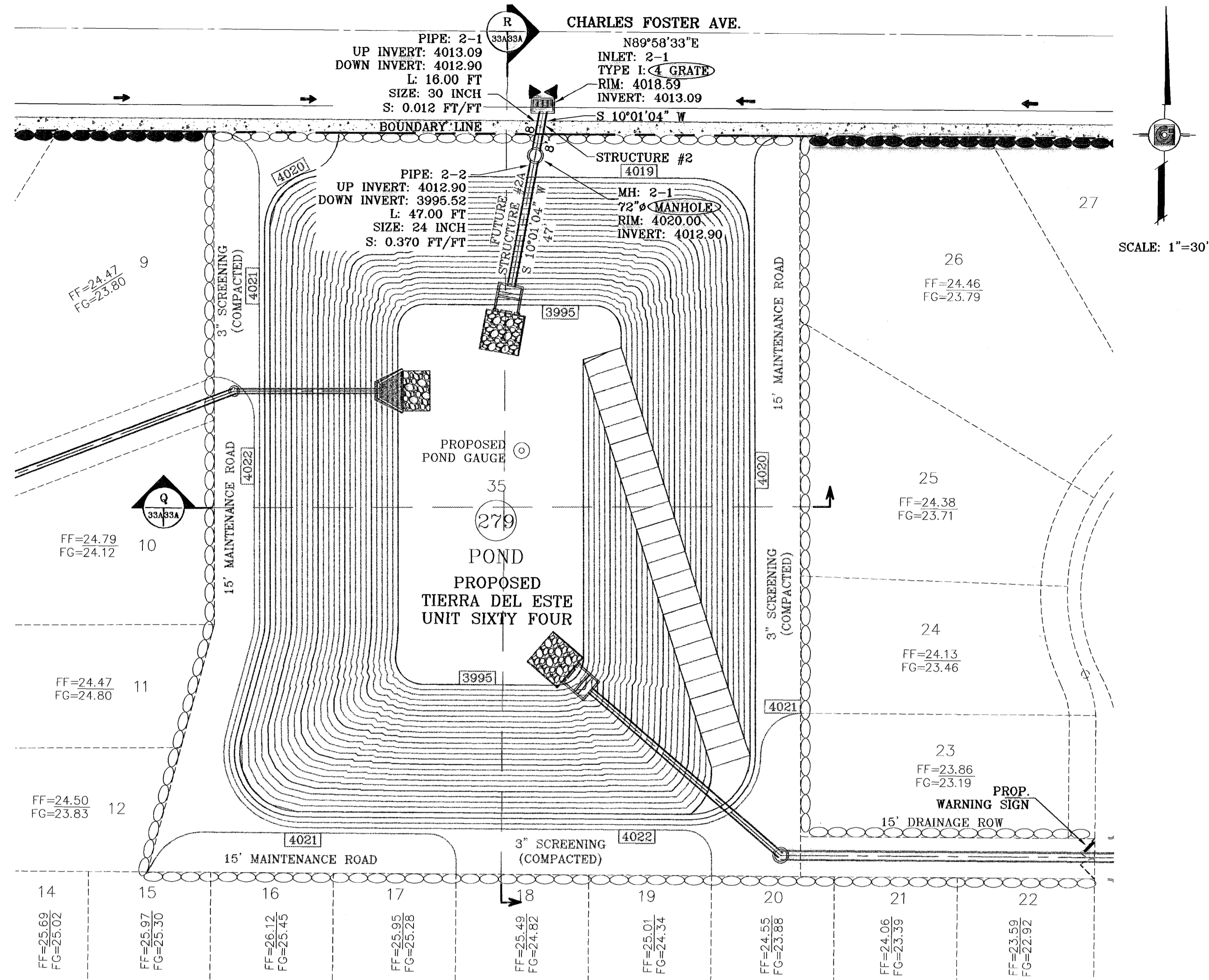
PROJECT NAME: TIERRA DEL ESTE UNIT SIXTY THREE
SCALE: HORIZ: 1"=30', VERT: 1"=10'
DATE: JULY 2008
DESIGN BY: YC
INITIATED BY: ERG
CHECKED BY: YC
JOB NO.: 308-88

REVISIONS:
DATE: 02/16/09
BY: CITY REFINES AS PER 02/10/09 COMMENTS E.F.G.
AS BUILT
11/17/10
P.F.R.

BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SETTSINGER DR. AND TIM FOSTER ST. ELEVATION 4021.16
CITY DATUM

BEING A PORTION OF SECTIONS 47 AND 48, BLOCK 73, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS, CONTAINING 40.562 ACRES

SHEET TITLE: TDE 61 POND SECTIONS
SHT 33 OF 40



ELEVATION FT	CONIC VOL. AC-FT	VOLUME CAP. AC-FT
4019.00	0.96	13.62
4018.00	0.92	12.86
4017.00	0.88	11.74
4016.00	0.84	10.86
4015.00	0.81	10.02
4014.00	0.77	9.21
4013.00	0.73	8.44
4012.00	0.70	7.71
4011.00	0.66	7.01
4010.00	0.63	6.35
4009.00	0.60	5.72
4008.00	0.56	5.12
4007.00	0.53	4.56
4006.00	0.50	4.03
4005.00	0.47	3.53
4004.00	0.44	3.05
4003.00	0.42	2.61
4002.00	0.39	2.19
4001.00	0.36	1.81
4000.00	0.34	1.44
3999.00	0.31	1.11
3998.00	0.29	0.79
3997.00	0.26	0.51
3996.00	0.24	0.24
3995.00	0.00	0.00

WATERSHED - POND

$Q = \frac{A R C}{12} = AC-FT$

POND CALC.
 Q=ARC/12
 A=TOTAL RUNOFF IN AC/FT.(100%)
 R=RAINFALL IN INCHES
 C=RUNOFF FACTOR

RESIDENTIAL = $\frac{40.28(4).60}{12} = 8.06 \text{ ac-ft}$
 & POND

STREET = $\frac{4.29(4).90}{12} = 1.29 \text{ ac-ft}$

25% EMERG. = 2.34 ac-ft
 SILT & DEBIRS = 0.53 ac-ft

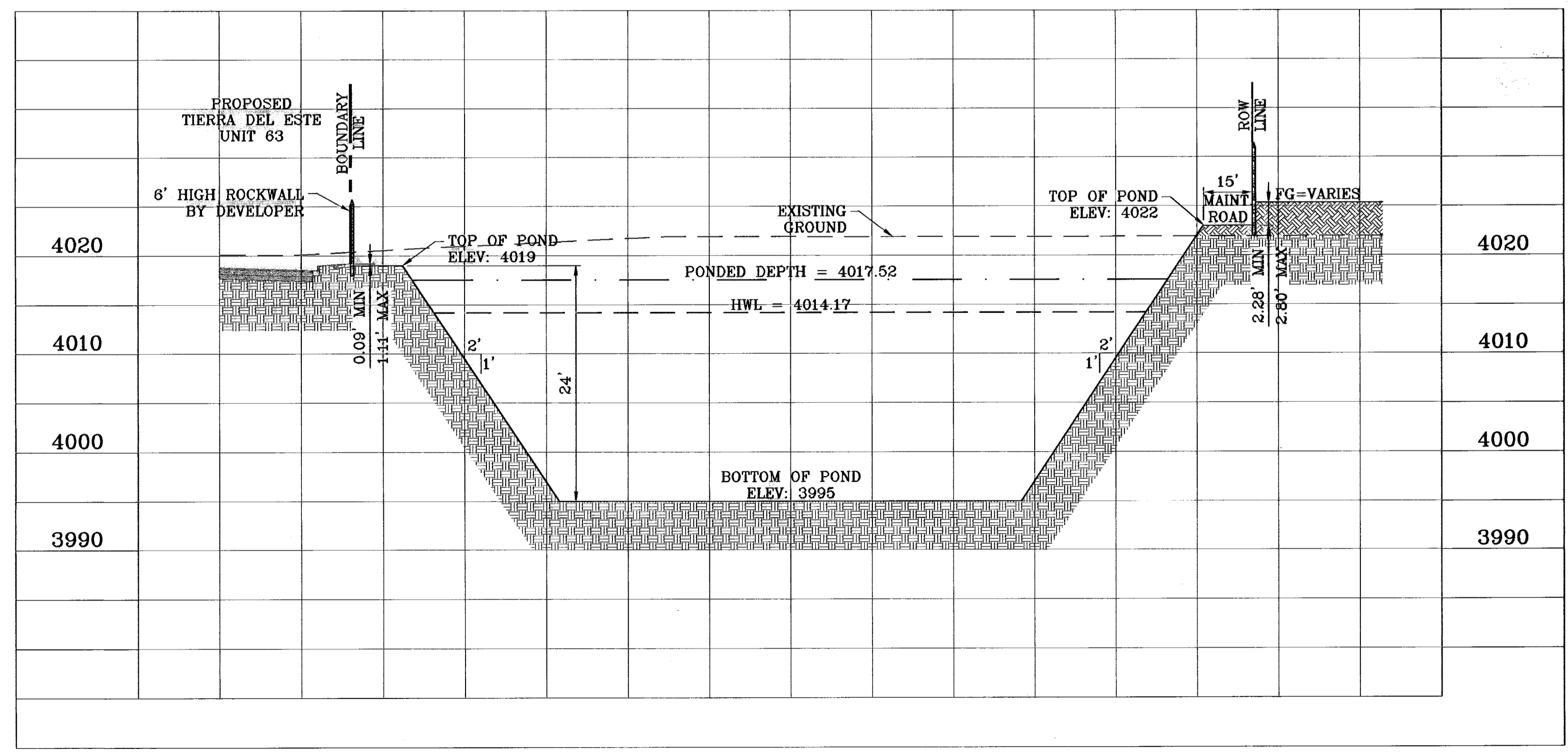
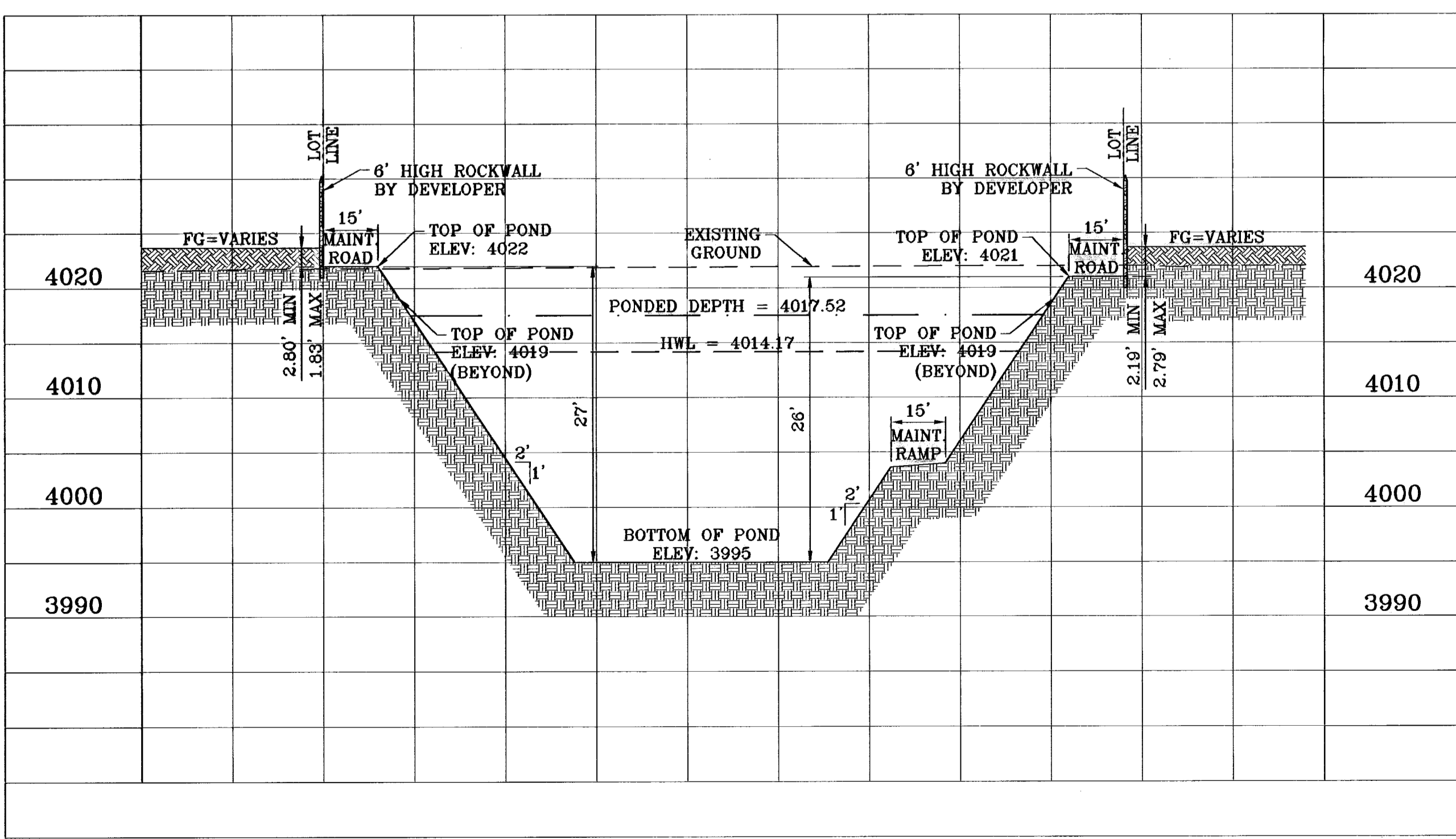
Qreq (TOTAL) = 12.22
 Qcap (TOTAL) = 12.66

100 YR HW ELEV = 4017.52
 100 YR PONDED DEPTH = 4014.17

SEE SHEET 34
 FOR STRUCTURE #2 DETAILS

SEE SHEET 38
 FOR WARNING SIGN DETAILS

○ DENOTES AS BUILT CONDITION ONLY



BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SETSINGER DR. AND TIM FOSTER ST. ELEVATION 4021.16

DATE	REVISIONS	BY
02/16/09	CITY REDLINES AS PER 02/10/09 COMMENTS	E.F.C.
11/17/10	AS BUILT	F.R.

PROJECT NAME

TIERRA DEL ESTE UNIT SIXTY THREE

BEING A PORTION OF SECTIONS 47 AND 48, BLOCK 73, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS, CONTAINING 40.562 ACRES

SCALE

HORIZ: 1"=30'
 VERT: 1"=10'

DATE: JULY 2008
 DESIGN BY: YC
 INITIATED BY: EFG
 CHECKED BY: YC
 JOB NO.: 308-83

ENGINEER'S SEAL

CONDE INC.
 ENGINEERING / PLANNING
 SURVEYING / GPS
 1790 LEE TREVINO STE 400
 EL PASO, TEXAS 79936

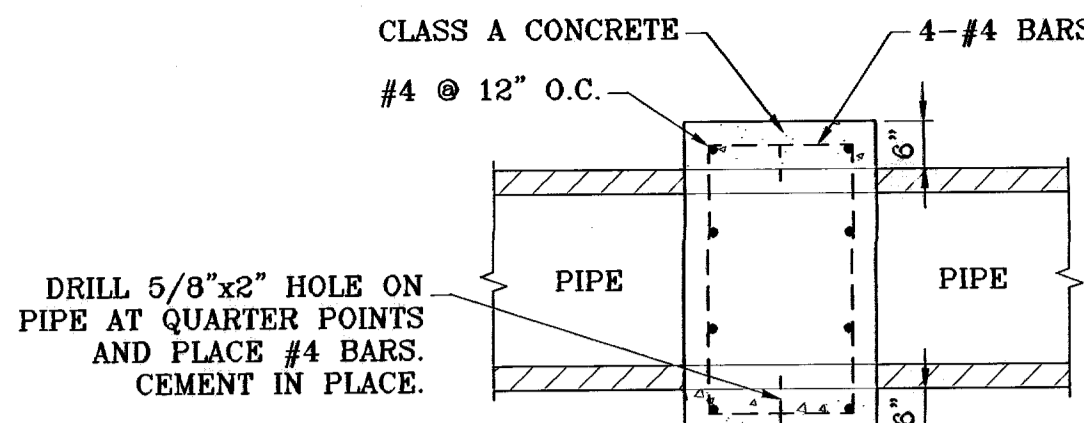
SHEET TITLE

TDE 64 POND SECTIONS

SHT 33A OF 40

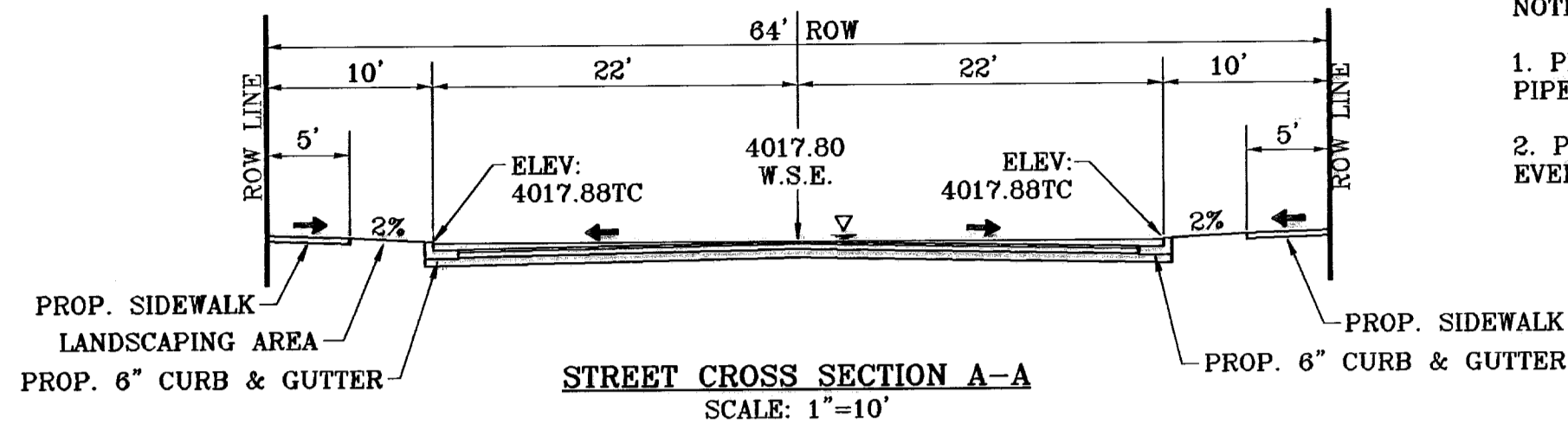
TIM FOSTER ST.
 $Q_p = 60.38$ CFS
 $Q_c = 61.51$ CFS
 $D = 0.42$ FT
 $V = 4.50$ FPS
 $S = 1.00\%$

CROSS SECTION A-A
 LOCATED AT STA 14+25.48
 OF SHEET 16



- NOTES:**
1. PIPE ANCHOR REQUIRED WHEN PIPE SLOPE IS 18% OR GREATER.
 2. PIPE ANCHOR TO BE PLACED EVERY 10 VERTICAL FEET.

PIPE ANCHOR
 SCALE: 1"=2'



R.C.P. PIPE DATA

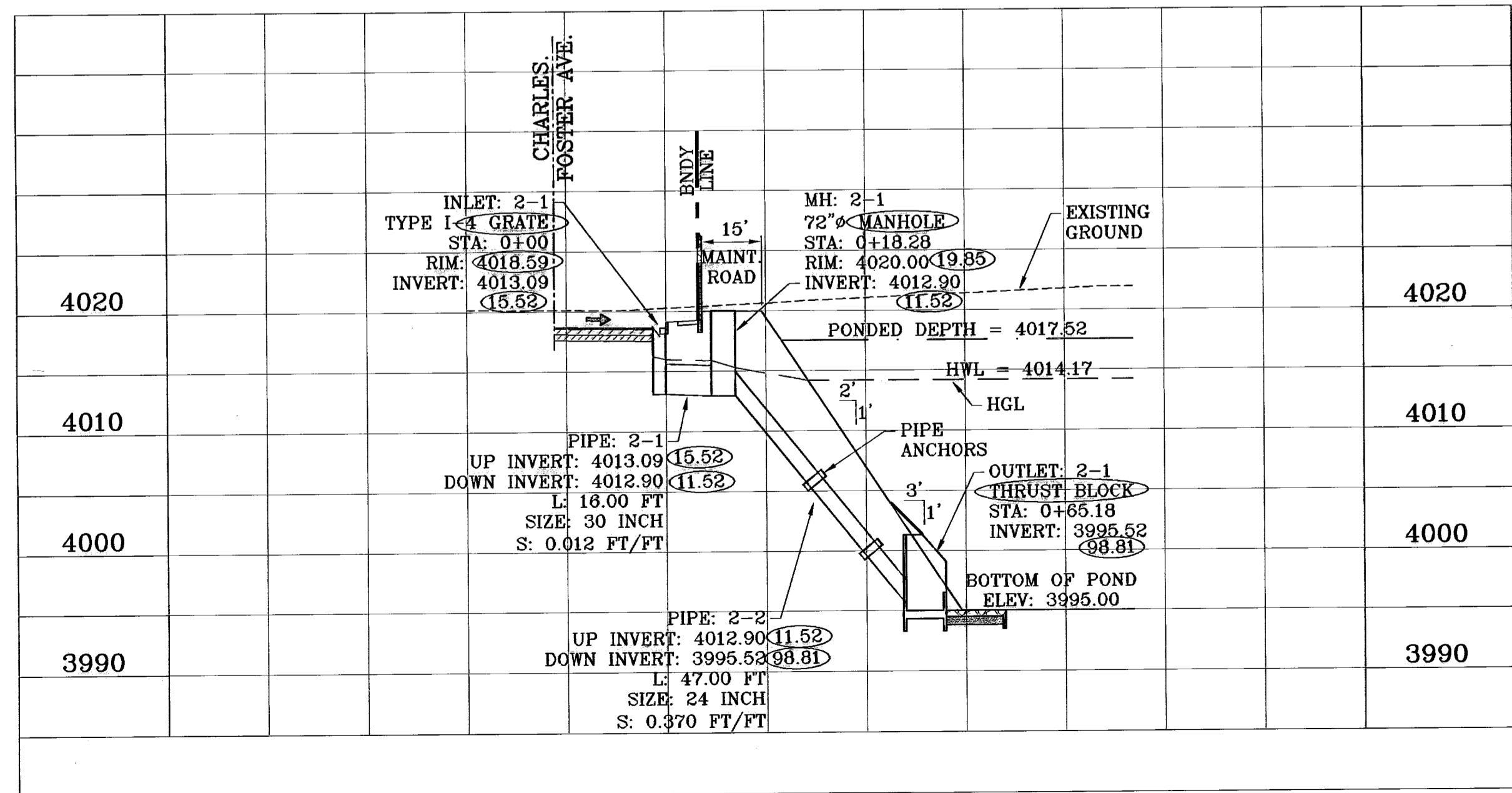
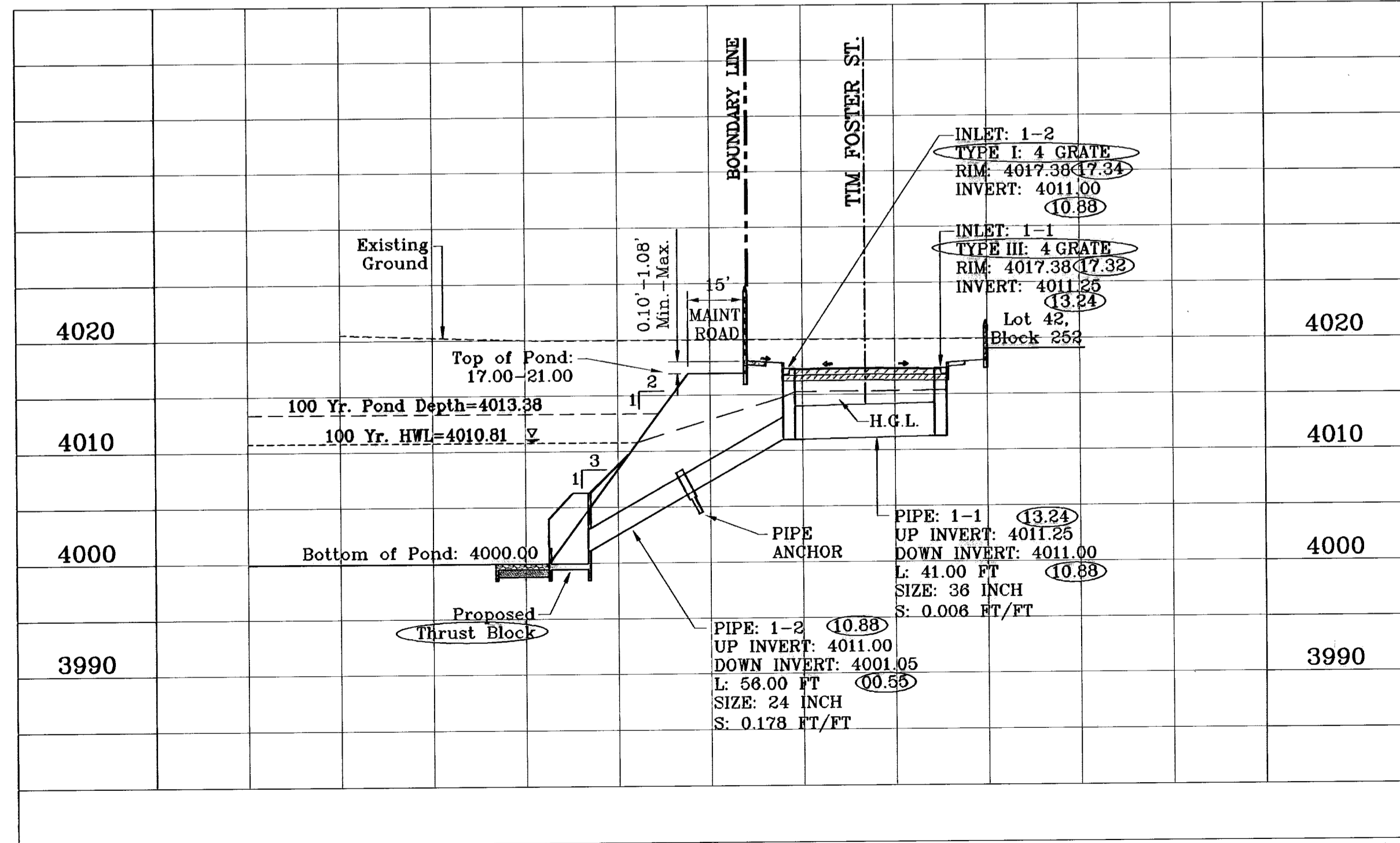
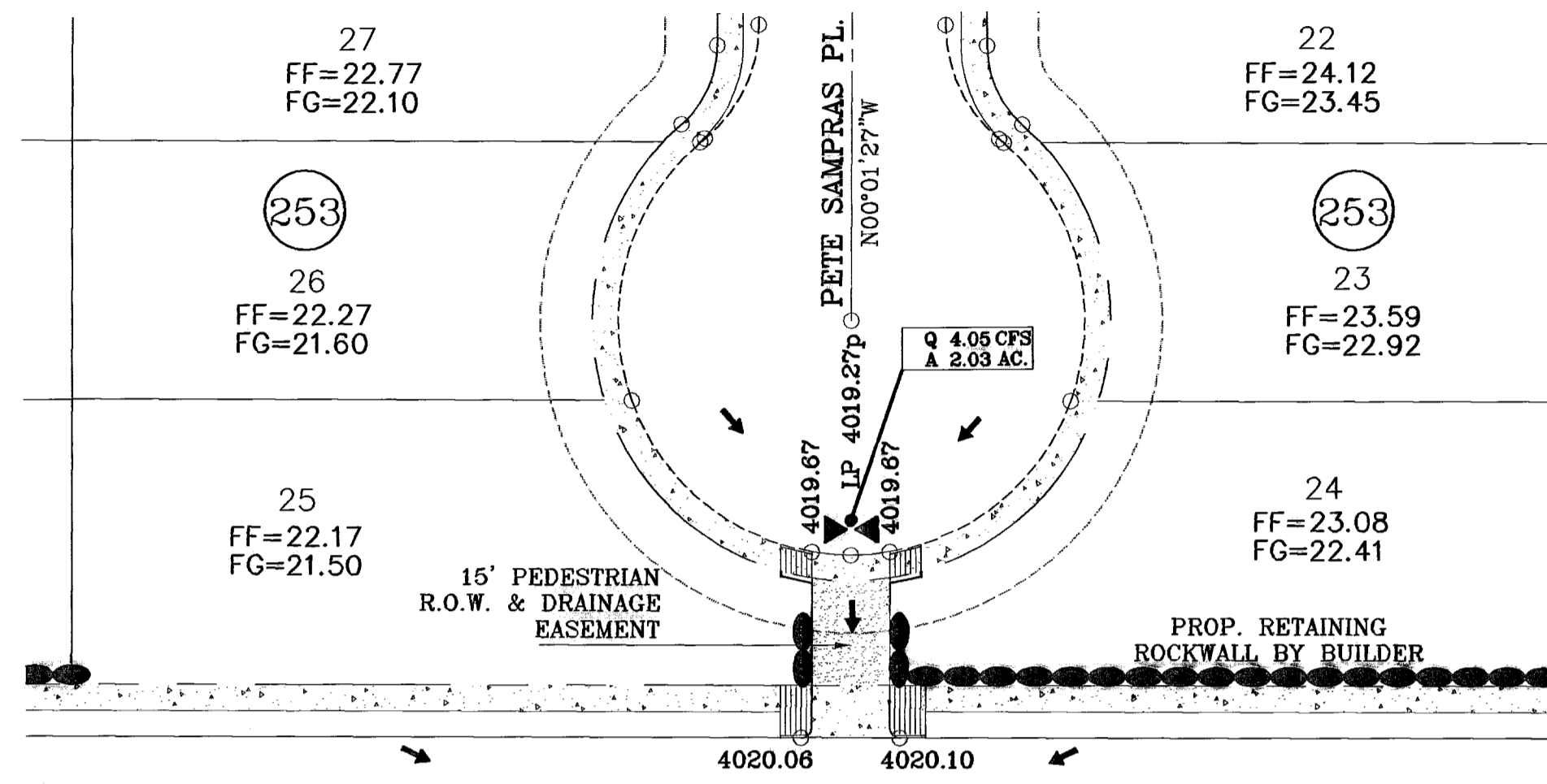
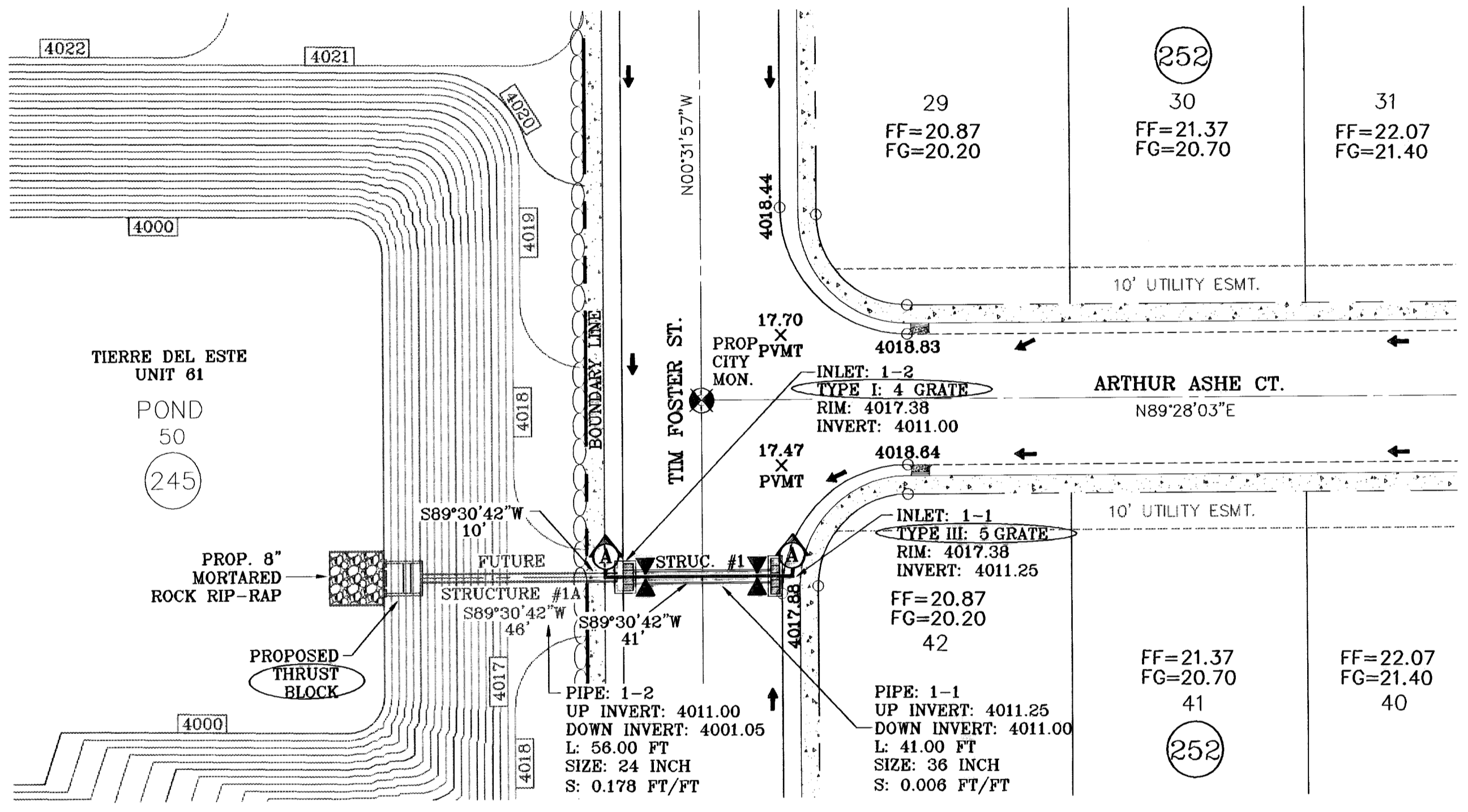
PIPE	SECTION SIZE (in)	LENGTH (ft)	CONSTRUCTED SLOPE (ft/ft)	DISCHARGE (cfs)	CAPACITY (cfs)	AVERAGE VELOCITY (fps)	DOWN STREAM GROUND	DOWN STREAM HGL	DOWN STREAM INVERT	UPSTREAM GROUND	UPSTREAM HGL	UPSTREAM INVERT
1-1	36	41.00	0.006	30.19	52.08	4.27	4017.38	4015.03	4011.00	4017.38	4015.11	4011.25
1-2	24	56.00	0.178	60.38	95.35	19.22	4017.00	4010.81	4001.05	4017.38	4014.80	4011.00
2-1	30	16.00	0.012	33.75	44.69	6.88	4020.00	4015.72	4012.90	4018.59	4015.82	4013.09
2-2	24	47.00	0.370	33.75	137.56	10.74	4020.00	4014.17	3995.52	4020.00	4015.22	4012.90

INLET DATA

INLET No.	INLET TYPE	No. GRATES	Qd cfs	Qc cfs
1-1	III	5	30.19	38.60
1-2	I	4	30.19	43.36
2-1	I	4	33.75	43.36

ALL PIPES ARE R.C.P. CLASS III UNLESS OTHERWISE NOTED.

- CONSTRUCTION NOTES:**
1. ALL CONCRETE FOR STRUCTURES SHALL BE 3000 PSI. UNLESS OTHERWISE NOTED.
 2. MINIMUM COVER FOR REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE NOTED.
 3. 95% COMPACTION REQUIRED FOR STRUCTURES AS PER ASTM D1557.
 4. REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.



○ DENOTES AS BUILT CONDITION ONLY

CONDE INC.
 ENGINEERING / PLANNING
 SURVEYING / GPS
 1790 LEE TREVINO STE 400
 EL PASO, TEXAS 79936

TIERRA DEL ESTE UNIT SIXTY THREE
 BEING A PORTION OF SECTIONS 47 AND 48, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS, CONTAINING 40.562 ACRES

ENGINEER'S SEAL
 S. C. A. L. E.
 HORIZ: 1"=30'
 VERT: 1"=10'
 DATE: JULY 2008
 DESIGN BY: YC
 INITIATED BY: EFG
 CHECKED BY: YC
 JOB NO.: 308-83

CONSTRUCTION NOTES:

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1-2	I	4	30.19	43.36
2-1	I	4	33.75	43.36

R.C.P. PIPE DATA

PIPE	SECTION SIZE (in)	LENGTH (ft)	CONSTRUCTED SLOPE (ft/ft)	DISCHARGE (cfs)	CAPACITY (cfs)	AVERAGE VELOCITY (fps)	DOWN STREAM GROUND	DOWN STREAM HGL	DOWN STREAM INVERT	UPSTREAM GROUND	UPSTREAM HGL	UPSTREAM INVERT
1-1	36	41.00	0.006	30.19	52.08	4.27	4017.38	4015.03	4011.00	4017.38	4015.11	4011.25
1-2	24	56.00	0.178	60.38	95.35	19.22	4017.00	4010.81	4001.05	4017.38	4014.80	4011.00
2-1	30	16.00	0.012	33.75	44.69	6.88	4020.00	4015.72	4012.90	4018.59	4015.82	4013.09
2-2	24	47.00	0.370	33.75	137.56	10.74	4020.00	4014.17	3995.52	4020.00	4015.22	4012.90

CONSTRUCTION NOTES:

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1-2	I	4	30.19	43.36
2-1	I	4	33.75	43.36

R.C.P. PIPE DATA

PIPE	SECTION SIZE (in)	LENGTH (ft)	CONSTRUCTED SLOPE (ft/ft)	DISCHARGE (cfs)	CAPACITY (cfs)	AVERAGE VELOCITY (fps)	DOWN STREAM GROUND	DOWN STREAM HGL	DOWN STREAM INVERT	UPSTREAM GROUND	UPSTREAM HGL	UPSTREAM INVERT
1-1	36	41.00	0.006	30.19	52.08	4.27	4017.38	4015.03	4011.00	4017.38	4015.11	4011.25
1-2	24	56.00	0.178	60.38	95.35	19.22	4017.00	4010.81	4001.05	4017.38	4014.80	4011.00
2-1	30	16.00	0.012	33.75	44.69	6.88	4020.00	4015.72	4012.90	4018.59	4015.82	4013.09
2-2	24	47.00	0.370	33.75	137.56	10.74	4020.00	4014.17	3995.52	4020.00	4015.22	4012.90

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INLET No.	INLET TYPE	No. GRATES	Qd cfs	Qc cfs
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1-2	I	4	30.19	43.36
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PIPE	SECTION SIZE (in)	LENGTH (ft)	CONSTRUCTED SLOPE (ft/ft)	DISCHARGE (cfs)	CAPACITY (cfs)	AVERAGE VELOCITY (fps)	DOWN STREAM GROUND	DOWN STREAM HGL	DOWN STREAM INVERT	UPSTREAM GROUND	UPSTREAM HGL	UPSTREAM INVERT
1-1	36	41.00	0.006	30.19	52.08	4.27	4017.38	4015.03	4011.00	4017.38	4015.11	4011.25
1-2	24	56.00	0.178	60.38	95.35	19.22	4017.00	4010.81	4001.05	4017.38	4014.80	4011.00
2-1	30	16.00	0.012	33.75	44.69	6.88	4020.00	4015.72	4012.90	4018.59	4015.82	4013.09
2-2	24	47.00	0.370	33.75	137.56	10.74	4020.00	4014.17	3995.52	4020.00	4015.22	4012.90

CONSTRUCTION NOTES:

1. ALL CONCRETE FOR STRUCTURES SHALL BE 3000 PSI. UNLESS OTHERWISE NOTED.
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INLET DATA

INLET No.	INLET TYPE	No. GRATES	Qd cfs	Qc cfs
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R.C.P. PIPE DATA

PIPE	SECTION SIZE (in)	LENGTH (ft)	CONSTRUCTED SLOPE (ft/ft)	DISCHARGE (cfs)	CAPACITY (cfs)	AVERAGE VELOCITY (fps)	DOWN STREAM GROUND	DOWN STREAM HGL	DOWN STREAM INVERT	UPSTREAM GROUND	UPSTREAM HGL	UPSTREAM INVERT
1-1	36	41.00	0.006	30.19	52.08	4.27	4017.38	4015.03	4011.00	4017.38	4015.11	4011.25
1-2	24	56.00	0.178	60.38	95.35	19.22	4017.00	4010.81	4001.05	4017.38	4014.80	4011.00
2-1	30	16.00	0.012	33.75	44.69	6.88	4020.00	4015.72	4012.90	4018.59	4015.82	4013.09
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PIPE	SECTION SIZE (in)	LENGTH (ft)	CONSTRUCTED SLOPE (ft/ft)	DISCHARGE (cfs)	CAPACITY (cfs)	AVERAGE VELOCITY (fps)	DOWN STREAM GROUND	DOWN STREAM HGL	DOWN STREAM INVERT	UPSTREAM GROUND	UPSTREAM HGL	UPSTREAM INVERT
1-1	36	41.00	0.006	30.19	52.08	4.27	4017.38	4015.03	4011.00	4017.38	4015.11	4011.25
1-2	24	56.00	0.178	60.38	95.35	19.22	4017.00	4010.81	4001.05	4017.38	4014.80	4011.00
2-1	30	16.00	0.012	33.75	44.69	6.88	4020.00	4015.72	4012.90	4018.59	4015.82	4013.09
2-2	24	47.00	0.370	33.75	137.56	10.74	4020.00	4014.17	3995.52	4020.00	4015.22	4012.90

CONSTRUCTION NOTES:

1. ALL CONCRETE FOR STRUCTURES SHALL BE 3000 PSI. UNLESS OTHERWISE NOTED.
2. MINIMUM COVER FOR REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE NOTED.
3. 95% COMPACTION REQUIRED FOR STRUCTURES AS PER ASTM D1557.
4. REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.

INLET DATA

INLET No.	INLET TYPE	No. GRATES	Qd cfs	Qc cfs
1-1	III	5	30.19	38.60
1-2	I	4	30.19	43.36
2-1	I	4	33.75	43.36

R.C.P. PIPE DATA

PIPE	SECTION SIZE (in)	LENGTH (ft)	CONSTRUCTED SLOPE (ft/ft)	DISCHARGE (cfs)	CAPACITY (cfs)	AVERAGE VELOCITY (fps)	DOWN STREAM GROUND	DOWN STREAM HGL	DOWN STREAM INVERT	UPSTREAM GROUND	UPSTREAM HGL	UPSTREAM INVERT
1-1	36	41.00	0.006	30.19	52.08	4.27	4017.38	4015.03	4011.00	4017.38	4015.11	4011.25
1-2	24	56.00	0.178	60.38	95.35	19.22	4017.00	4010.81	4001.05	4017.38	4014.80	4011.00
2-1	30	16.00	0.012	33.75	44.69	6.88	4020.00	4015.72	4012.90	4018.59	4015.82	4013.09
2-2	24	47.00	0.370	33.75	137.56	10.74	4020.00	4014.17	3995.52	4020.00	4015.22	4012.90

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1-2	24	56.00	0.178	60.38	95.35	19.22	4017.00	4010.81	4001.05	4017.38	4014.80	4011.00
2-1	30	16.00	0.012	33.75	44.69	6.88	4020.00	4015.72	4012.90	4018.59	4015.82	4013.09
2-2	24	47.00	0.370	33.75	137.56	10.74	4020.00	4014.17	3995.52	4020.00	4015.22	4012.90

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2-1	30	16.00	0.012	33.75	44.69	6.88	4020.00	4015.72	4012.90	4018.59	4015.82	4013.09
2-2	24	47.00	0.370	33.75	137.56	10.74	4020.00	4014.17	3995.52	4020.00	4015.22	4012.90

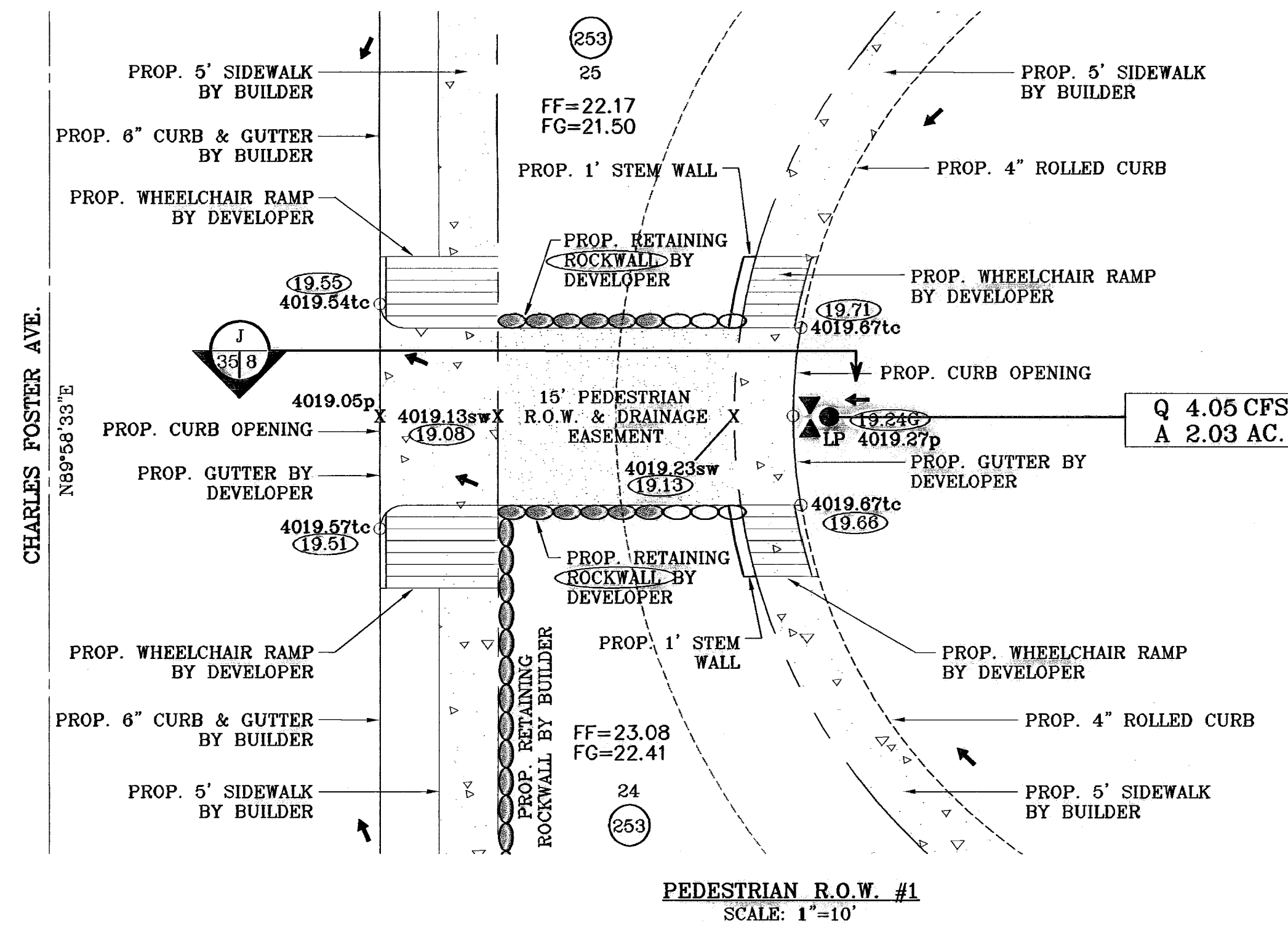
CONSTRUCTION NOTES:

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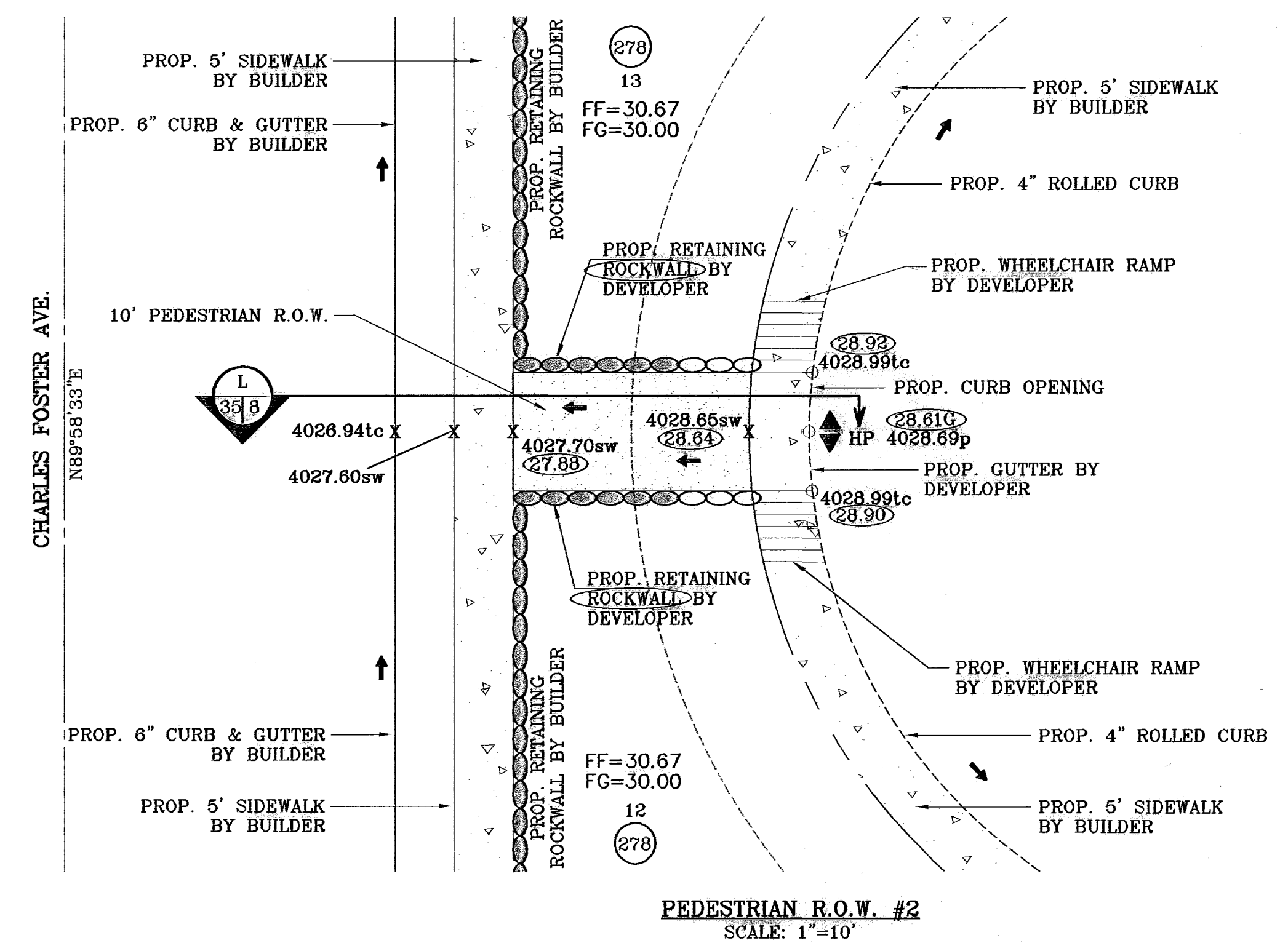
INLET DATA

INLET No.

○ DENOTES AS BUILT CONDITION ONLY



SEE SHEET 8
FOR SECTION DETAILS

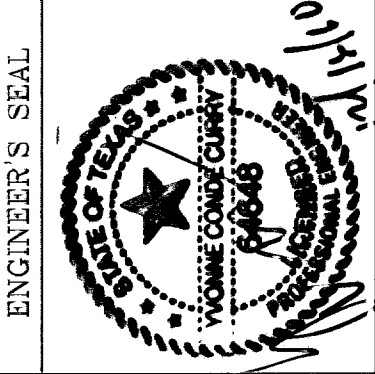


- CONSTRUCTION NOTES:**
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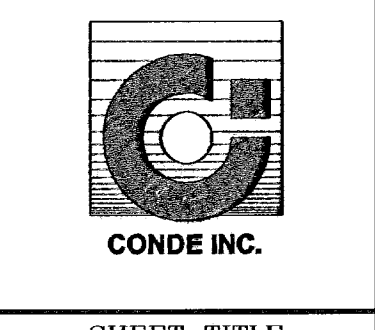
BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SETTSINGER DR. AND TIM FOSTER ST. ELEVATION 4021.16	CITY DATUM
DATE	REVISIONS
11/17/10	AS BUILT
	F.R.

PROJECT NAME
TIERRA DEL ESTE UNIT SIXTY THREE
BEING A PORTION OF SECTIONS 47 AND 48, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS, CONTAINING 40.562 ACRES

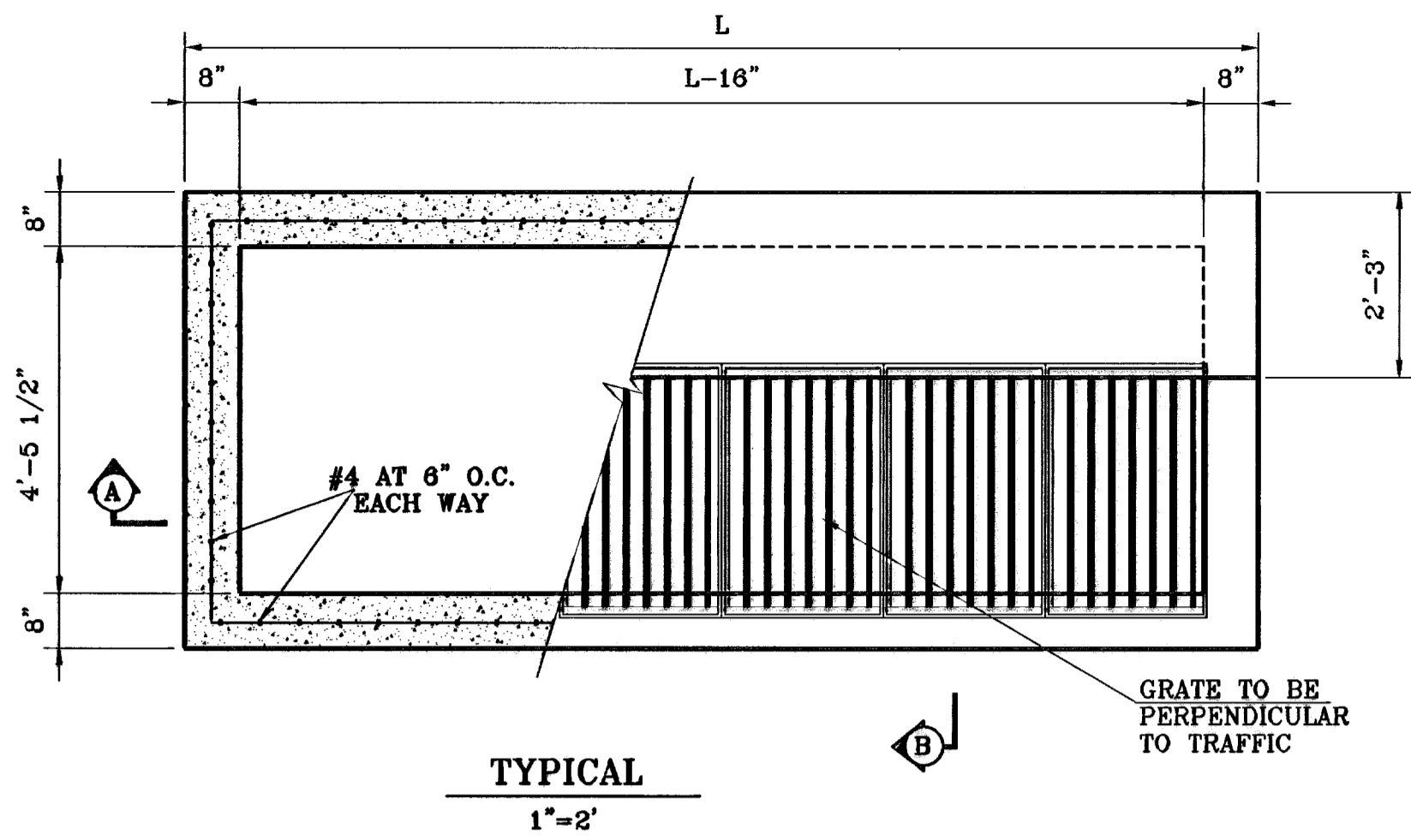
SCALE	
HORIZ. 1"=10'	VERT. ---
DATE: JULY 2008	DESIGN BY: YC
INITIATED BY: EFG	CHECKED BY: YC
JOB NO.: 308-83	



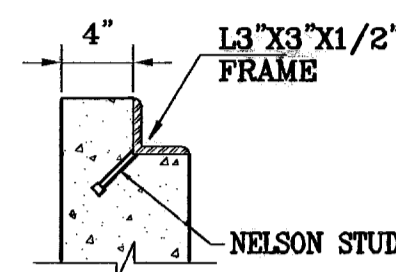
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1700 LEE TREWING STE 400
EL PASO, TEXAS 79966



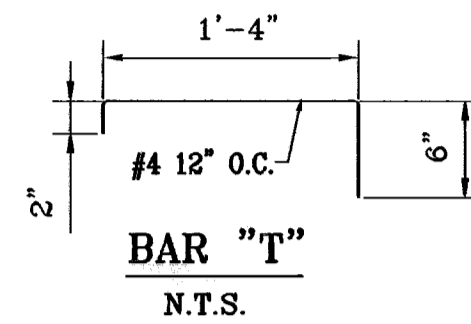
SHEET TITLE
PEDESTRIAN R.O.W. #1 & #2



No. OF GRATES	L	BEAM	
		LENGTH	MINIMUM SIZES
1	3'-2 5/8"	2'-10"	W6x12, S4x13, MC6x8.2
2	5'-1 1/8"	4'-7 1/8"	W6x12, S6x12.5, MC6x15.1
3	7'-0 1/4"	6'-5 1/8"	W8x15, S7x15.3, MC7x17.6
4	8'-9 7/8"	8'-3 7/8"	W9x18, S8x18.4, MC10x21.9
5	10'-8"	10'-2"	W12x16, S8x21, MC10x21.9
6	12'-6 5/8"	12'-0 5/8"	W12x19, S8x23, MC10x25

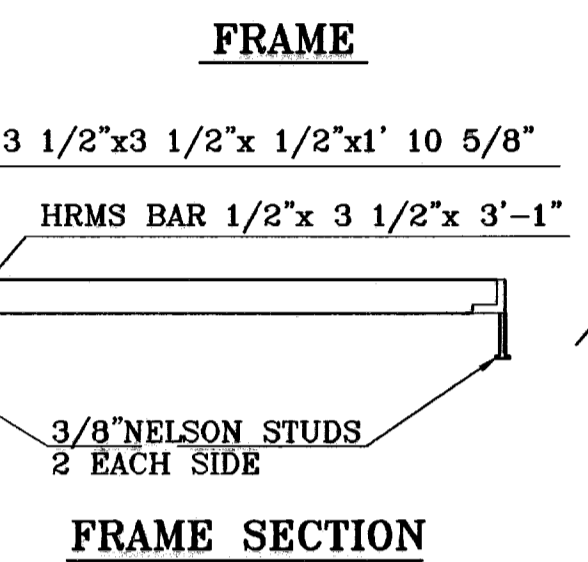
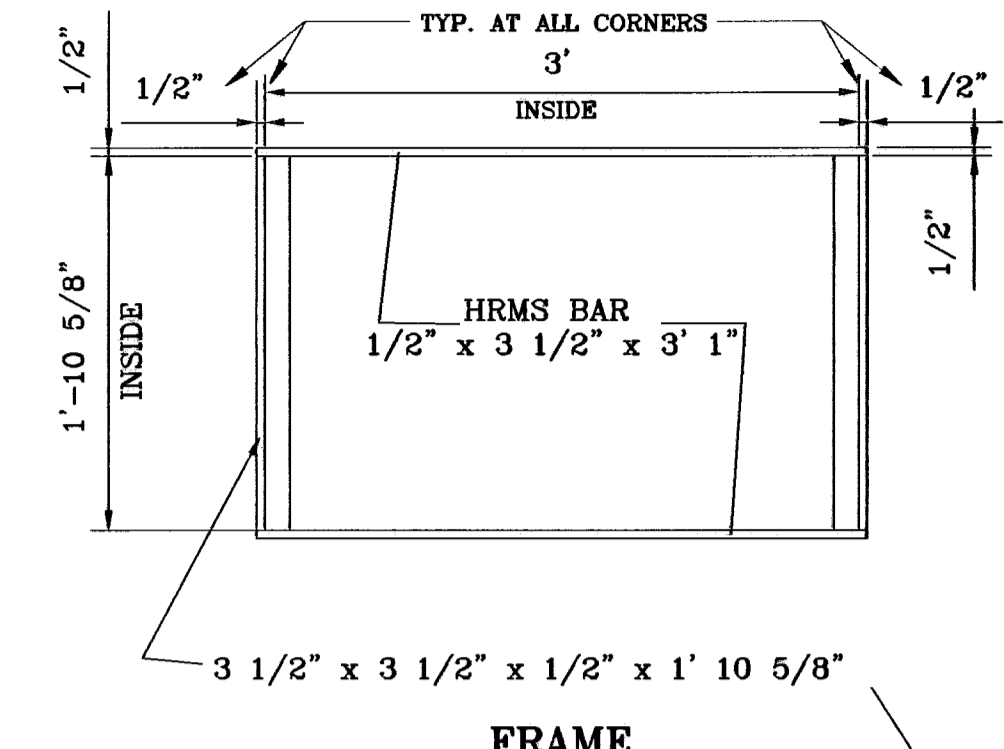
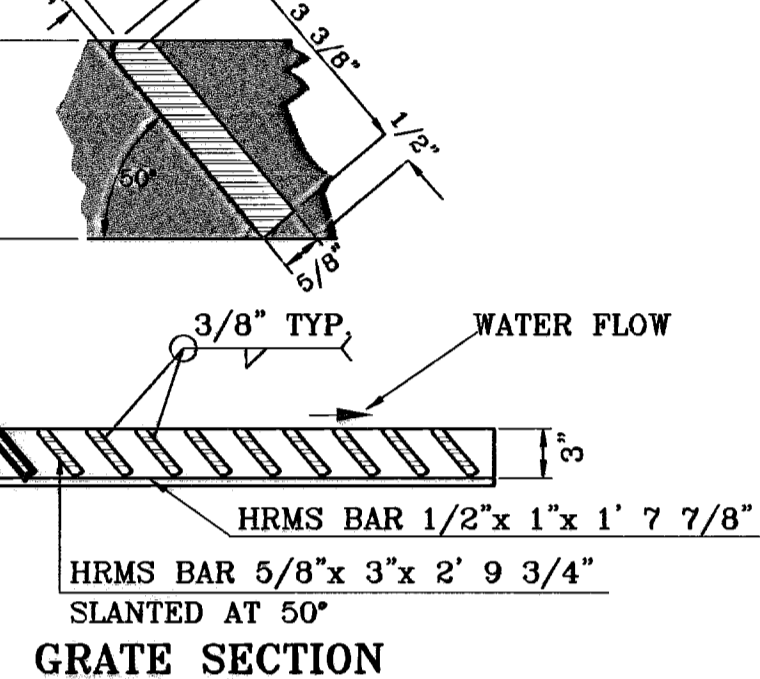
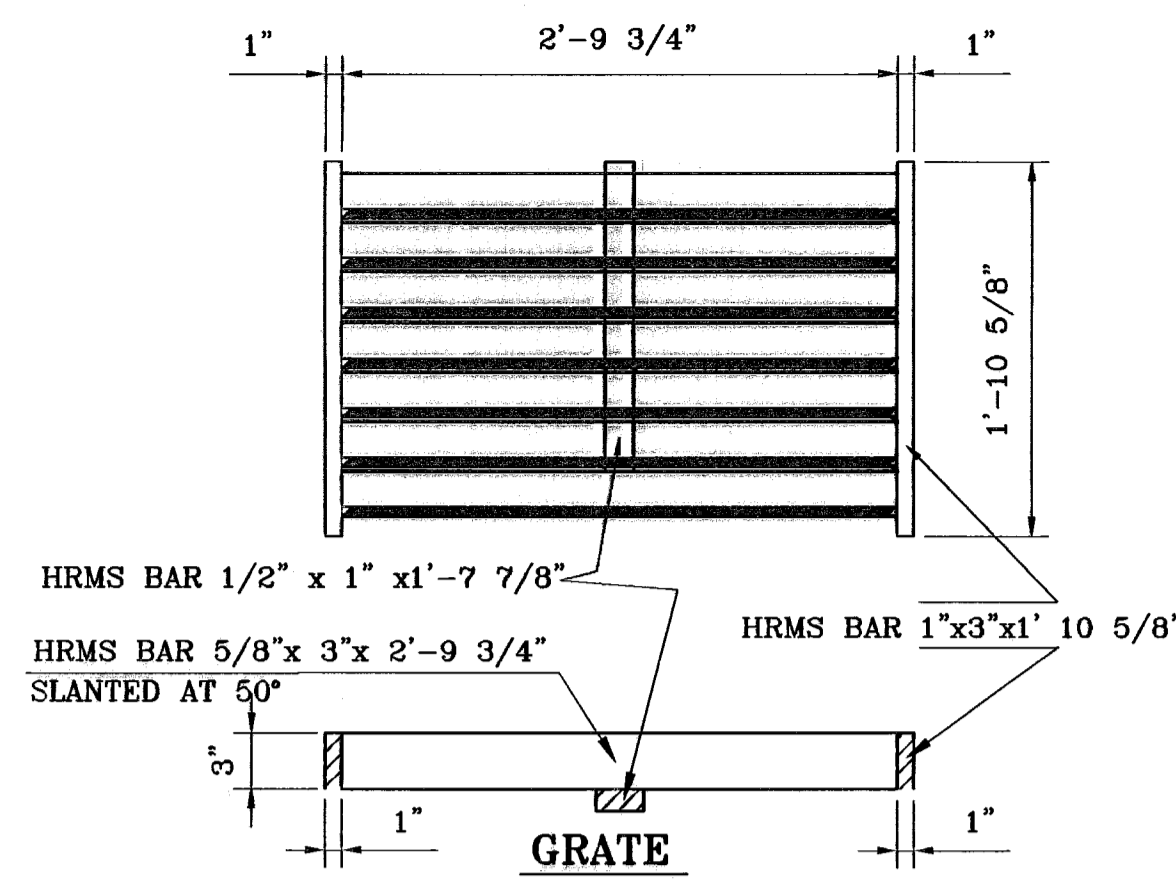


DETAIL "B"
N.T.S.



DETAIL "A"
N.T.S.

3" DIA. GALV. STEEL IRON PIPE CUT IN HALF LENGTHWISE TO EXTEND ENTIRE LENGTH OF CURB OPENING

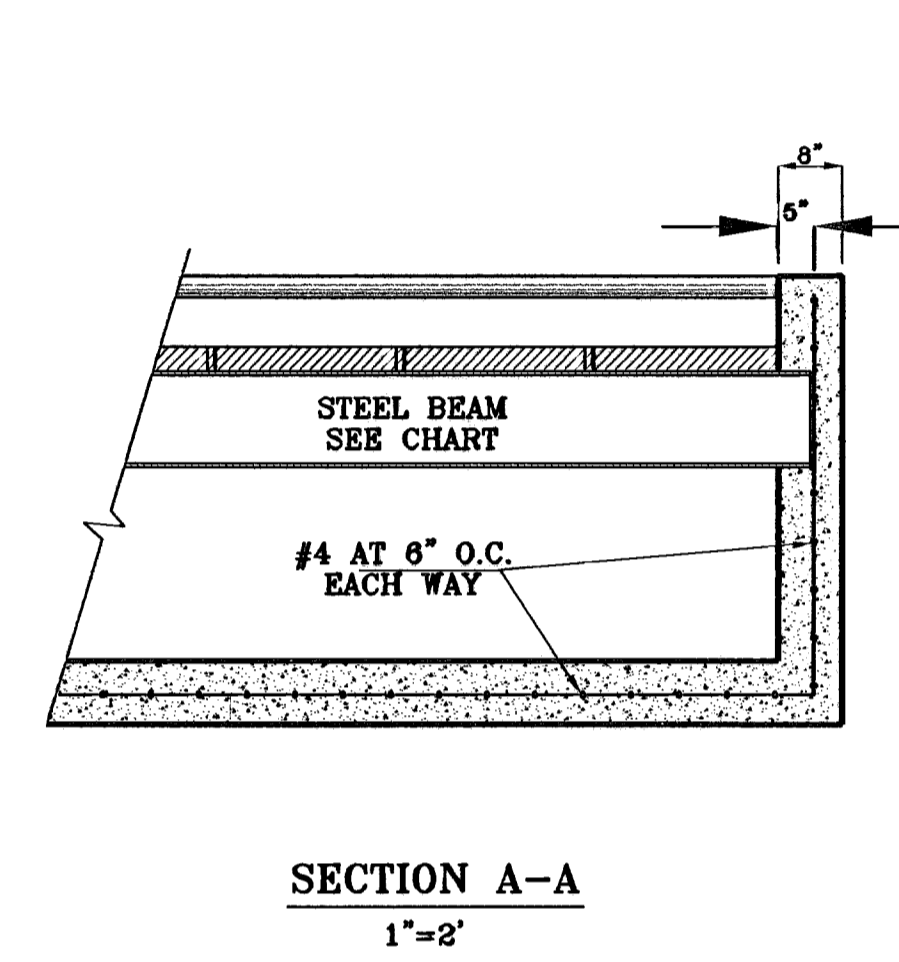


DRAINAGE STRUCTURE DETAILS AS PER CITY OF EL PASO STANDARDS

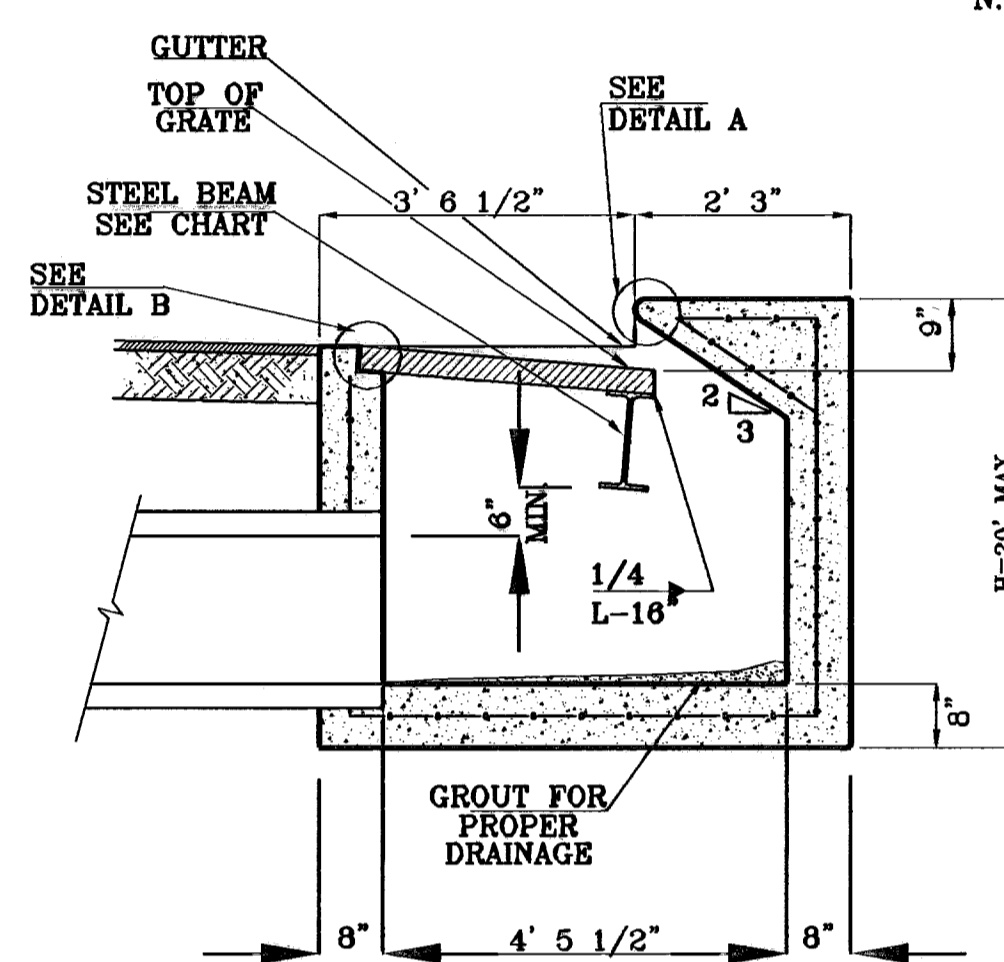
FRAME AND GRATE

GENERAL NOTES

- Concrete to be 3000 P.S.I. minimum core test at 28 days.
- Welded steel or cast grates as detailed are all acceptable grates. Mixing of alternates types of grates on the same project will be permitted with the approval of the City Engineer.
- All construction and materials shall be in accordance with the current Standard Specifications.
- Sharp edges resulting from fabrication shall be dulled only by acceptable methods for safety.
- Grates shall be installed in frame with flow arrow pointing downstream or toward the low point in a sump.
- Welded grates shall be structural steel conforming to the requirements of AASHTO M-183 or of corrosion resistant structural steel conforming to the requirements of AASHTO M-181 or M-222 or be made of other approved steels of equal quality. Mixing of grades of steel on the same grate will not be permitted.
- Grates made of M-183 steel shall be galvanized in accordance with AASHTO M-111 Specifications or shall be painted with inorganic zinc paints, meeting the requirements of current standard specifications.
- All welds shall be a minimum of 1/4 inch filled and shall conform to the Specifications for Highway Construction and to the AWS Structural Welding Codes. Electrodes shall be compatible to the different grades of steel that comprise the grate members.
- Cast grates shall be cast steel conforming to the requirements of AASHTO M-103, Grade 65-35 or of ductile iron conforming to the requirements of ASTM A-536, Special Grades 60-45, or of gray iron conforming to the requirements of AASHTO M-105, Class 35b or ASTM A-48 Class 35b. This specification of general application for cast steel grates shall be AASHTO M-103, Scope 121, Grade N-1.
- Ferrous castings shall be of uniform quality free of blow-holes, porosity, hard spots, shrinkage distortion or other defects. They shall be smooth and well cleaned by shot blasting or other approved cleaning method. After cleaning they shall be coated with asphalt base paint resulting in a smooth coating, tough and tenacious when cold, not tacky, not brittle.
- All casting shall be manufactured true to pattern. Component parts shall fit together in a satisfactory manner.
- Grate will be depressed 1 inch below proposed or existing grade.
- Two 1/2 inch x 4 inch long concrete anchor studs required for each side of frame, where frame is resting on concrete, use NELSON studs or equal
- The grates of all inlets within the street pavement must be constructed with the grate bars perpendicular to the curb.
- Chamfer all exposed edges 3/4 inch. All dimensions relating to reinforcing steel are to center of bars.
- All concrete to be 3000 P.S.I. Minimum concrete cover shall be 2 inch for steel reinforcing.
- Expansion material to be 1/2 inch bituminous fiber and be placed where proposed concrete comes in contact with any existing or proposed concrete or masonry structure.
- Structural steel shall be shop painted in accordance with T.H.D. item 446 "PAINT AND PAINTING".
- All reinforcing bars to be #4 bars at 6" O.C. grade 60. Bend bars around pipe openings.
- Surface of all exposed concrete shall conform in sloped and grade to existing or proposed curb and walk adjacent to inlets.
- Inlets to be designated in plans by number of grates required.
- Location of sewer pipes shown elsewhere in plans.

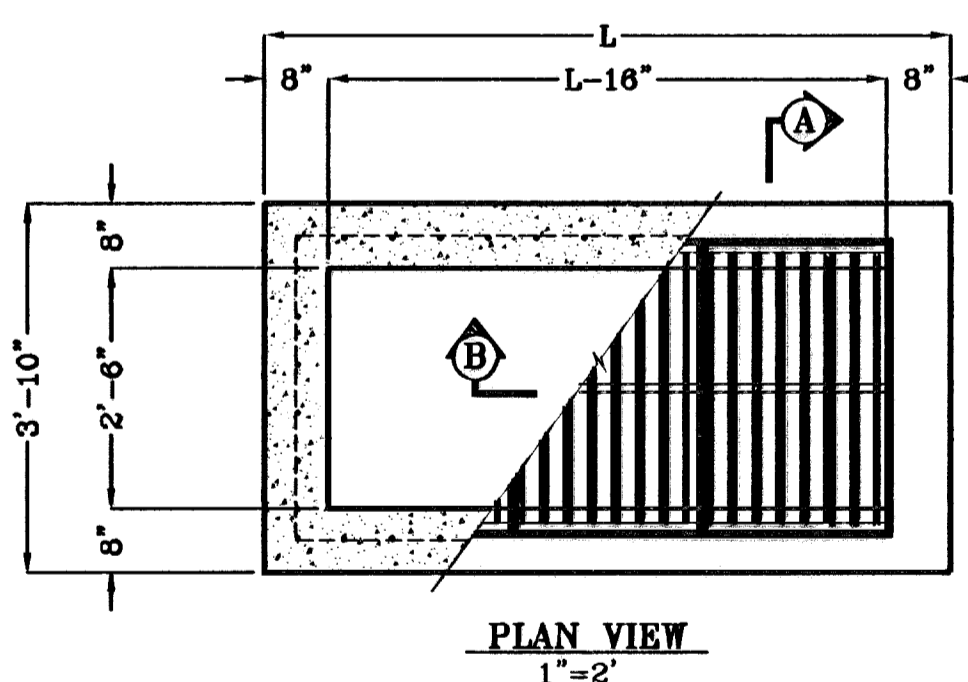


SECTION A-A
1"=2'



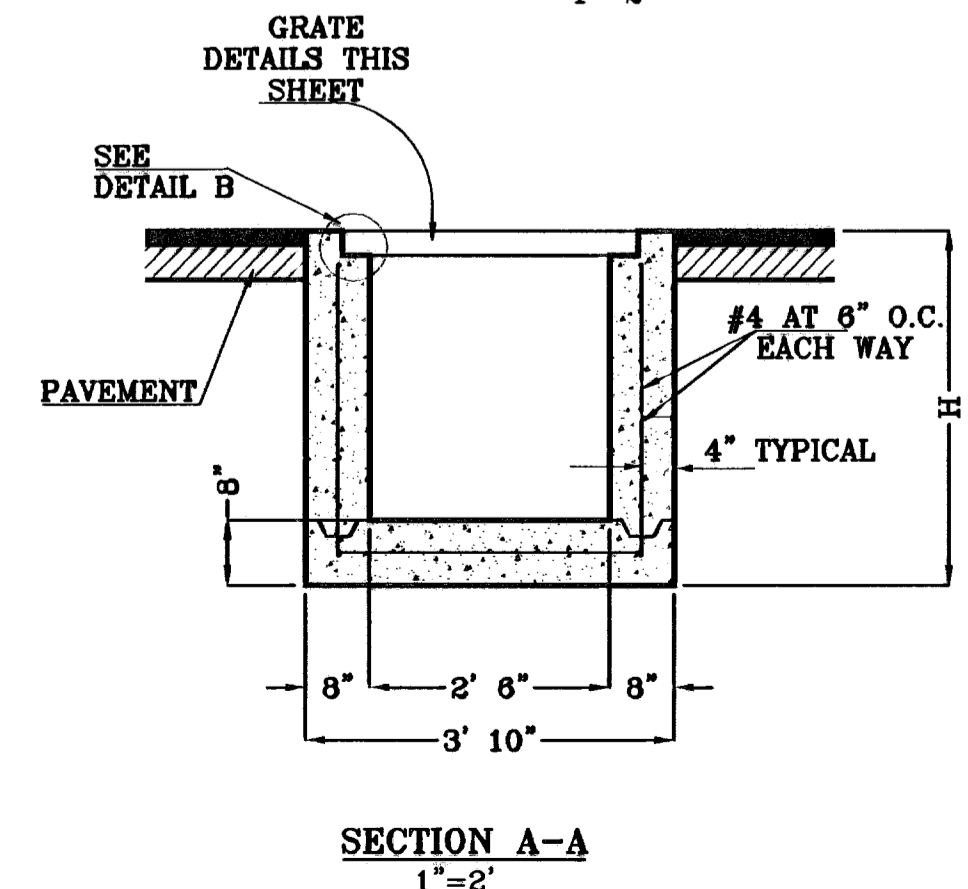
SECTION B-B
1"=2'

TYPE I INLET

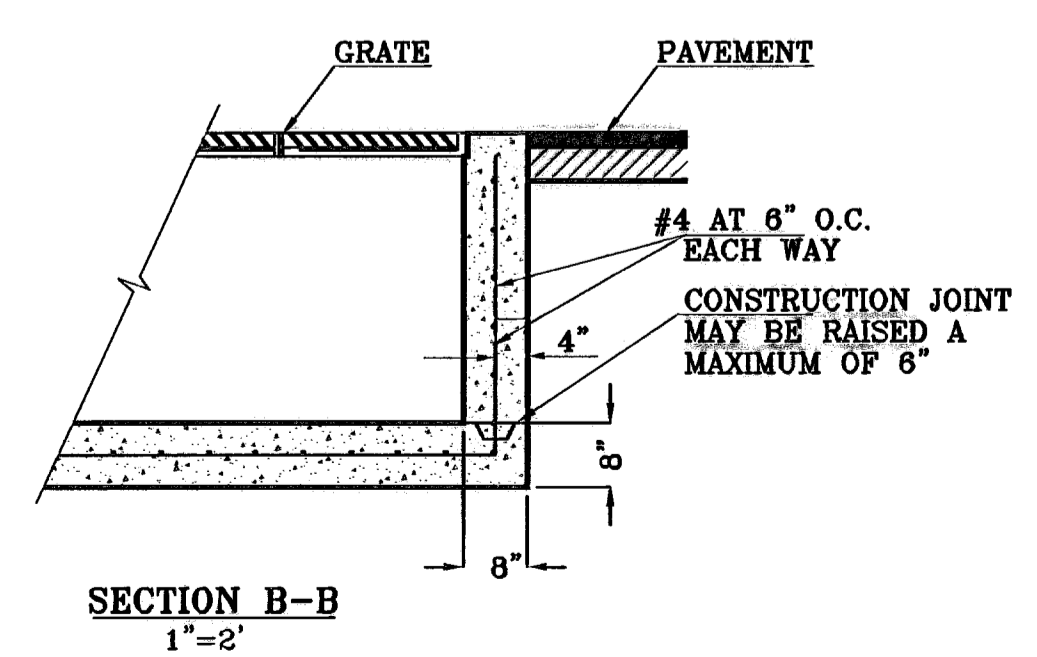


PLAN VIEW
1"=2'

No. OF GRATES	L
1	3'-2 5/8"
2	5'-2 1/4"
3	7'-1 7/8"
4	9'-1 1/2"
5	11'-1 1/8"
6	13'-0 3/4"
7	15'-0 3/8"
8	17'-0"
9	18'-11 5/8"
10	20'-11 1/4"
11	22'-10 7/8"
12	24'-10 1/2"

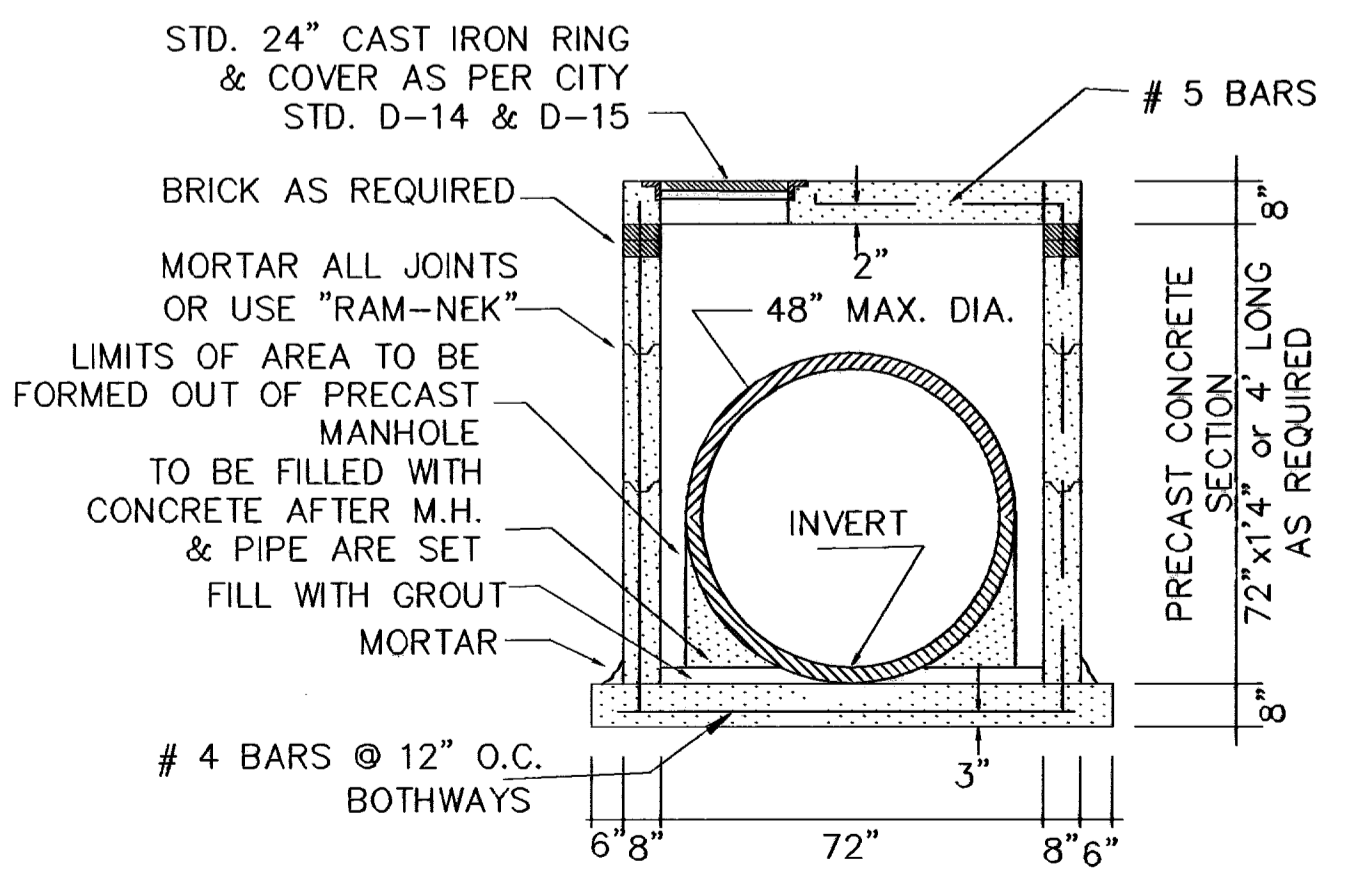


SECTION A-A
1"=2'



SECTION B-B
1"=2'

TYPE III INLET



PRECAST 72" MANHOLE SECTION

SCALE: 1" = 3'

PROJECT NAME: TIERRA DEL ESTE UNIT SIXTY THREE
 CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SETSINGER DR. AND TIM FOSTER ST. ELEVATION 4021.16
 CITY DATUM
 BENCHMARK
 REVISIONS
 DATE
 BY

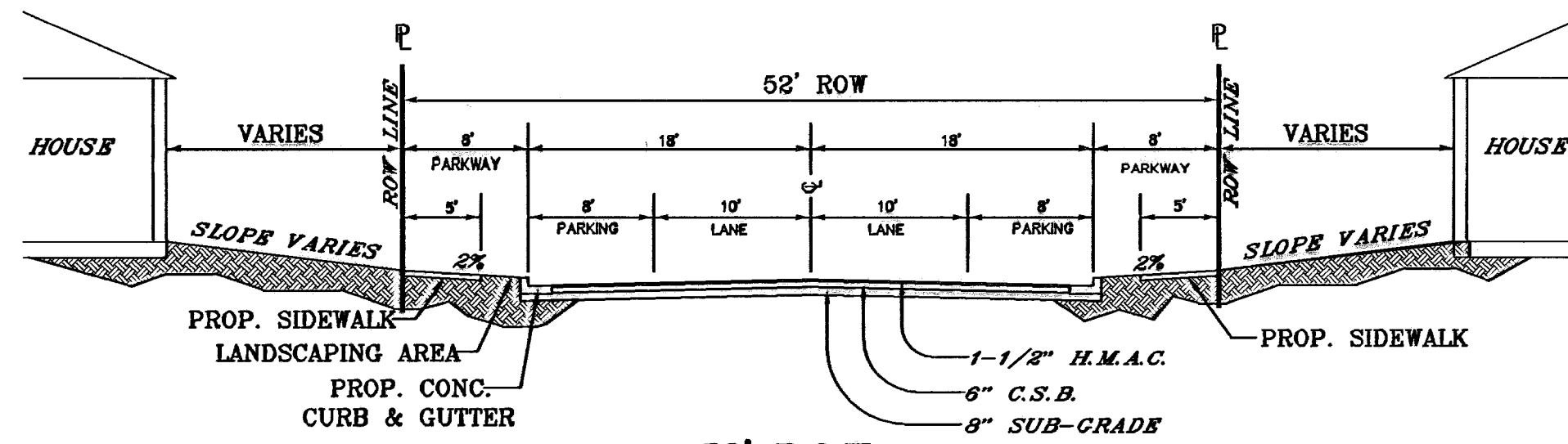
BEING A PORTION OF SECTIONS 47 AND 48, BLOCK 79, TOWNSHIP 2 N, RANGE 10 E, PACIFIC RAILROAD COMPANY SURVEY, EL PASO COUNTY, TEXAS, CONTAINING 40.562 ACRES

ENGINEER'S SEAL
 ENGINEER'S SEAL NOT REQUIRED. THIS SHEET IS A REVISION FROM CITY SUBDIVISION DESIGN STANDARDS

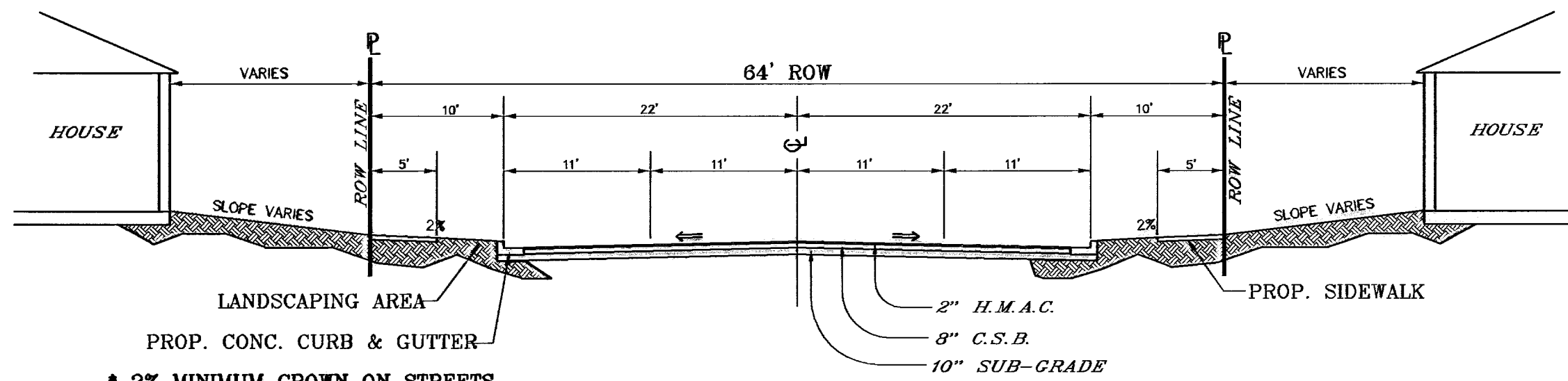
S C A L E
 HORIZ: AS SHOWN
 VERT: ---
 DATE: JULY 2008
 DESIGNED BY: YC
 INITIATED BY: EFG
 CHECKED BY: YC
 JOB NO.: 308-83

CONDE INC.
 ENGINEERING / PLANNING
 SURVEYING / GPS
 1790 LEE TREVINO STE 400
 EL PASO, TEXAS 79966

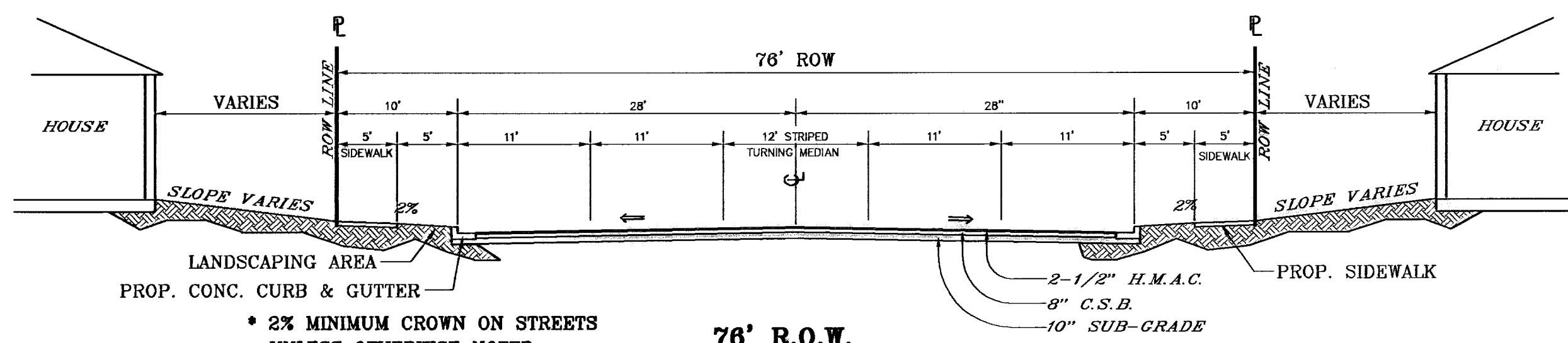
SHEET TITLE
 STRUCTURE DETAILS
 SHT 36 OF 40



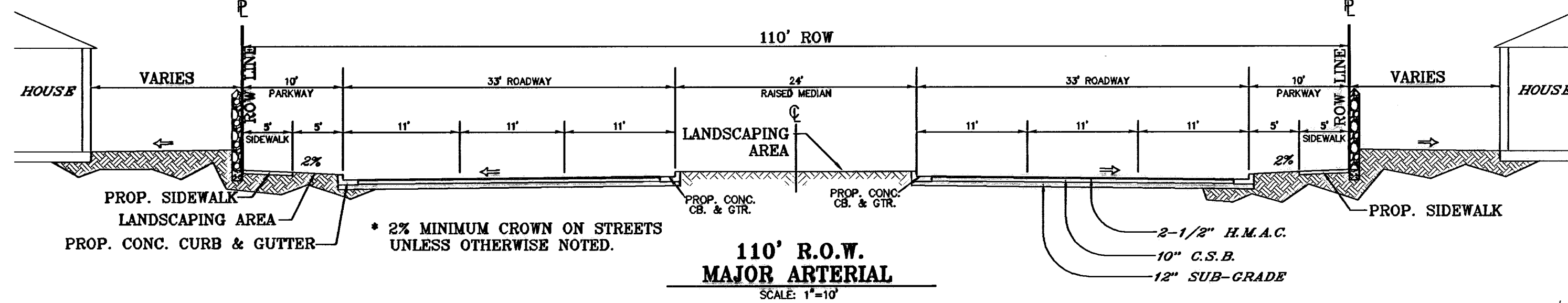
**52' R.O.W.
RESIDENTIAL SUBCOLLECTOR STREET**
SCALE: 1"=10'



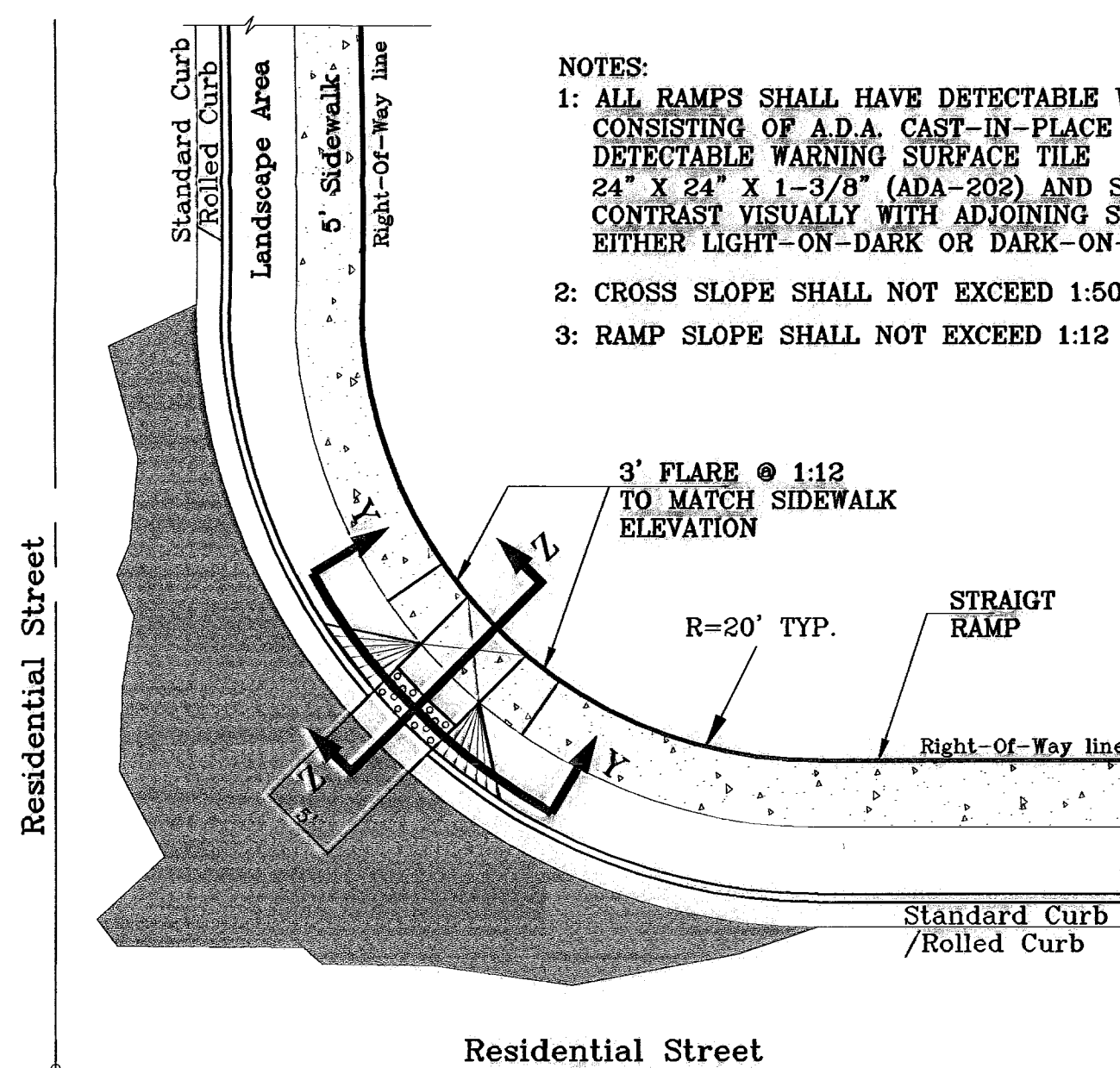
**64' R.O.W.
COLLECTOR ARTERIAL STREET**
SCALE: 1"=10'



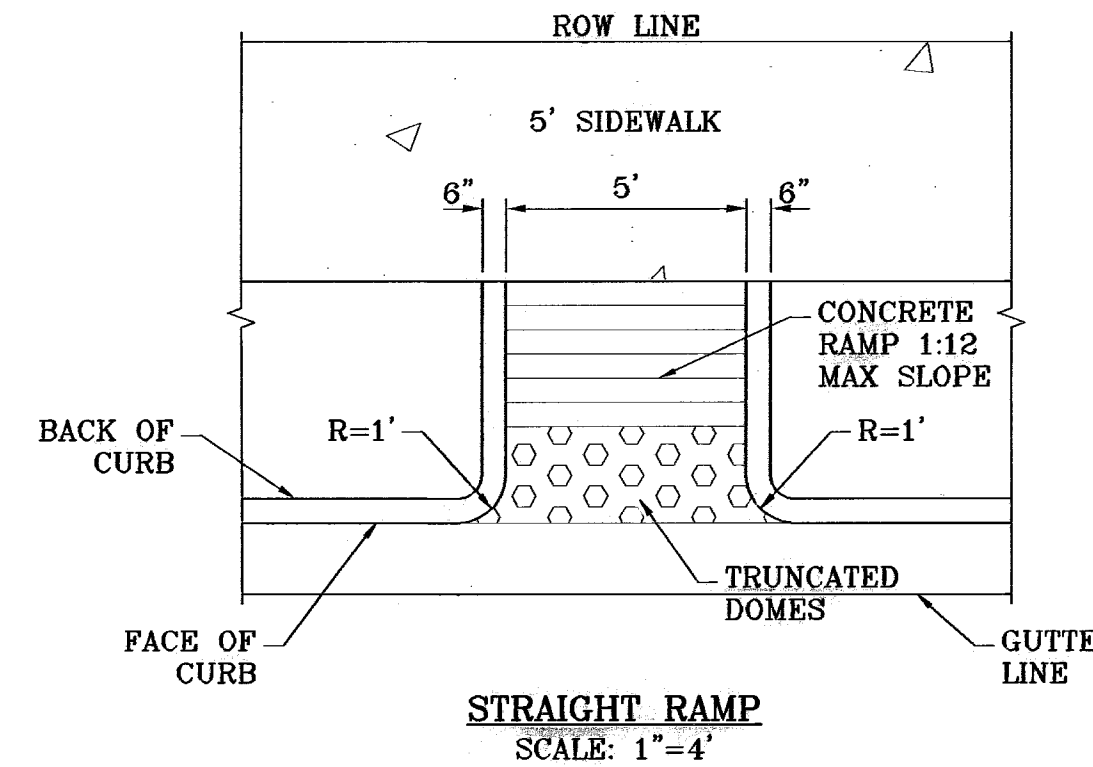
**76' R.O.W.
MINOR ARTERIAL STREET**
SCALE: 1"=10'



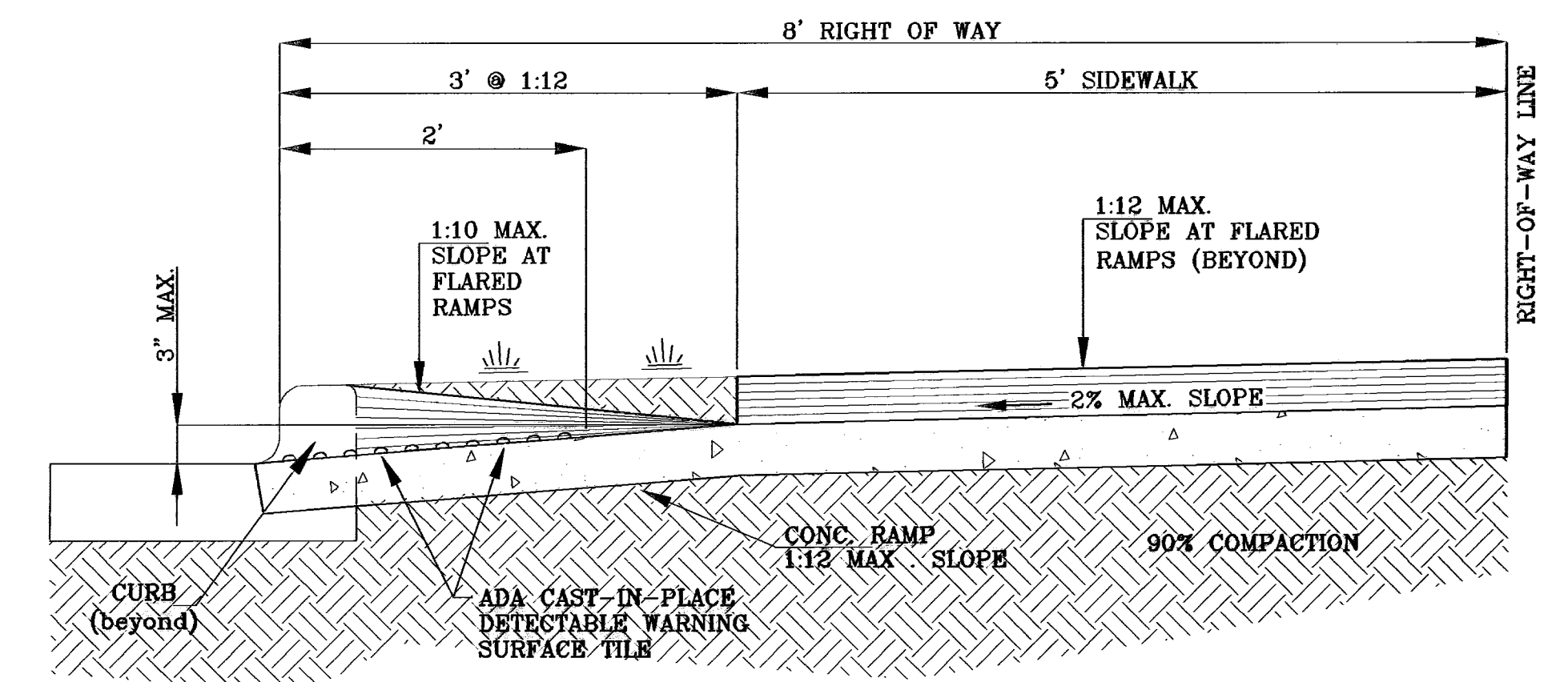
**110' R.O.W.
MAJOR ARTERIAL STREET**
SCALE: 1"=10'



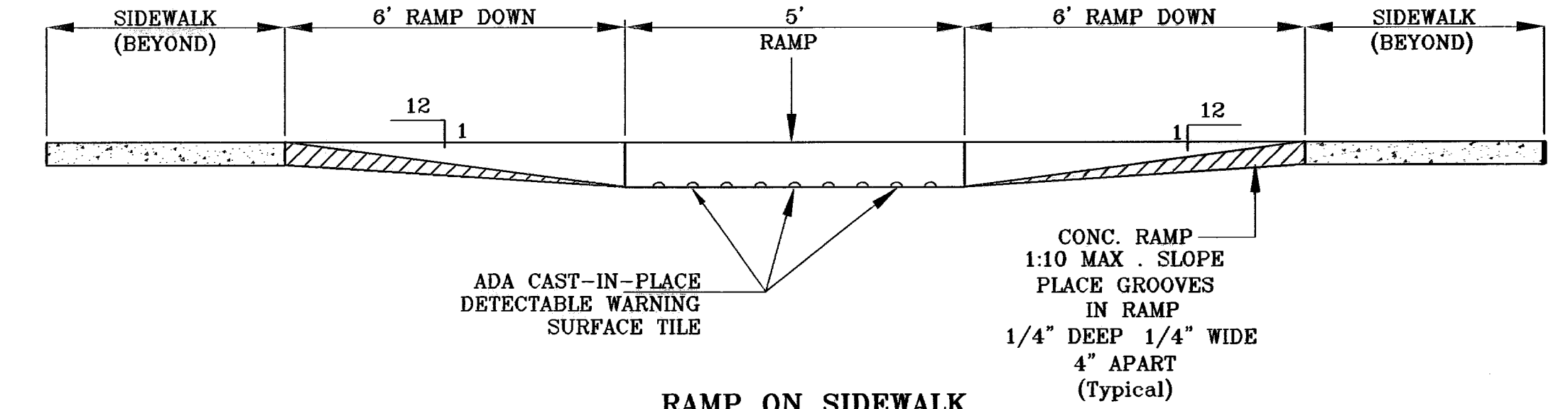
**RAMP ON SIDEWALK AT
STANDARD / ROLLED CURB**
SCALE: 1"=10'



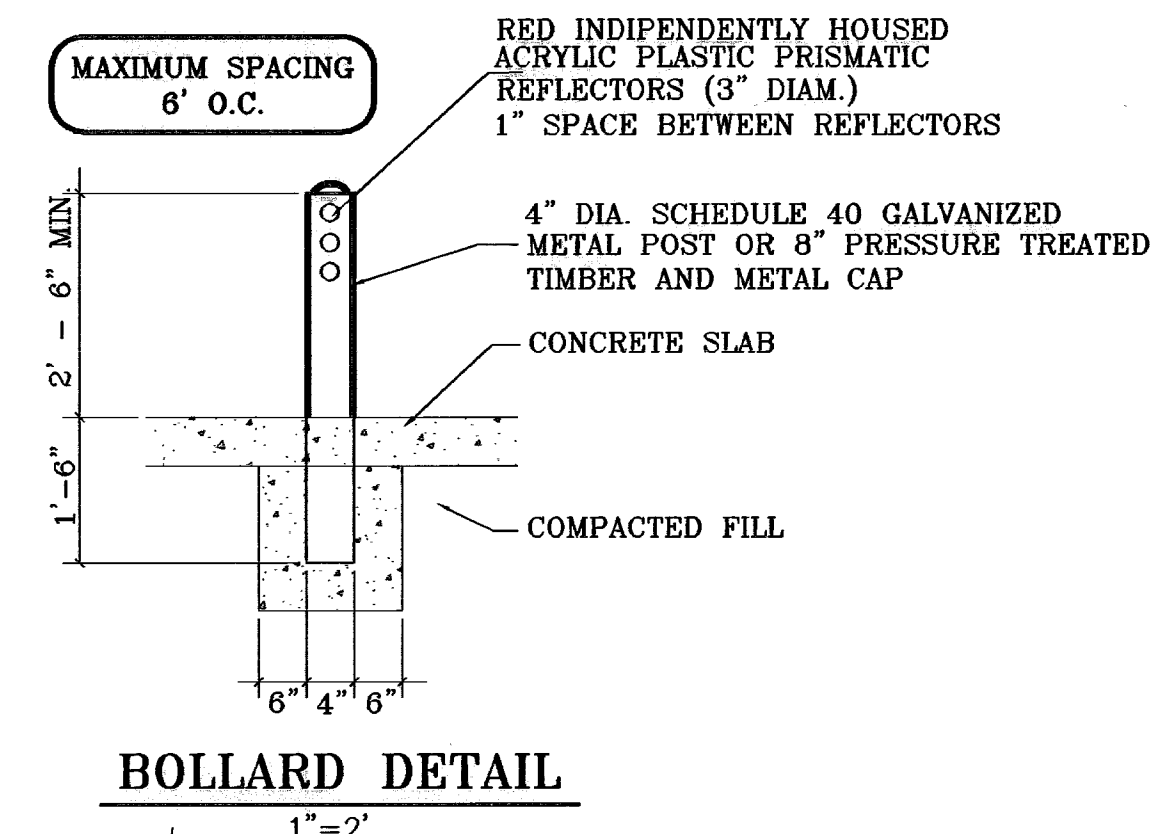
STRAIGHT RAMP
SCALE: 1"=4'



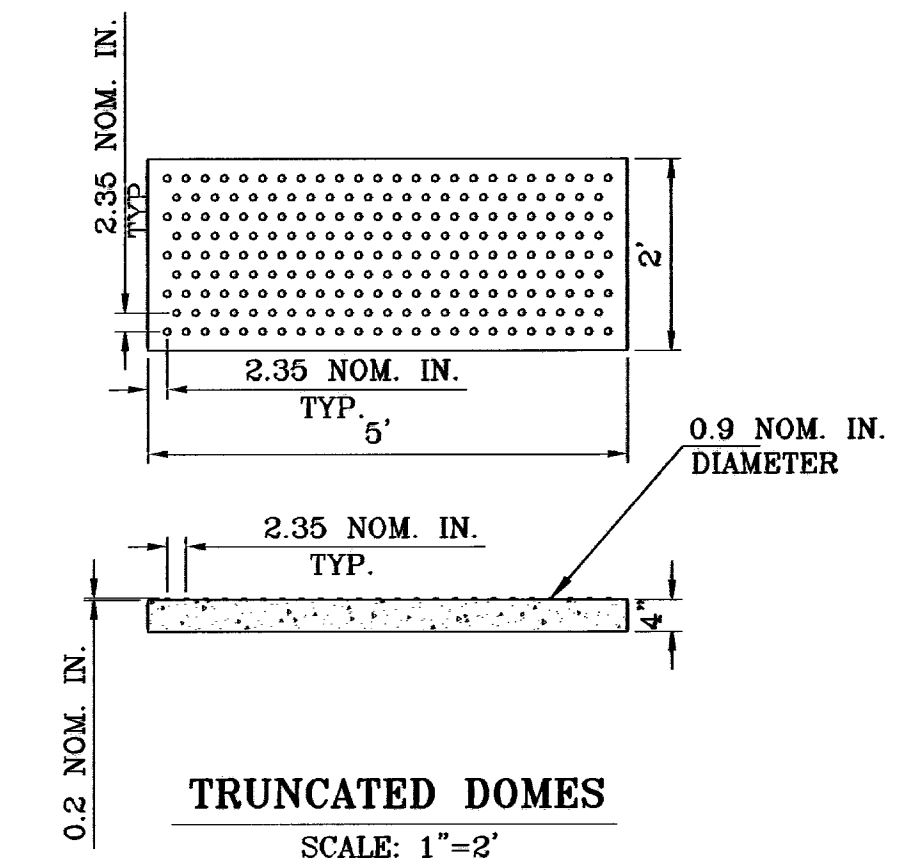
**TYPICAL WHEELCHAIR RAMP
AT 6" CURB & GUTTER
SECTION Z**
SCALE: 1"=1'



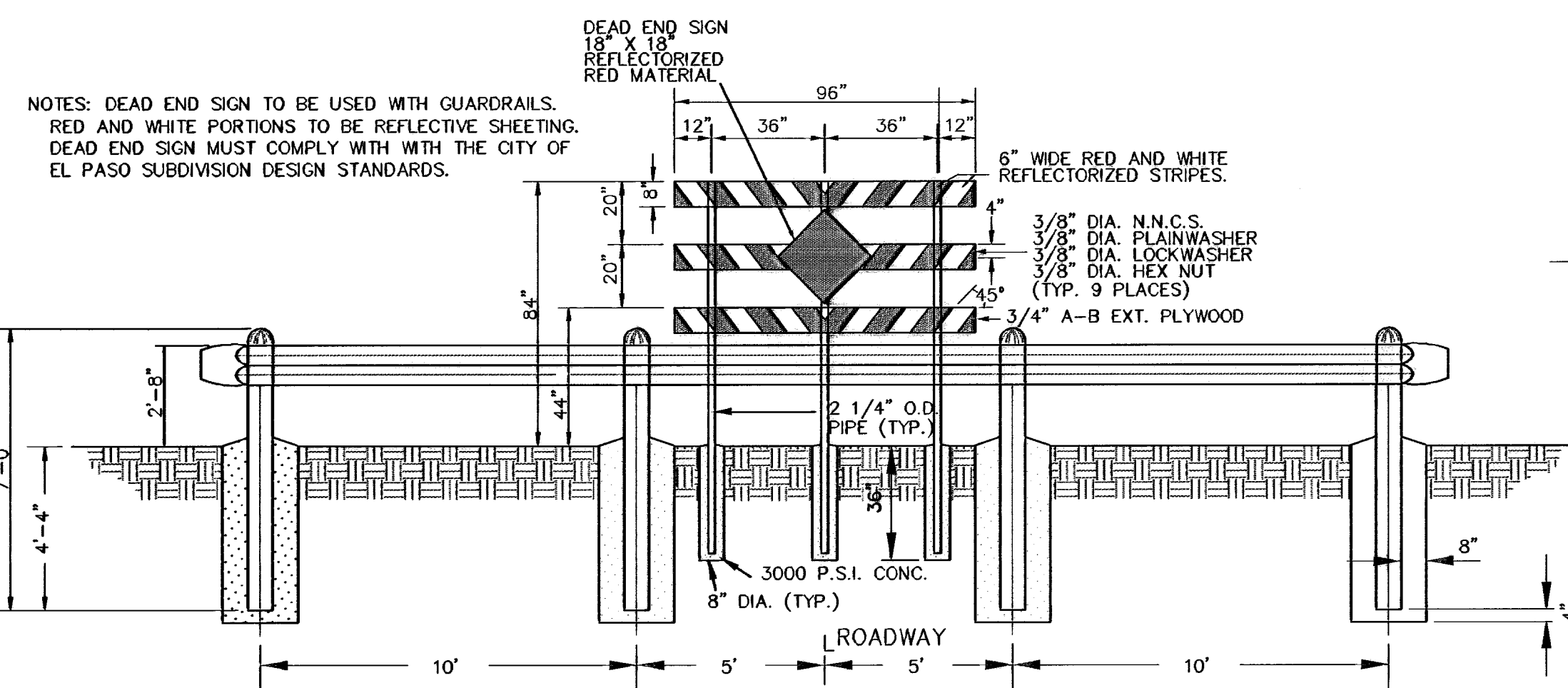
**RAMP ON SIDEWALK
SECTION Y**
SCALE: 1"=2'



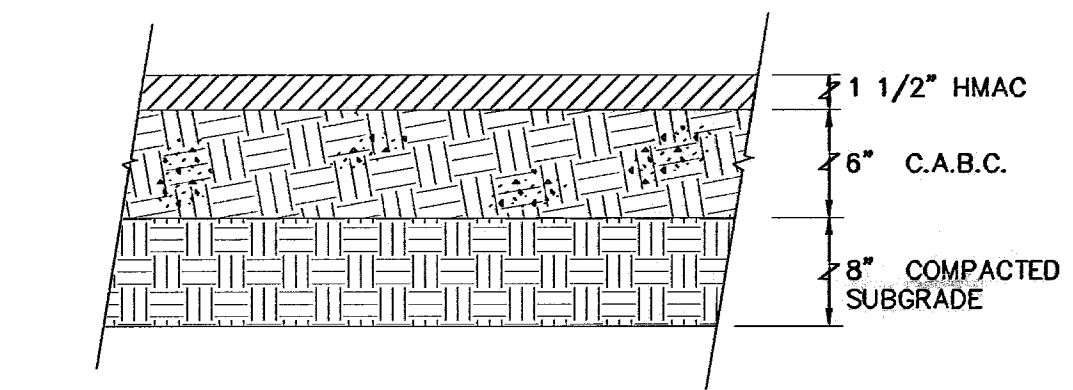
BOLLARD DETAIL
SCALE: 1"=2'



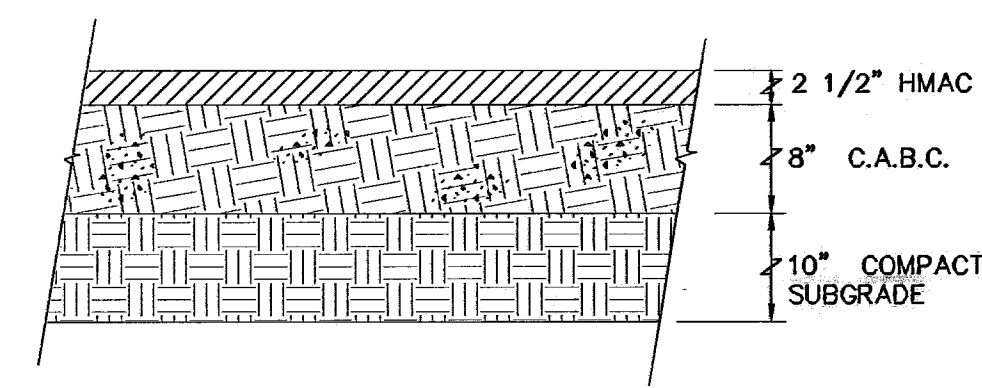
TRUNCATED DOMES
SCALE: 1"=2'



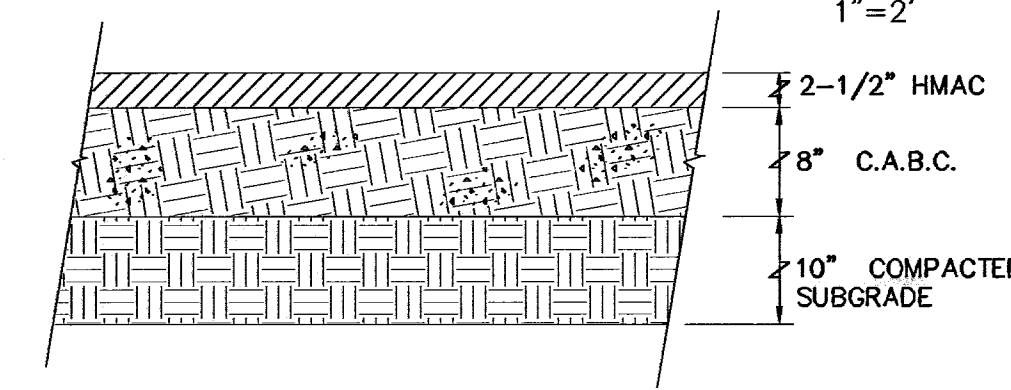
GUARD RAIL DETAIL
SCALE: 1"=3'



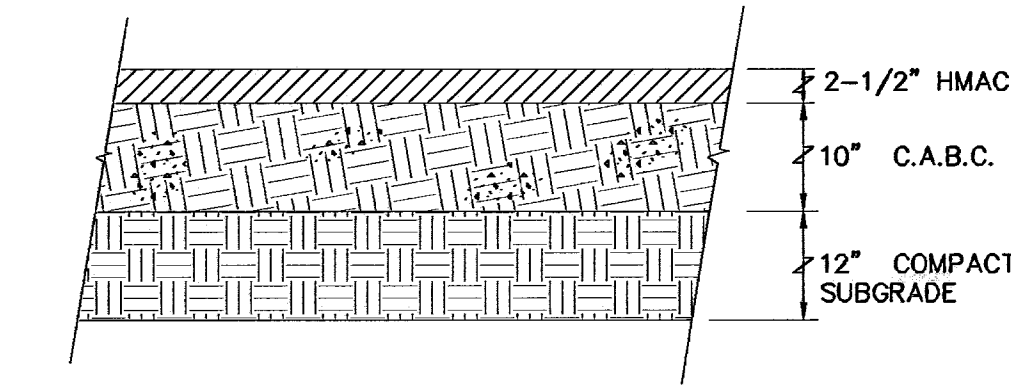
**TYPICAL PAVEMENT SECTION
52' RESIDENTIAL SUBCOLLECTOR STREETS**
NOT TO SCALE



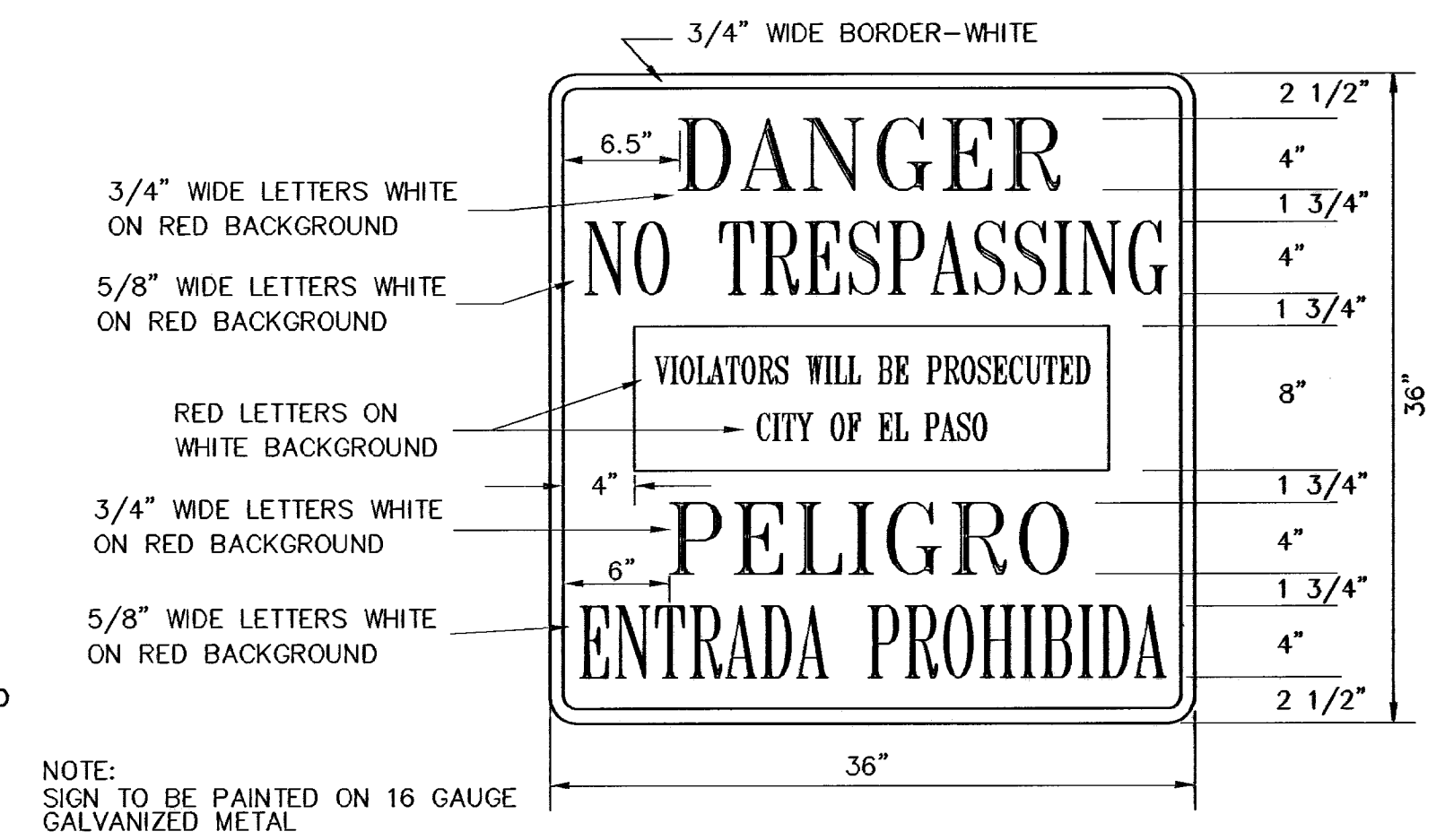
**TYPICAL PAVEMENT SECTION
76' MINOR ARTERIAL STREETS**
NOT TO SCALE



**TYPICAL PAVEMENT SECTION
64' COLLECTOR ARTERIAL STREETS**
NOT TO SCALE



**TYPICAL PAVEMENT SECTION
110' MAJOR ARTERIAL STREETS**
NOT TO SCALE



WARNING SIGN DETAIL
SCALE: N.T.S.

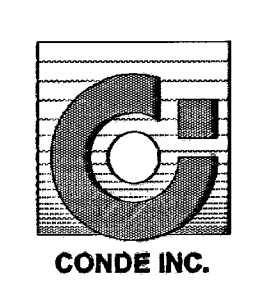
- NOTES:
1: ALL RAMP SHALL HAVE DETECTABLE WARNINGS CONSISTING OF A.D.A. CAST-IN-PLACE DETECTABLE WARNING SURFACE TILE 24" X 24" X 1-3/8" (ADA-202) AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
2: CROSS SLOPE SHALL NOT EXCEED 1:50
3: RAMP SLOPE SHALL NOT EXCEED 1:12

BENCHMARK	CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SEITZINGER DR. AND TIM POSTER ST. ELEVATION 4021.16
DATE	02/17/09
REVISIONS	CITY REDLINES AS PER 02/10/09 COMMENTS E.P.C.
BY	

**TERRA DEL ESTE
UNIT SIXTY THREE**
BEING A PORTION OF SECTIONS 47 AND 48, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS, CONTAINING 40.562 ACRES

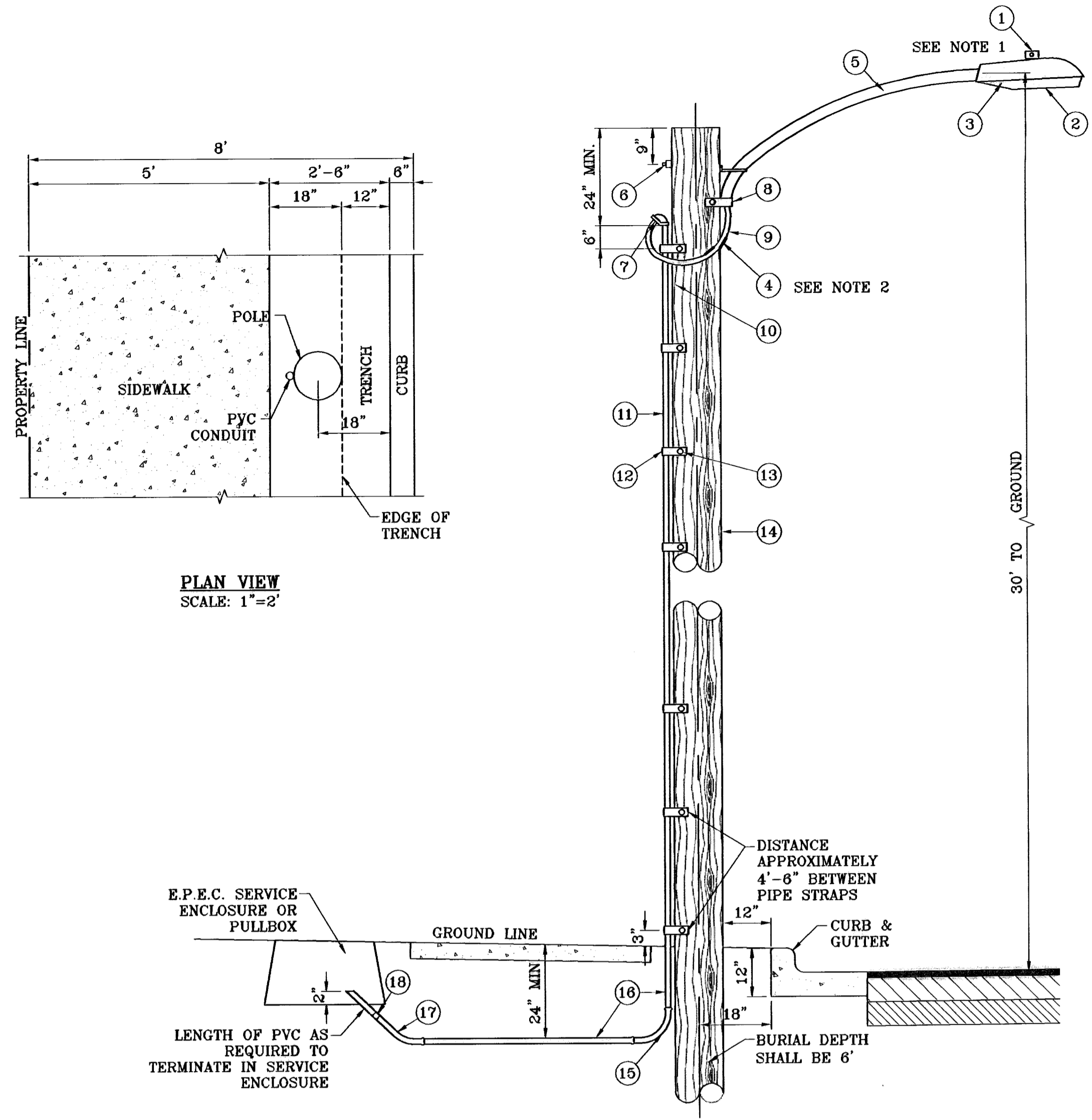
ENGINEER'S SEAL	
SCALE	HORIZAS SHOWN
	VERT: --
	DATE: JULY 2008
	DESIGN BY: YC
	INITIATED BY: EPG
	CHECKED BY: YC
	JOB NO.: 306-83

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1700 LEE TRAVINO SITE 400
EL PASO, TEXAS 79968



SHEET TITLE

**STANDARD
DETAILS**



PLAN VIEW
SCALE: 1"=2'

UNDERGROUND RESIDENTIAL
STREET LIGHT WOOD POLE
E.P.E.C. STD. DSU 805
SCALE: 1"=2'

- LEGEND**
- ▲ PROPOSED LIGHT
 - * EXISTING LIGHT
 - ↓ STOP SIGN WITH STREET NAME

NOTE: STREET LIGHTING TO BE IN ACCORDANCE WITH EL PASO DESIGN STANDARDS, SECTION VIII

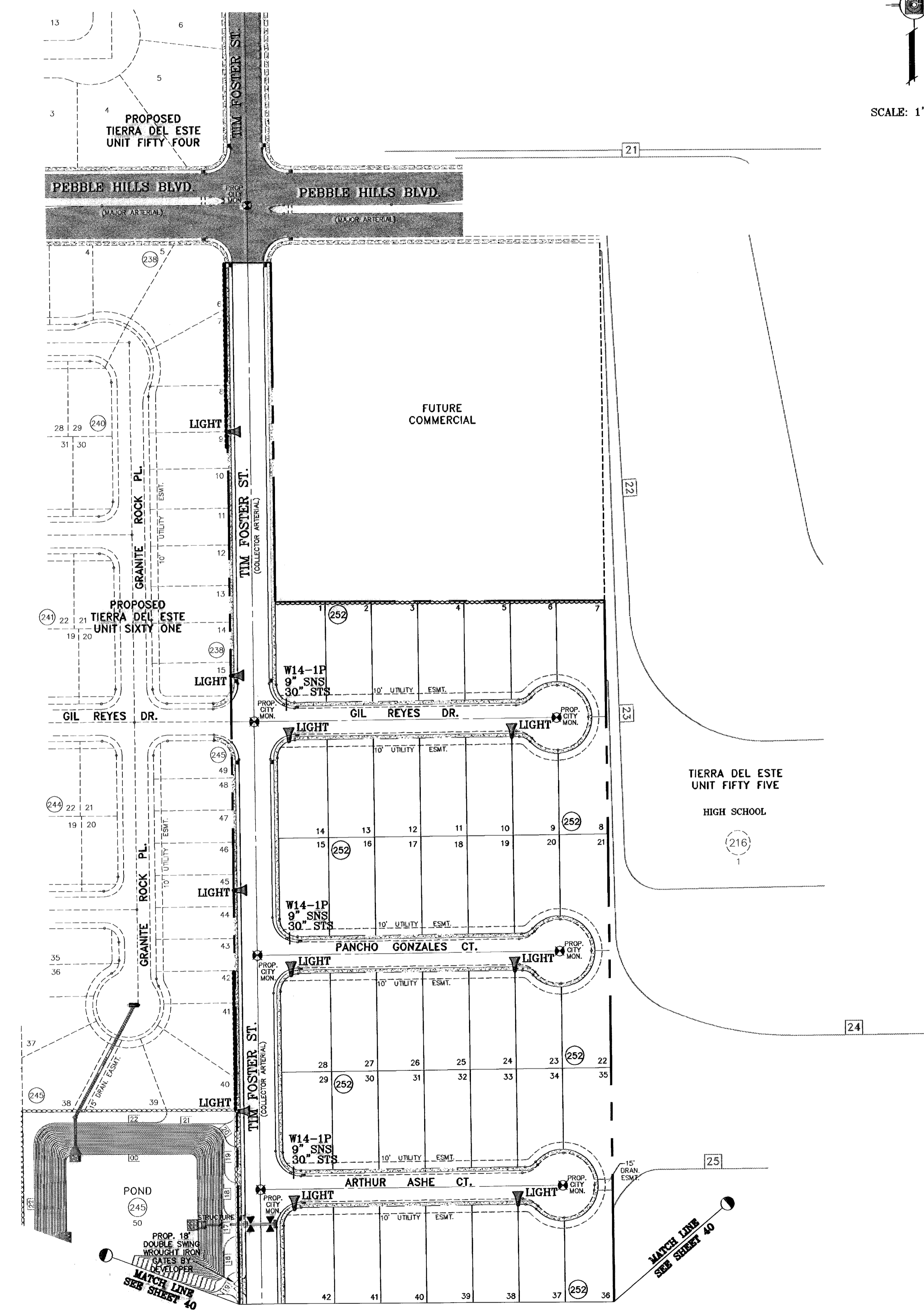
NOTE: INSTALL TRAFFIC CONTROL DEVICES AS SHOWN AND IN ACCORDANCE WITH CITY OF EL PASO DESIGN STANDARDS, SECTION VII

- 1 MOUNT SO THAT PHOTO CELL IS FACING NORTH.
- 2 ITEM #9 SHALL NOT BE SPLICED INSIDE ITEM #5.
- 3 INSTALLATION MUST COMPLY WITH LOCAL CODE REQUIREMENTS.
- 4 FOR ANY CLARIFICATION, EXCEPTIONS OR QUESTIONS REGARDING THIS STANDARD, CALL THE EL PASO ELECTRIC COMPANY DISTRIBUTION DESIGN DEPARTMENT.

ITEM	No.	DESCRIPTION	STOCK\DSU No.	QTY.	C\U CODE	MACRO CODE
1		PHOTOCELL, 240 V-SEE NOTE 1	21-225	1		LCOBRAUG
2		HPS LAMP 100 W	21-085	1	LCOBRAHD	
3		LUMINAIRE, 100 W HPS	21-335	1		
4		SLEEVES, #12-10	05-140	2		
5		MAST ARM, 8" x 1 1/4"	21-200	1	LBRKT1*6	
6		MACHINE BOLT, 5/8" x 12"	02-470	1		
6		SQUARE GALV. WASHER, 2 1/4"x2 1/4"	02-760	1	LMB5/812	
6		COIL SPRING WASHER, 5/8"	02-786	1		
6		LOCK NUT, 5/8"	02-706	1		
7		SERVICE ENTRANCE CAP FOR 1" PVC CONDUIT	17-281	1	LSVCCAP1	
8		LAG BOLT, 1/2" x 3"	02-343	2	LLAG12*3	
9		CABLE #10, 2 CONDUCTOR, 600V, UF	13-600	8'	L2C#10S	
10		COPPER CBL, #12, 19 SOLID, 600V BLUE	13-702	60'	LC#12CU	
11		SCHEDULE 80 1" PVC CONDUIT	17-280	30'	LSCH801	
12		PIPE STRAP FOR 1" PVC CONDUIT 2 HOLE	17-283	7	LPVCSTRP	
13		NAIL, STAINLESS STEEL SCREW 2.5"	14-427	25#	LNAL14*2	
14		POLE, 35' CLASS 4	09-035	1	L354UG	
15		1" PVC 90 DEGREE ELBOW	17-297	1	LEL901	
16		1" PVC CONDUIT	17-299	AS REQ'D	LPVC1	
17		1" PVC 45 DEGREE ELBOW	17-298	1	LEL451	
18		1" PVC COUPLING	17-296	1	LCPLG1	

Letter	Distance
A	2019.44
B	425.44
C	425.44
D	425.44
E	1434.70
F	255.20
G	255.20
H	255.20
I	1288.40
J	255.20
TOTAL	7039.66

7039.66	Divided by	300	=	24
Street Lights Provided				
25				



06/17/09 CITY REDLINES AS PER 6/18/09 COMMENTS E.F.G.
06/12/09 REVISE LIGHT LOCATION AS PER DEVELOPER E.F.G.

PROJECT NAME
TIERRA DEL ESTE UNIT SIXTY THREE

SCALE
HORIZ: 1"=100'
VERT: ---

DATE: JULY 2008
DESIGN BY: YC
INITIATED BY: EFG
CHECKED BY: YC
JOB NO.: 308-83

ENGINEER'S SEAL

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO STE. 400
EL PASO, TEXAS 79936

SHEET TITLE
ILLUMINATION AND TRAFFIC CONTROL PLAN

SHT 39 OF 40

REVISIONS
DATE CITY REDLINES AS PER 02/10/09 COMMENTS E.F.G.
05/15/09 REVISE LIGHT LOCATION E.F.G.
06/11/09 ADD LIGHTS ALONG TIM FOSTER ST. AS PER E.F.G.
CITY REDLINE COMMENTS 2/10/09

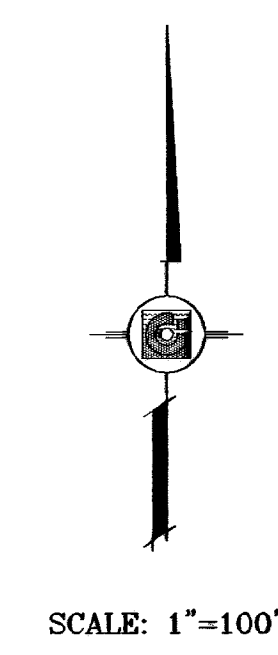
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SEISINGER DR AND TIM FOSTER ST. ELEVATION 4021.16 CITY DATUM

06/17/09 CITY REDLINES AS PER 6/18/09 COMMENTS E.F.G.
06/12/09 REVISE LIGHT LOCATION AS PER DEVELOPER E.F.G.

Centerline Distances	
A	2019.44
B	425.44
C	425.44
D	425.44
E	1434.70
F	255.20
G	255.20
H	255.20
I	1288.40
J	255.20
TOTAL	7039.66

Street Lights Required		
7039.66	Divided by	300
		24

Street Lights Provided	
25	



DATE	REVISIONS	BY
06/17/09	CITY REDLINES AS PER 6/16/09 COMMENTS	E.F.G
06/12/09	CITY REDLINES AS PER 6/16/09 COMMENTS	E.F.G
06/12/09	REVISE LIGHT LOCATION AS PER DEVELOPER	E.F.G
06/12/09	REVISE LIGHT LOCATION AS PER DEVELOPER	E.F.G
06/17/09	CITY REDLINES AS PER 02/10/09 COMMENTS	E.F.G
06/15/09	REVISE LIGHT LOCATION	E.F.G
06/11/09	ADD LIGHTS ALONG TIM FOSTER ST. AS PER	E.F.G
06/11/09	CITY REDLINE COMMENTS 2/10/09	E.F.G

PROJECT NAME
TIERRA DEL ESTE UNIT SIXTY THREE
 BEING A PORTION OF SECTIONS 47 AND 48, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS, CONTAINING 40.562 ACRES

SCALE
 HORIZ. 1"=100'
 VERT. ---
 DATE: JULY 2008
 DESIGN BY: YC
 INITIATED BY: EFG
 CHECKED BY: YC
 JOB NO.: 308-83

ENGINEER'S SEAL

CONDE INC.
 ENGINEERING / PLANNING
 SURVEYING / GPS
 1700 LEE TRAVINO STE 400
 EL PASO, TEXAS 79936

SHEET TITLE
ILLUMINATION AND TRAFFIC CONTROL PLAN

