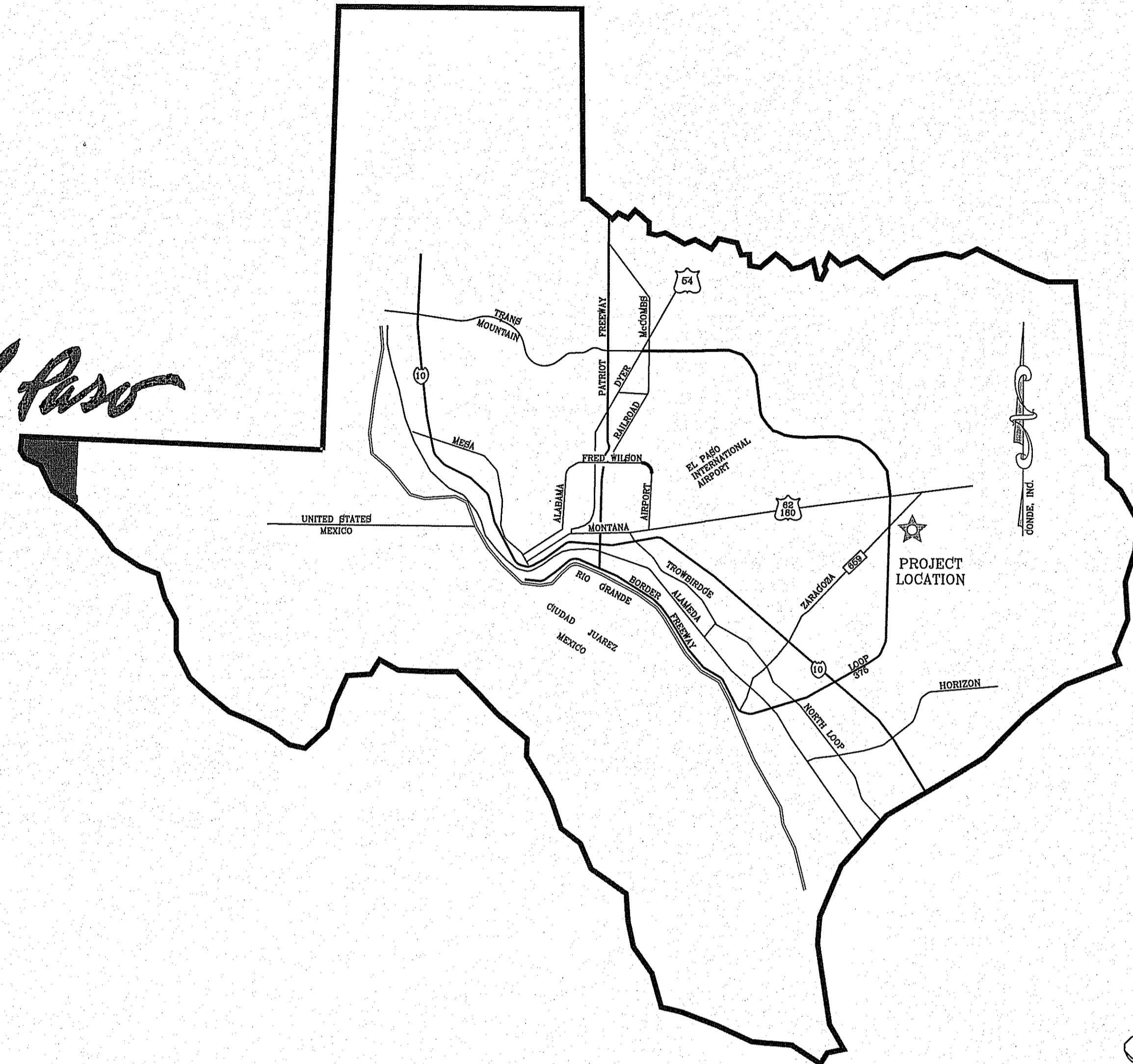
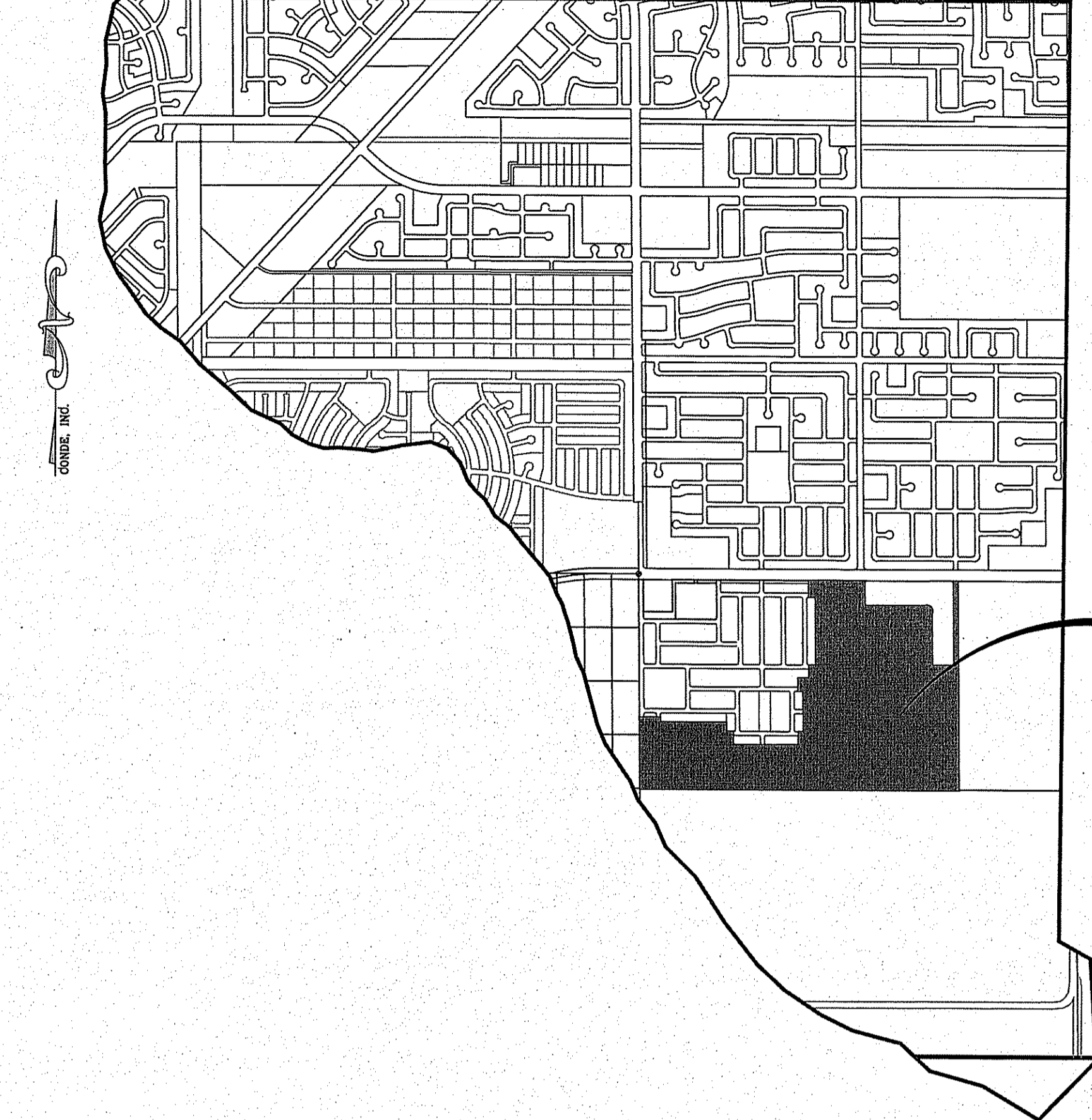


*El Paso*



VICINITY MAP



TIERRA DEL ESTE  
UNIT SEVENTY EIGHT  
PROJECT  
LOCATION

**CITY DEVELOPMENT  
DEPARTMENT**  
Reviewed For Conformance For Condition Related To:

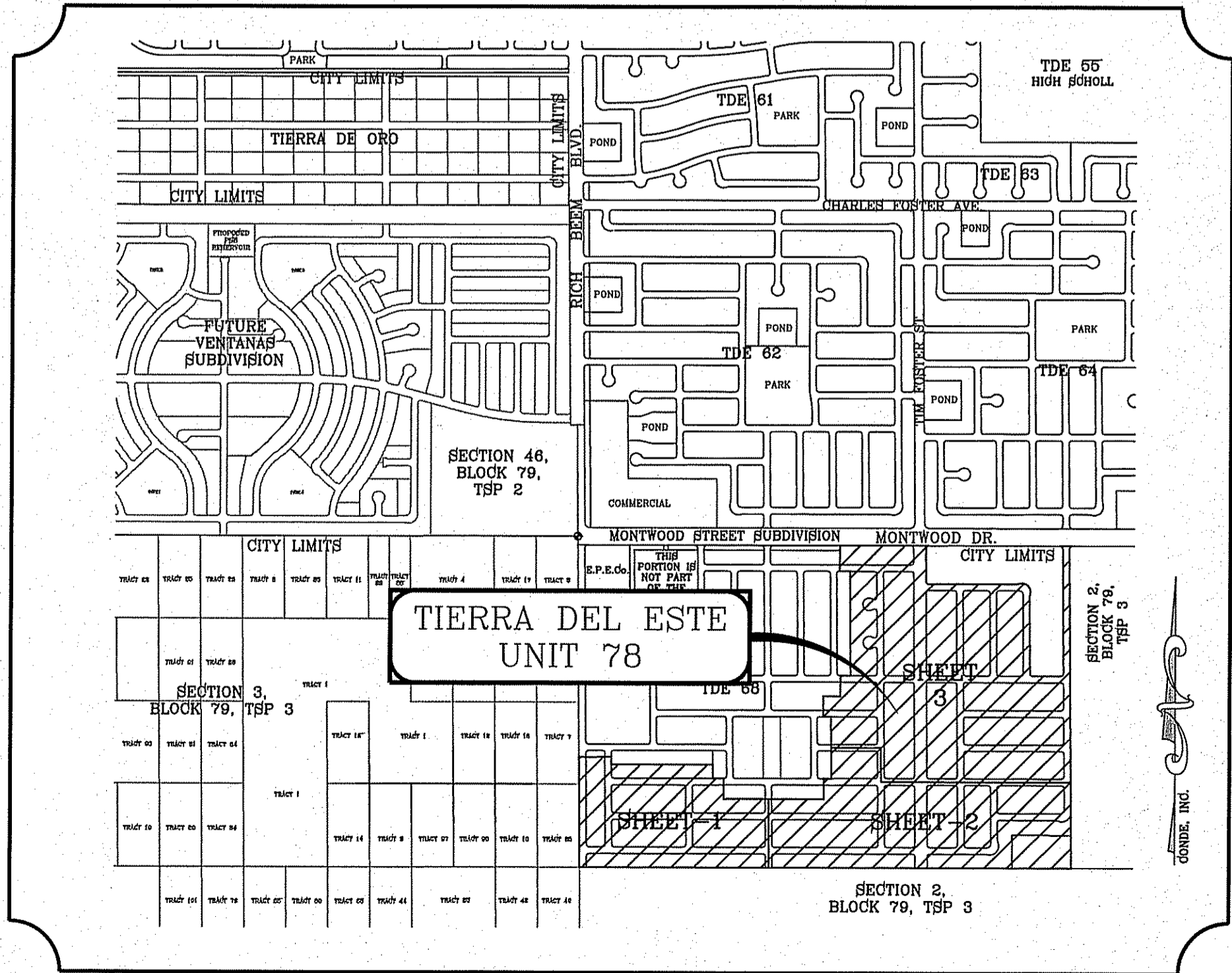
- Sidewalks
- Grading & Drainage
- Wheelchair Ramps
- On Site Parking Layout
- Driveways
- Retaining Rock Walls
- On Site Paving of Storm Water

Contractor Must Call 24 Hours Prior To Construction for Inspections  
*[Signature]* 02/03/2016  
 Date

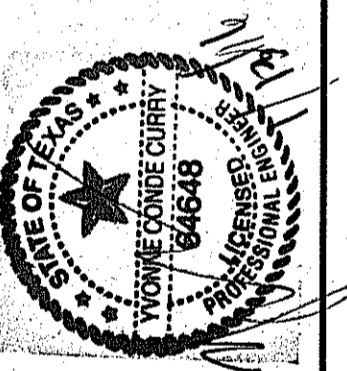
# STREET IMPROVEMENTS

## I N D E X

LOCATION MAP SCALE: 1"=1000'



TITLE	SHEET No.	TITLE	SHEET No.
COVER SHEET	1 of 79	JOHN SCAGNO AVE.	42-44 of 79
PLAT	2-4 of 79	JONATHAN K. MOLINA CT.	45 of 79
GRADING PLAN	5-7 of 79	RICH BEEM BLVD.	46-47 of 79
GRADING SECTIONS	8-9 of 79	RICHARD WILES AVE.	48 of 79
DRAINAGE PLAN	10-12 of 79	ROY VINSON PL.	49 of 79
SWPPP & GSP PLAN AND NOTES	13-14 of 79	RUSS LEACH AVE.	50 of 79
ANGEL D. GARCIA CT.	15 of 79	THOMAS LACKLAND ST.	51-53 of 79
BEN JENKINS PL.	16 of 79	TIM FOSTER ST.	54-57 of 79
CHARLES POLLOCK AVE.	17-19 of 79	WAYEN CARREON PL.	58 of 79
CON LOCKHART PL.	20 of 79	WILLIAM CAPLES ST.	59-61 of 79
DON JOHNSON CT.	21 of 79	ALLEY R.O.W. (EAST)	62-65 of 79
EARL CHOKIŠKI AVE. (EAST)	22-24 of 79	ALLEY R.O.W. (WEST)	66-69 of 79
EARL CHOKIŠKI AVE. (WEST)	25-26 of 79	STRUCTURE #1	70 of 79
ED FINK CT. & JEFF MILTON CT.	27 of 79	STRUCTURE #2	71 of 79
PEYTON EDWARDS AVE.	28-31 of 79	STRUCTURE #3	72 of 79
PEYTON EDWARDS AVE. & RICHARD WOOTEN PL.	32-33 of 79	POND & POND DETAILS	73 of 79
FLORENCE HALL PL.	34 of 79	STRUCTURE DETAILS	74 of 79
GEORGE CAMPBELL CT. & HONEY DEW ST.	35 of 79	STANDARD DETAILS	75-76 of 79
HONEY DEW ST.	36-38 of 79	ILLUMINATION AND TRAFFIC CONTROL PLAN	77-79 of 79
JAMES WHITE DR.	39-41 of 79	WATER AND SEWER	1-15 of 15
		LANDSCAPE AND IRRIGATION	1-5 of 5



**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6080 SURETY DR. STE. 100  
 EL PASO, TEXAS 79905



# TIERRA DEL ESTE UNIT SEVENTY EIGHT

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

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be at the time of the meter connection if development is outside the city limits.

### RATES SERVICE AREA

Meter Size	Meter Capacity Ratio	Water (\$)	Wastewater (\$)
Less Than 1"	1.00	497.00	920.00
1"	1.07	1,163.00	1,537.00
1 1/2"	3.33	2,321.00	3,065.00
2"	5.33	3,714.00	4,905.00
3"	10.00	6,968.00	9,203.00
4"	16.67	11,615.00	15,341.00
6"	33.33	23,229.00	30,672.00
8"	53.33	37,188.00	49,077.00
10"	76.67	40,064.00	52,816.00
12"	143.33	74,899.00	98,924.00

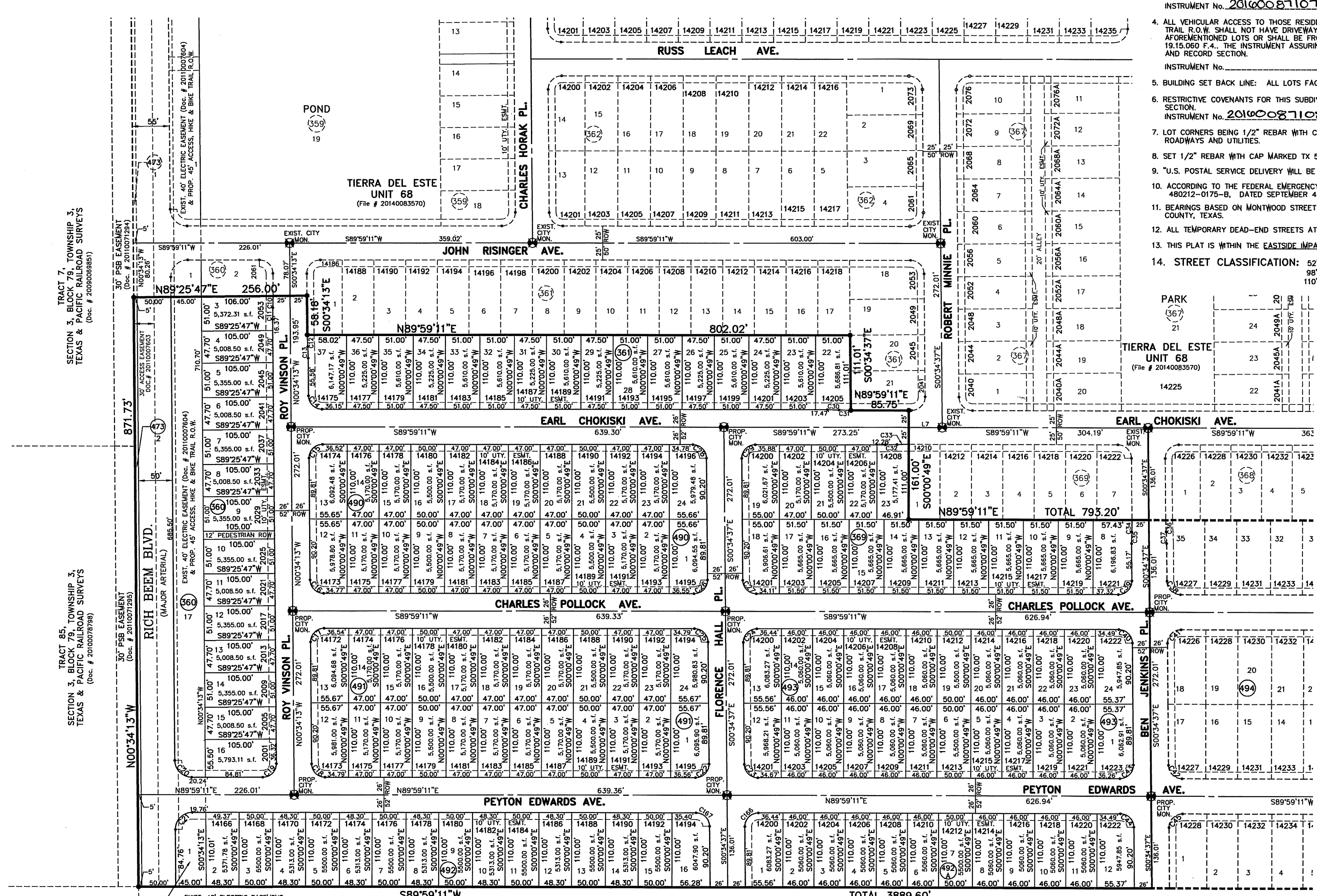
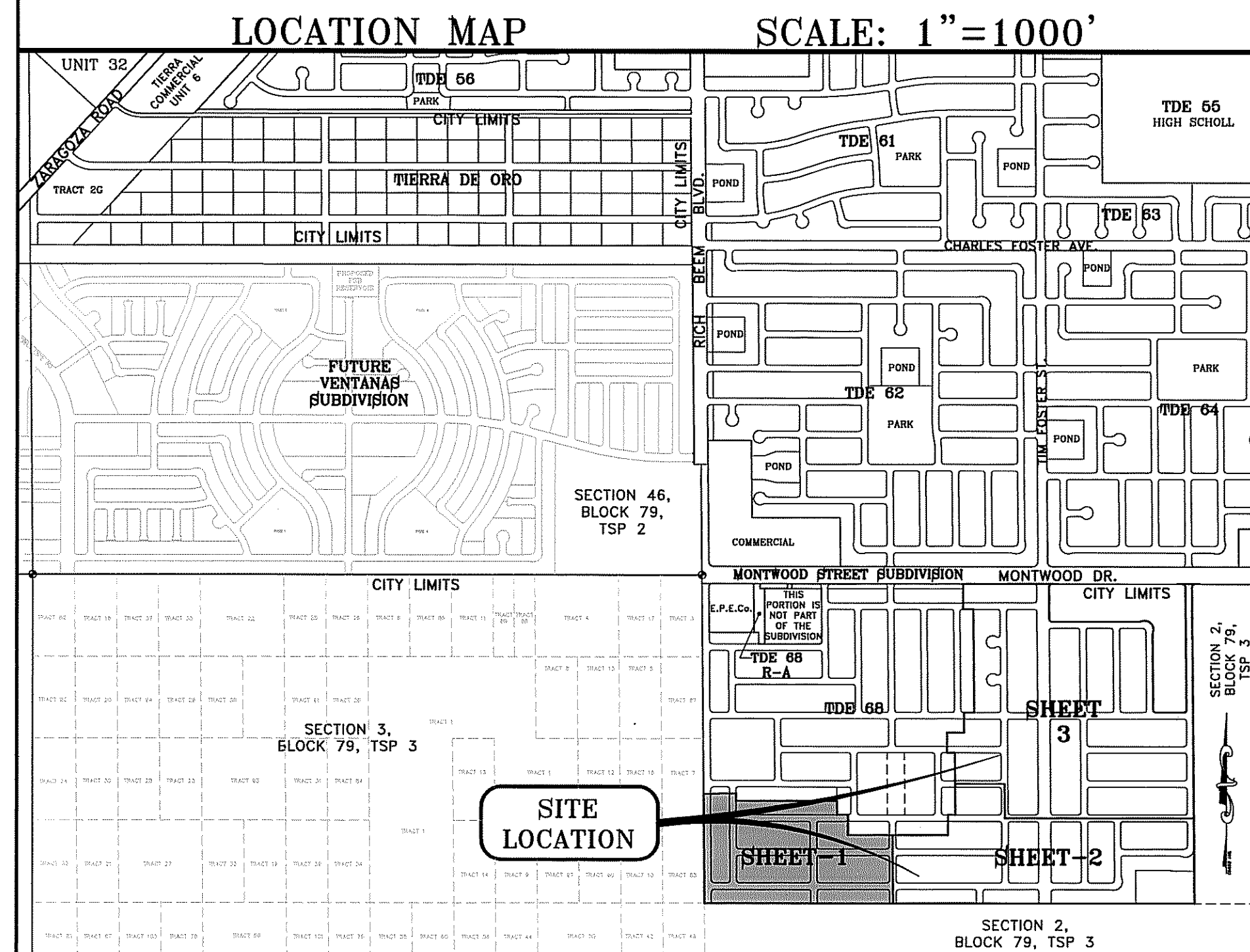
\* Fees do not apply to water meter or connections made for standby fire protection service.

### LINE TABLE

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

### CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	39.50'	25.23'	35.52'	S44°43'47"W	90°31'30"
C2	20.00'	31.23'	19.82'	28.15'	S45°16'13"E	89°28'30"
C3	40.00'	15.35'	7.77'	15.26'	N78°59'57"E	21°59'11"
C4	70.00'	163.04'	162.73'	128.61'	S45°16'13"E	133°26'53"
C5	40.00'	15.35'	7.77'	15.26'	S10°27'38"W	21°59'11"
C6	20.00'	31.23'	19.82'	28.15'	S45°16'23"E	89°28'51"
C7	20.00'	31.61'	20.20'	28.42'	N44°42'10"E	90°34'03"
C8	25.00'	39.02'	24.75'	35.18'	N45°17'40"W	89°25'36"
C9	25.00'	39.52'	25.25'	35.53'	S44°42'20"W	90°34'24"
C10	300.00'	17.32'	8.66'	17.32'	N1°05'02"E	318°30"
C11	300.00'	17.32'	8.66'	17.32'	S1°05'02"W	318°30"
C12	300.00'	17.32'	8.66'	17.32'	S1°13'28"E	318°30"
C13	300.00'	17.32'	8.66'	17.32'	N21°3'28"W	318°30"
C14	20.00'	31.22'	19.81'	28.15'	S45°17'31"E	89°26'36"
C15	20.00'	31.61'	20.20'	28.42'	S44°42'29"W	90°33'24"
C16	20.00'	31.22'	19.81'	28.15'	S45°17'31"E	89°26'36"
C17	20.00'	31.61'	20.20'	28.42'	S44°42'29"W	90°33'24"
C18	20.00'	31.22'	19.81'	28.15'	S45°17'31"E	89°26'36"
C19	20.00'	31.61'	20.20'	28.42'	N44°42'29"E	90°33'24"
C20	25.00'	39.03'	24.76'	35.18'	S45°17'31"E	89°26'36"
C21	25.00'	39.51'	25.24'	35.53'	S44°42'29"W	90°33'24"
C22	20.00'	31.61'	20.20'	28.42'	N44°42'17"E	90°33'48"
C23	20.00'	31.22'	19.80'	28.14'	S45°17'43"E	89°26'12"
C24	20.00'	31.61'	20.20'	28.42'	S44°42'17"W	90°33'48"
C25	20.00'	31.22'	19.80'	28.14'	N45°17'43"W	89°26'12"
C26	20.00'	31.61'	20.20'	28.42'	N44°42'17"E	90°33'48"
C27	20.00'	31.22'	19.80'	28.14'	S45°17'43"E	89°26'12"
C28	20.00'	31.22'	19.80'	28.14'	N45°17'43"W	89°26'12"
C29	20.00'	31.61'	20.20'	28.42'	S44°42'17"W	90°33'48"
C30	300.00'	17.32'	8.66'	17.32'	N88°21'34"W	318°30"
C31	300.00'	17.32'	8.66'	17.32'	S88°21'34"E	318°30"
C32	300.00'	17.32'	8.66'	17.32'	N88°19'56"E	318°30"
C33	300.00'	17.32'	8.66'	17.32'	S88°19'56"W	318°30"
C34	300.00'	17.32'	8.66'	17.32'	N1°04'39"E	318°30"
C35	300.00'	17.32'	8.66'	17.32'	S1°04'38"W	318°30"
C36	300.00'	17.32'	8.66'	17.32'	S21°3'53"E	318°30"
C37	300.00'	17.32'	8.66'	17.32'	N21°3'53"W	318°30"
C38	20.00'	31.22'	19.80'	28.14'	S45°17'43"E	89°26'12"
C39	20.00'	31.61'	20.20'	28.42'	N44°42'17"E	90°33'48"
C40	20.00'	31.22'	19.80'	28.14'	N45°17'43"W	89°26'12"
C41	20.00'	31.61'	20.20'	28.42'	S44°42'17"W	90°33'48"
C42	20.00'	31.22'	19.80'	28.14'	S45°17'43"E	89°26'12"
C43	20.00'	31.61'	20.20'	28.42'	N44°42'17"E	90°33'48"
C44	20.00'	31.22'	19.80'	28.14'	N45°17'43"W	89°26'12"
C45	20.00'	31.61'	20.20'	28.42'	S44°42'17"W	90°33'48"
C46	20.00'	31.22'	19.80'	28.14'	N45°17'43"W	89°26'12"



SECTION 2, BLOCK 79, TOWNSHIP 3,  
TEXAS & PACIFIC RAILROAD SURVEYS  
(Doc. # 2015001492)

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

**TOTAL RESIDENTIAL LOTS**  
674

DATE OF PREPARATION: JULY 25, 2013

**CONDE INC.**  
ENGINEERING / PLANNING  
GPS / SURVEYING / CAD  
6000 SURETY DR., STE 100  
EL PASO, TEXAS 79960  
PHONE: (915) 562-0283  
FAX: (915) 562-0286

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

**DEDICATION**  
RANCHOS REAL XV, L.L.C., property owner of this land hereby present this plat and dedicate to the use of the public, the streets, drives, ponds, alleys, access, hike and bike trail, R.O.W., pedestrian R.O.W., drainage R.O.W., drainage easement, and utility easements as herein laid out and designated, including easements for overhead service wires for pole type utilities, and buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

Witness our signature this 6th day of October, 2016.

By: **Douglas A. Schwartz, MANAGER**

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 XV, L.L.C., on BEHALF OF SAID LIMITED LIABILITY COMPANY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the act and deed of said company for the purpose and considerations herein expressed.

Given under my hand and seal of office this 6th day of October, 2016.

**My Commission Expires 08-02-2018**  
Notary Public in and for El Paso County My Commission Expires

**CITY PLAN COMMISSION**  
This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this 30 day of FEBRUARY, 2015.

Approved for filing this 30 day of NOVEMBER, 2016.

Planning and Inspections Director

**FILING**  
Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 20th day of December, 2016, A.D. in File No. 20160081106

**Doris Buias** (Notary)  
**Amalia Caske** (Deputy)

**YVONNE CONDE CURRY, P.E.**  
Registered Professional Engineer  
Registration No. 64848

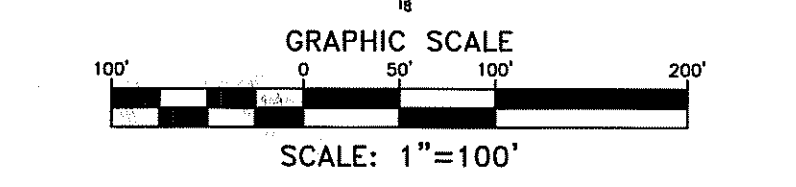
**Ron R. Conde**  
Registered Professional Land Surveyor  
Texas License No. 5152

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

**STATE OF TEXAS**  
**YVONNE CONDE CURRY**  
64848  
REGISTERED PROFESSIONAL ENGINEER

**STATE OF TEXAS**  
**RON R. CONDE**  
5152  
REGISTERED PROFESSIONAL LAND SURVEYOR

SHEET 1 OF 3

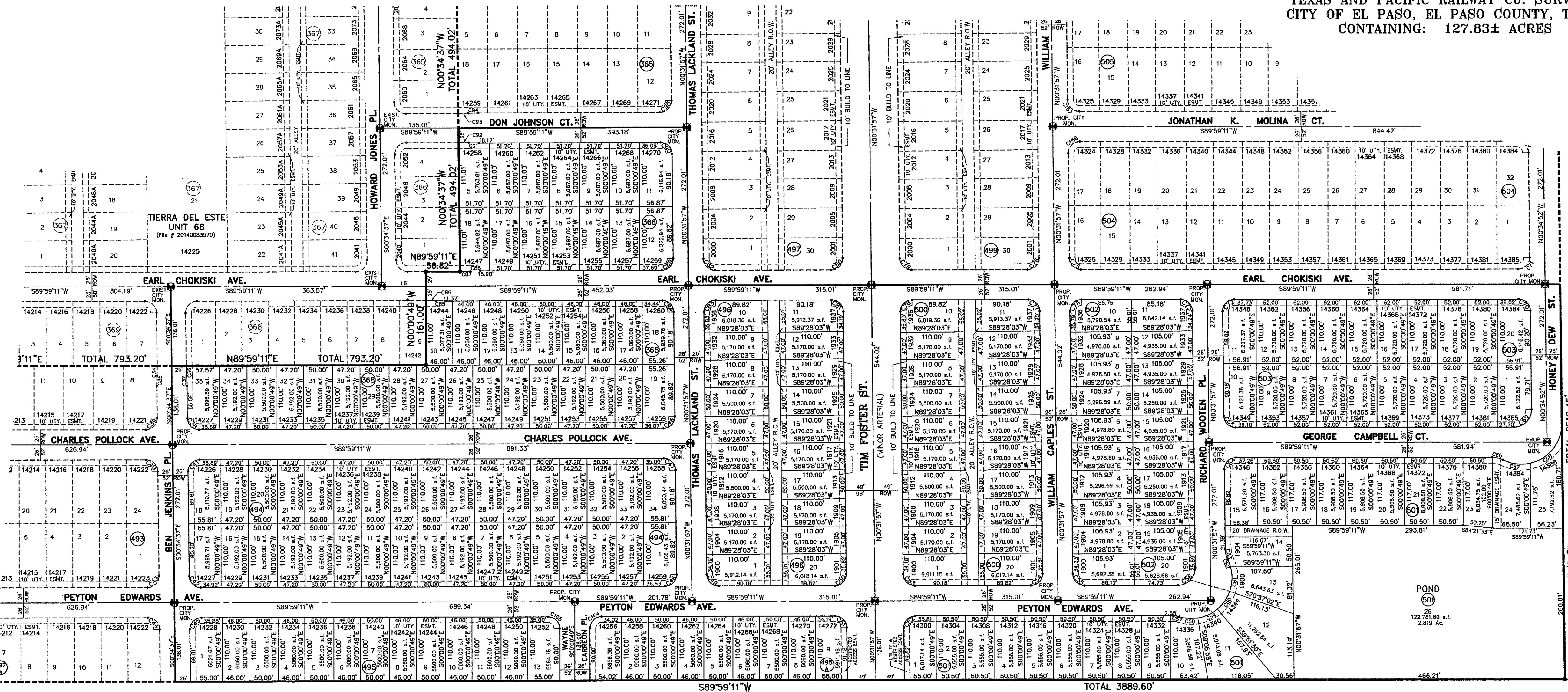


# TIERRA DEL ESTE UNIT SEVENTY EIGHT

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

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C34	300.00'	17.32'	8.66'	17.32'	N10°43'37"W	318°30'
C35	300.00'	17.32'	8.66'	17.32'	S10°43'37"W	318°30'
C36	300.00'	17.32'	8.66'	17.32'	S21°33'53"E	318°30'
C37	300.00'	17.32'	8.66'	17.32'	N21°33'53"W	318°30'
C38	20.00'	31.22'	19.80'	28.14'	S45°17'43"E	89°26'12"
C39	20.00'	31.61'	20.20'	28.42'	N44°42'17"E	89°33'48"
C40	20.00'	31.22'	19.80'	28.14'	N45°17'43"W	89°26'12"
C41	20.00'	31.61'	20.20'	28.42'	S44°42'17"W	90°33'48"
C42	20.00'	31.22'	19.80'	28.14'	S45°17'43"E	89°26'12"
C43	20.00'	31.61'	20.20'	28.42'	N44°42'17"E	90°33'48"
C44	20.00'	31.22'	19.80'	28.14'	N45°17'43"W	89°26'12"
C45	20.00'	31.61'	20.20'	28.42'	S44°42'17"W	90°33'48"
C46	20.00'	31.60'	20.18'	28.41'	N44°43'37"E	90°31'09"
C47	20.00'	31.23'	19.82'	28.16'	N45°16'23"E	89°28'51"
C48	20.00'	31.60'	20.18'	28.41'	N44°43'37"E	90°31'09"
C49	20.00'	31.23'	19.82'	28.16'	S45°16'23"E	89°28'51"
C50	20.00'	31.60'	20.18'	28.41'	N44°43'37"E	90°31'09"
C51	20.00'	31.23'	19.82'	28.16'	N45°16'23"E	89°28'51"
C52	20.00'	31.60'	20.18'	28.41'	S44°43'37"E	90°31'09"
C53	20.00'	31.23'	19.82'	28.16'	S45°16'23"E	89°28'51"
C54	20.00'	31.60'	20.18'	28.41'	N44°43'37"E	90°31'09"
C55	20.00'	31.23'	19.82'	28.16'	S45°16'23"E	89°28'51"
C56	30.00'	47.40'	30.27'	42.62'	N44°43'37"E	90°31'09"
C57	40.00'	12.11'	6.10'	12.06'	N81°20'34"W	17°20'29"
C58	70.00'	32.29'	16.44'	32.00'	S85°53'09"E	26°25'39"
C59	70.00'	37.58'	19.25'	37.13'	N65°31'16"E	30°45'32"
C60	70.00'	37.58'	19.25'	37.13'	N34°46'44"E	30°45'32"
C61	70.00'	43.46'	22.46'	42.77'	N1°35'47"E	35°54'24"
C62	70.00'	12.54'	6.29'	12.53'	N21°19'23"W	101°59'38"
C63	40.00'	18.10'	9.21'	17.94'	S13°29'39"E	25°52'24"
C64	20.00'	31.60'	20.18'	28.41'	S44°43'37"E	90°31'09"
C65	20.00'	31.23'	19.82'	28.16'	S45°16'23"E	89°28'51"
C66	40.00'	18.85'	9.60'	18.68'	N76°30'47"W	27°00'33"
C67	70.00'	48.68'	25.37'	47.70'	S82°56'04"E	39°50'38"
C68	70.00'	49.96'	26.41'	48.74'	N38°16'52"E	77°43'29"
C69	30.00'	47.42'	30.30'	42.64'	N44°42'10"E	90°34'03"
C70	20.00'	31.22'	19.80'	28.14'	N45°17'50"W	89°25'57"
C71	20.00'	31.61'	20.20'	28.42'	N44°42'10"E	90°34'03"
C72	20.00'	31.60'	20.18'	28.41'	S44°43'37"E	90°31'09"
C73	20.00'	31.23'	19.82'	28.16'	N45°16'23"E	89°28'51"
C74	20.00'	31.60'	20.18'	28.41'	S44°43'37"E	90°31'09"
C75	20.00'	31.23'	19.82'	28.16'	N45°16'23"E	89°28'51"
C76	20.00'	31.60'	20.18'	28.41'	N44°43'37"E	90°31'09"
C77	20.00'	31.23'	19.82'	28.16'	N45°16'23"E	89°28'51"
C78	20.00'	31.60'	20.18'	28.41'	S44°43'37"E	90°31'09"
C79	20.00'	31.23'	19.82'	28.16'	S45°16'23"E	89°28'51"
C80	20.00'	31.60'	20.18'	28.41'	N44°43'37"E	90°31'09"
C81	20.00'	31.23'	19.82'	28.16'	N45°16'23"E	89°28'51"
C82	20.00'	31.23'	19.82'	28.16'	S45°16'23"E	89°28'51"
C83	20.00'	31.60'	20.18'	28.41'	S44°43'37"E	90°31'09"
C84	20.00'	31.23'	19.82'	28.16'	N45°16'23"E	89°28'51"
C85	300.00'	17.32'	8.66'	17.32'	S88°21'34"E	318°30'
C86	300.00'	17.32'	8.66'	17.32'	N88°21'34"W	318°30'
C87	300.00'	17.32'	8.66'	17.32'	S88°19'56"E	318°30'
C88	300.00'	17.32'	8.66'	17.32'	S88°19'56"W	318°30'
C89	20.00'	31.60'	20.18'	28.41'	N44°43'37"E	90°31'09"
C90	20.00'	31.23'	19.82'	28.16'	N45°16'23"E	89°28'51"
C91	300.00'	17.32'	8.66'	17.32'	S88°21'34"E	318°30'
C92	300.00'	17.32'	8.66'	17.32'	N88°21'34"W	318°30'
C93	300.00'	17.32'	8.66'	17.32'	S88°19'56"E	318°30'
C94	300.00'	17.32'	8.66'	17.32'	S88°19'56"W	318°30'
C95	20.00'	31.60'	20.18'	28.41'	N44°43'37"E	90°31'09"

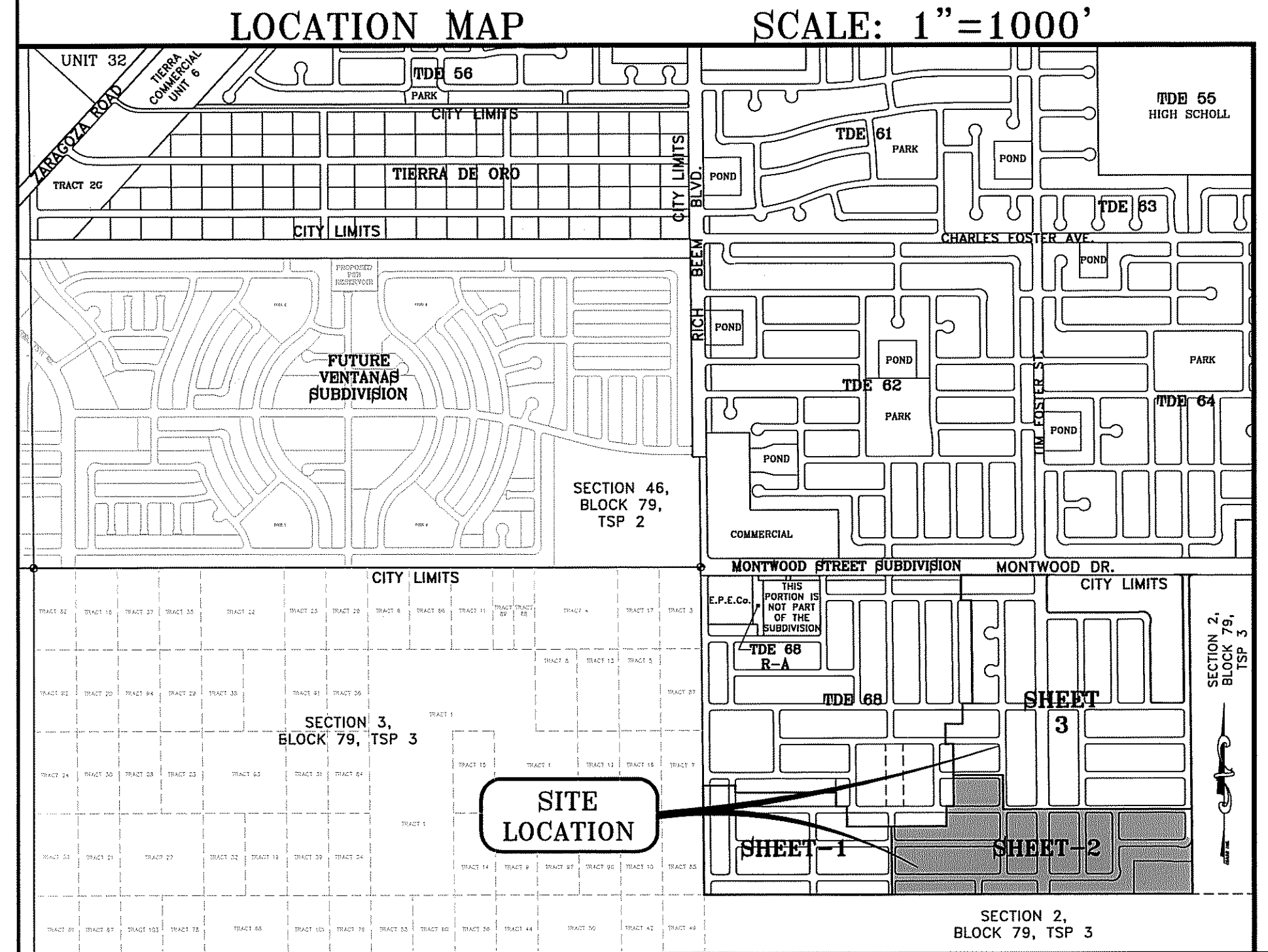
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C164	20.00'	31.42'	20.00'	28.28'	S44°59'11"W	90°00'00"
C165	20.00'	31.42'	20.00'	28.28'	N45°00'49"W	90°00'00"



SECTION 2, BLOCK 79,  
TOWNSHIP 3,  
TEXAS & PACIFIC  
RAILROAD SURVEYS  
(Doc. # 2010032094)

SECTION 2, BLOCK 79,  
TOWNSHIP 3,  
TEXAS & PACIFIC  
RAILROAD SURVEYS  
(Doc. # 2010032094)

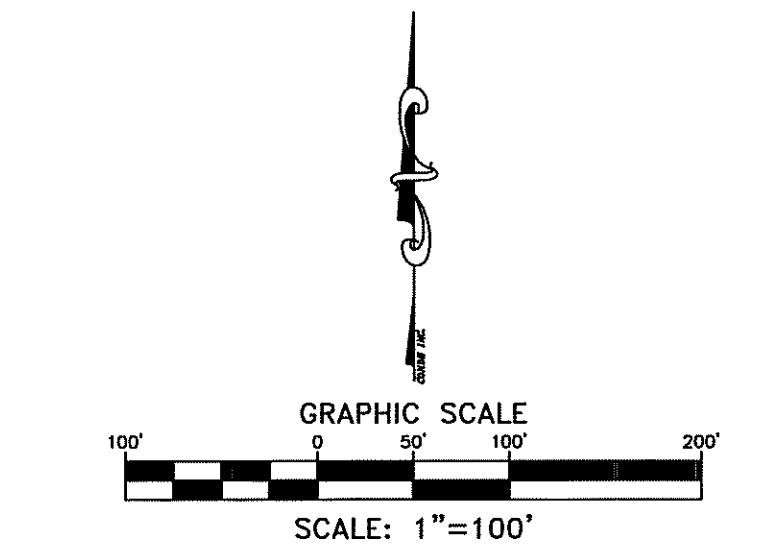
SECTION 2, BLOCK 79, TOWNSHIP 3,  
TEXAS & PACIFIC RAILROAD SURVEYS  
(Doc. # 2010004824)



Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and sewer impact fees. This plan meets the obligation mandated by Chapter 395 and sets the amount of the impact fees in accordance with the impact fee schedule adopted by City Council on set forth below. Collection of the impact fee for this subdivision shall be at the time of the meter connection if it develops outside the city limits.

Meter Size	Meter Capacity	Water (\$)	Wastewater (\$)
Less Than 1"	1.00	697.00	920.00
1"	1.67	1,163.00	1,537.00
1 1/2"	3.33	2,326.00	3,074.00
2"	5.00	3,490.00	4,611.00
3"	10.00	6,980.00	9,222.00
4"	16.67	11,633.00	15,370.00
6"	33.33	23,266.00	30,740.00
8"	50.00	34,900.00	46,110.00
10"	76.67	51,533.00	67,665.00
12"	103.33	68,167.00	89,553.00

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



SCHOOL DISTRICT  
SOCORRO INDEPENDENT SCHOOL DISTRICT  
12440 ROJAS DRIVE

TOTAL RESIDENTIAL LOTS  
674

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

- NOTES:
- ALL VEHICULAR ACCESS TO THESE RESIDENTIAL LOTS ABUTTING AND/OR FRONTING TIM FOSTER STREET AND THE HWY/BIKE TRAIL R.O.W. SHALL NOT HAVE DRIVEWAY ACCESS TO THE ARTERIAL AND SHALL BE FROM ALLEYS AT THE REAR OF THE APPLICABLE LOTS OR SHALL BE FROM OTHER DEDICATED STREETS ONLY, IN ACCORDANCE WITH TITLE 19 SECTION 1916.050 (A), THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
  - BUILDING SET BACK: ALL LOTS FRONTING TIM FOSTER ST. SHALL HAVE A 10 FOOT FRONT BUILDING SETBACK LINE.
  - RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
  - INSTRUMENT NO. \_\_\_\_\_, DATE \_\_\_\_\_.
  - LOT CORNERS BEING 1/2" REBAR WITH CAP MARKED X 5162 WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
  - SET 1/2" REBAR WITH CAP MARKED X 5162 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
  - "U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS".
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 450212-0175-B, DATED SEPTEMBER 4, 1991, THIS PROPERTY IS IN FLOOD HAZARD ZONE X.
  - BEARINGS BASED ON MONTWOOD STREET SUBDIVISION IN FILE NO. 2011005570, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
  - ALL TEMPORARY DEAD-END STREETS AT SOME POINT WILL BE EXTENDED INTO THE ADJACENT PROPERTY.
  - THIS PLAN IS WITHIN THE EASTSIDE IMPACT FEE SERVICE AREA.
  - STREET CLASSIFICATION: 52' R.O.W. = 32' LOCAL RESIDENTIAL 3.  
88' R.O.W. = MINOR ARTERIAL STREET.  
110' R.O.W. = MAJOR ARTERIAL STREET.

ATTEST: NOT REQUIRED

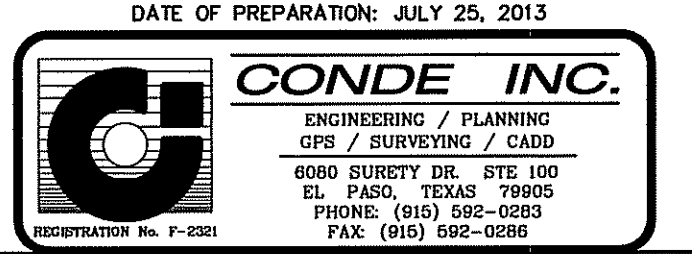
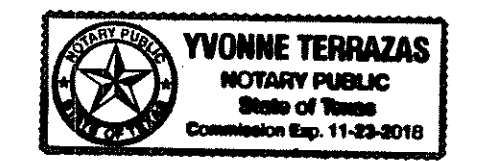
ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Douglas A. Schwartz, Manager of RANCHOS REAL XV, L.L.C., ON BEHALF OF SAID LIMITED LIABILITY COMPANY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same on the oct and deed of said company for the purpose and considerations herein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

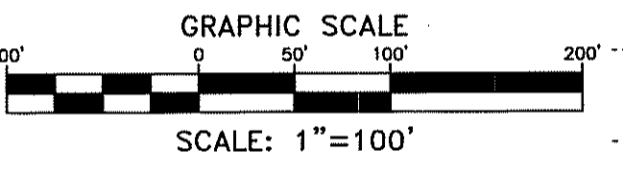


CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	39.50'	25.23'	35.52'	S44°43'47"W	90°31'30"
C2	40.00'	31.23'	19.82'	28.16'	S45°16'23"E	89°28'51"
C3	20.00'	15.35'	7.77'	15.26'	N78°59'57"E	21°59'11"
C4	70.00'	163.04'	162.73'	128.61'	S45°16'23"E	133°26'53"
C5	40.00'	15.35'	7.77'	15.26'	S10°27'38"W	21°59'11"
C6	20.00'	31.23'	19.82'	28.16'	S45°16'23"E	89°28'51"
C7	20.00'	31.23'	19.82'	28.16'	N44°42'10"E	90°34'03"
C8	25.00'	39.50'	25.23'	35.52'	N45°17'40"W	89°25'36"
C9	25.00'	39.52'	25.25'	35.53'	S44°42'20"W	90°34'24"
C10	20.00'	31.61'	20.20'	28.42'	N44°42'10"E	90°34'03"
C11	300.00'	17.32'	8.66'	17.32'	N88°21'34"W	318°30'
C12	300.00'	17.32'	8.66'	17.32'	S88°21'34"E	318°30'
C13	300.00'	17.32'	8.66'	17.32'	S88°19'56"E	318°30'
C14	20.00'	44.06'	39.43'	35.67'	N63°38'15"W	126°12'35"
C15	50.00'	25.23'	12.89'	24.96'	N67°42'43"E	28°54'31"
C16	50.00'	25.23'	12.89'	24.96'	S77°36'00"E	40°28'03"
C17	50.00'	32.67'	16.94'	32.09'	S38°38'59"E	37°28'00"
C18	50.00'	32.67'	16.94'	32.09'	S38°38'59"E	37°28'00"
C19	50.00'	32.70'	16.96'	32.14'	S37°30'20"W	37°28'00"
C20	50.00'	35.37'	18.46'	34.63'	S76°30'08"W	40°31'37"
C21	50.00'	25.23'	12.89'	24.96'	N69°46'43"W	28°54'40"
C22	20.00'	44.06'	39.43'	35.67'	N62°34'20"E	126°12'35"
C23	20.00'	44.14'	39.63'	35.71'	N63°54'22"W	126°26'49"
C24	50.00'	25.20'	12.87'	24.94'	N67°27'35"E	28°52'43"
C25	50.00'	35.55'	18.56'	34.80'	S77°44'01"E	40°44'05"
C26	50.00'	32.67'	16.94'	32.09'	S38°38'59"E	37°26'00"
C27	50.00'	33.78'	17.56'	33.14'	S03°44'49"E	38°42'19"
C28	50.00'	32.67'	16.94'	32.09'	S37°29'20"W	37°26'00"
C29	50.00'	35.63'	18.61'	34.88'	S76°37'14"W	40°49'49"
C30	50.00'	25.20'	12.87'	24.94'	N68°31'30"W	28°52'43"
C31	300.00'	12.00'	6.00'	12.00'	N88°50'46"E	21°37'33"
C32	300.00'	5.32'	2.66'	5.32'	N87°11'31"E	190°58'
C33	300.00'	17.32'	8.66'	17.32'	S88°20'17"W	318°30'
C34	300.00'	17.32'	8.66'	17.32'	S88°21'34"E	318°30'
C35	300.00'	17.32'	8.66'	17.32'	N88°21'34"W	318°30'
C36	300.00'	17.32'	8.66'	17.32'	N88°19'56"E	318°30'
C37	300.00'	17.32'	8.66'	17.32'	S88°19'56"E	318°30'
C38	300.00'	17.32'	8.66'	17.32'	N88°19'56"E	318°30'
C39	300.00'	17.32'	8.66'	17.32'	S88°19'56"E	318°30'
C40	300.00'	17.32'	8.66'	17.32'	N88°21'34"W	318°30'
C41	300.00'	17.32'	8.66'	17.32'	N88°19'56"E	318°30'
C42	300.00'	17.32'	8.66'	17.32'	S88°19'56"E	318°30'
C43	300.00'	17.32'	8.66'	17.32'	N88°19'56"E	318°30'
C44	300.00'	17.32'	8.66'	17.32'	S88°19'56"E	318°30'
C45	300.00'	17.32'	8.66'	17.32'	N88°21'34"W	318°30'
C46	300.00'	17.32'	8.66'	17.32'	N88°19'56"E	318°30'
C47	300.00'	17.32'	8.66'	17.32'	S88°19'56"E	318°30'
C48	300.00'	17.32'	8.66'	17.32'	N88°19'56"E	318°30'
C49	300.00'	17.32'	8.66'	17.32'	S88°19'56"E	318°30'
C50	300.00'	17.32'	8.66'	17.32'	N88°21'34"W	318°30'
C51	300.00'	17.32'	8.66'	17.32'	N88°19'56"E	318°30'
C52	300.00'	17.32'	8.66'	17.32'	S88°19'56"E	318°30'
C53	300.00'	17.32'	8.66'	17.32'	N88°19'56"E	318°30'
C54	300.00'	17.32'	8.66'	17.32'	S88°19'56"E	318°30'
C55	300.00'	17.32'	8.66'	17.32'	N88°21'34"W	318°30'
C56	300.00'	17.32'	8.66'	17.32'	N88°19'56"E	318°30'
C57	300.00'	17.32'	8.66'	17.32'	S88°19'56"E	318°30'
C58	300.00'	17.32'	8.66'	17.32'	N88°19'56"E	318°30'
C59	300.00'	17.32'	8.66'	17.32'	S88°19'56"E	318°30'
C60	300.00'	17.32'	8.66'	17.32'	N88°21'34"W	318°30'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C110	300.00'	17.32'	8.66'	17.32'	N88°21'34"W	318°30'
C111	300.00'	17.32'	8.66'	17.32'	S88°21'34"E	318°30'
C112	300.00'	17.32'	8.66'	17.32'	S88°19'56"E	318°30'
C113	300.00'	17.32'	8.66'	17.32'	S88°19'56"E	318°30'
C114	20.00'	44.06'	39.43'	35.67'	N63°38'15"W	126°12'35"
C115	50.00'	25.23'	12.89'	24.96'	N67°42'43"E	28°54'31"
C116	50.00'	25.23'	12.89'	24.96'	S77°36'00"E	40°28'03"
C117	50.00'	32.67'	16.94'	32.09'	S38°38'59"E	37°28'00"
C118	50.00'	32.67'	16.94'	32.09'	S38°38'59"E	37°28'00"
C119	50.00'	32.70'	16.96'	32.14'	S37°30'20"W	37°28'00"
C120	50.00'	35.37'	18.46'	34.63'	S76°30'08"W	40°31'37"
C121	50.00'	25.23'	12.89'	24.96'	N69°46'43"W	28°54'40"
C122	20.00'	44.06'	39.43'	35.67'	N62°34'20"E	126°12'35"
C123	20.00'	44.14'	39.63'	35.71'	N63°54'22"W	126°26'49"
C124	50.00'	25.20'	12.87'	24.94'	N67°27'35"E	28°52'43"
C125	50.00'	35.55'	18.56'	34.80'	S77°44'01"E	40°44'05"
C126	50.00'	32.67'	16.94'	32.09'	S38°38'59"E	37°26'00"
C127	50.00'	33.78'	17.56'	33.14'	S03°44'49"E	38°42'19"
C128	50.00'	32.67'	16.94'	32.09'	S37°29'20"W	37°26'00"
C129	50.00'	35.63'	18.61'	34.88'	S76°37'14"W	40°49'49"
C130	50.00'	25.20'	12.87'	24.94'	N68°31'30"W	28°52'43"
C131	300.00'	12.00'	6.00'	12.00'	N88°50'46"E	21°37'33"
C132	300.00'	5.32'	2.66'	5.32'	N87°11'31"E	190°58'
C133	300.00'	17.32'	8.66'	17.32'	S88°20'17"W	318°30'
C134	300.00'	17.32'	8.66'	17.32'	S88°21'34"E	318°30'
C135	300.00'	17.32'	8.66'	17.32'	N88°21'34"W	318°30'
C136	300.00'	17.32'	8.66'	17.32'	N88°19'56"E	318°30'
C137	300.00'	17.32'	8.66'	17.32'	S88°19'56"E	318°30'
C138	300.00'	17.32'	8.66'	17.32'	N88°19'56"E	318°30'
C139	300.00'	17.32'	8.66'	17.32'	S88°19'56"E	318°30'
C140	300.00'	17.32'	8.66'	17.32'	N88°21'34"W	318°30'
C141	300.00'	17.32'	8.66'	17.32'	N88°19'56"E	318°30'
C142	300.00'	17.32'	8.66'	17.32'	S88°19'56"E	318°30'
C143	300.00'	17.32'	8.66'	17.32'	N88°19'56"E	318°30'
C144	300.00'	17.32'	8.66'	17.32'	S88°19'56"E	318°30'
C145	300.00'	17.32'	8.66'	17.32'	N88°21'34"W	318°30'
C146	300.00'	17.32'	8.66'	17.32'	N88°19'56"E	318°30'
C147	300.00'	17.32'	8.66'	17.32'	S88°19'56"E	318°30'
C148	300.00'	17.32'	8.66'	17.32'	N88°19'56"E	318°30'
C149	300.00'	17.32'	8.66'	17.32'	S88°19'56"E	318°30'
C150	300.00'	17.32'	8.66'	17.32'	N88°21'34"W	318°30'
C151	300.00'	17.32'	8.66'	17.32'	N88°19'56"E	318°30'
C152	300.00'	17.32'	8.66'	17.32'	S88°19'56"E	318°30'
C153	300.00'	17.32'	8.66'	17.32'	N88°19'56"E	318°30'
C154	300.00'	17.32'	8.66'	17.32'	S88°19'56"E	318°30'
C155	300.00'	17.32'	8.66'	17.32'	N88°21'34"W	318°30'
C156	300.00'	17.32'	8.66'	17.32'	N88°19'56"E	318°30'
C157	300.00'	17.32'	8.66'	17.32'	S88°19'56"E	318°30'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C158	20.00'	31.60'	20.18'	28.41'	S44°43'37"W	90°31'09"
C159	20.00'	31.22'	19.80'	28.14'	N45°17'50"E	89°25'57"
C160	20.00'	31.61'	20.20'	28.42'	N44°42'10"E	90°34'03"
C161	20.00'	31.22'	19.80'	28.14'	N45°17'50"E	89°25'57"
C162	20.00'	31.61'	20.20'	28.42'	N44°42'10"E	90°34'03"
C163	20.00'	31.22'	19.80'	28.14'	N45°17'50"E	89°25'57"

LINE	LENGTH	BEARING
L1	65.00'	N03°54'52"W
L2	65.00'	N03°51'57"W
L3	49.88'	N89°59'32"E
L4	51.70'	S89°59'11"W
L5	73.59'	S89°59'11"W
L6	76.94'	S89°59'11"W
L7	49.50'	S89°59'11"W



**ACKNOWLEDGMENT**

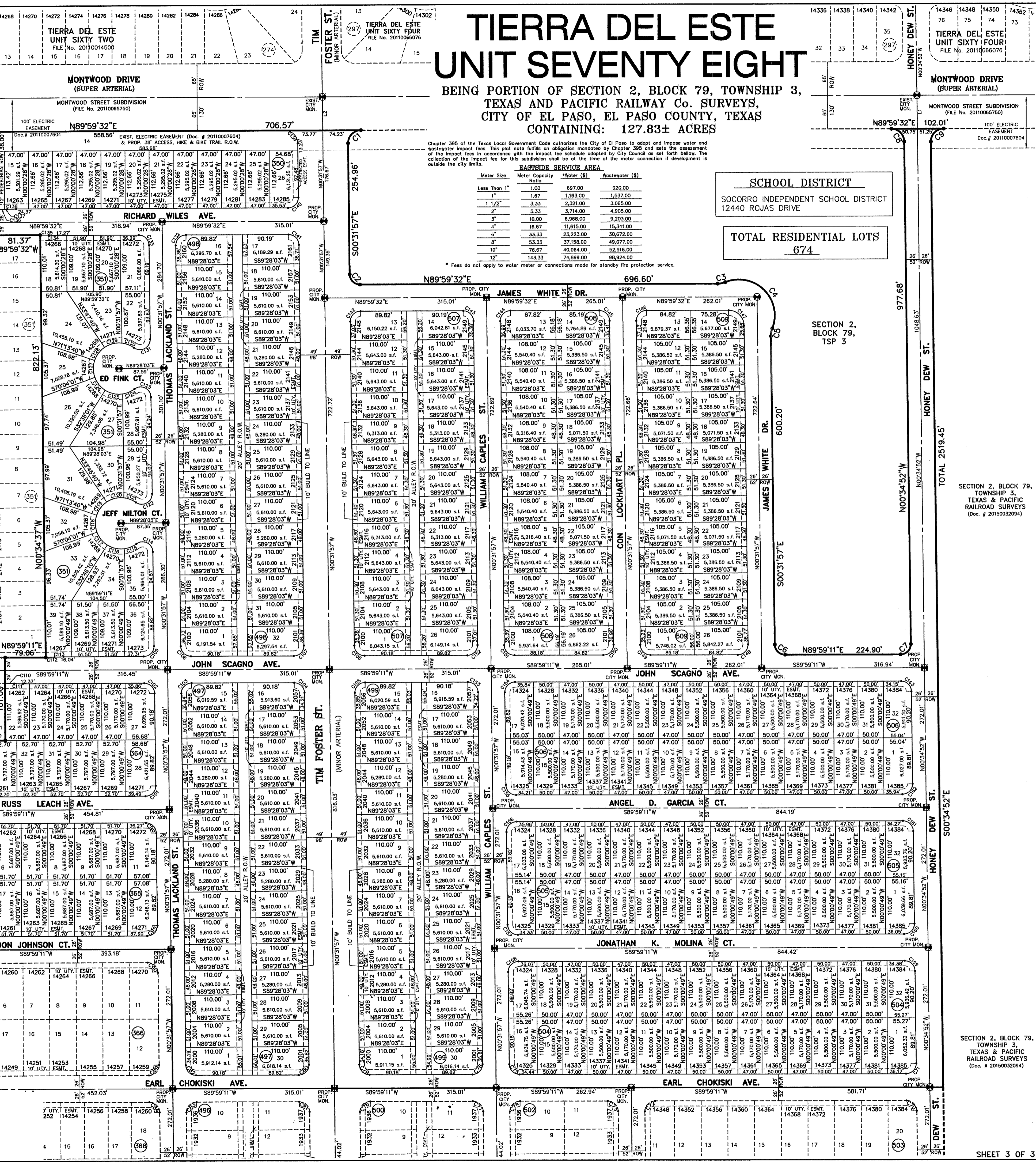
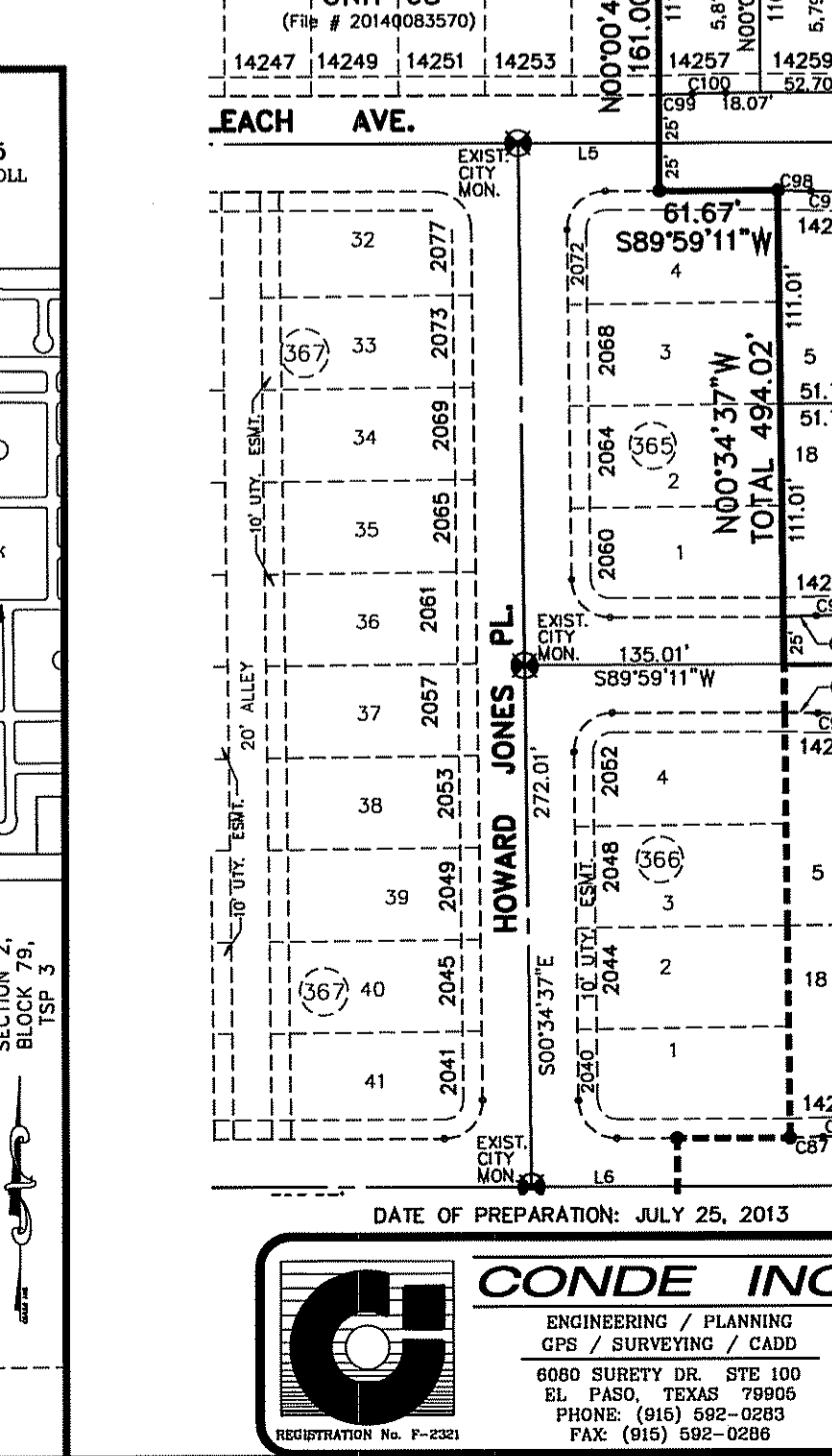
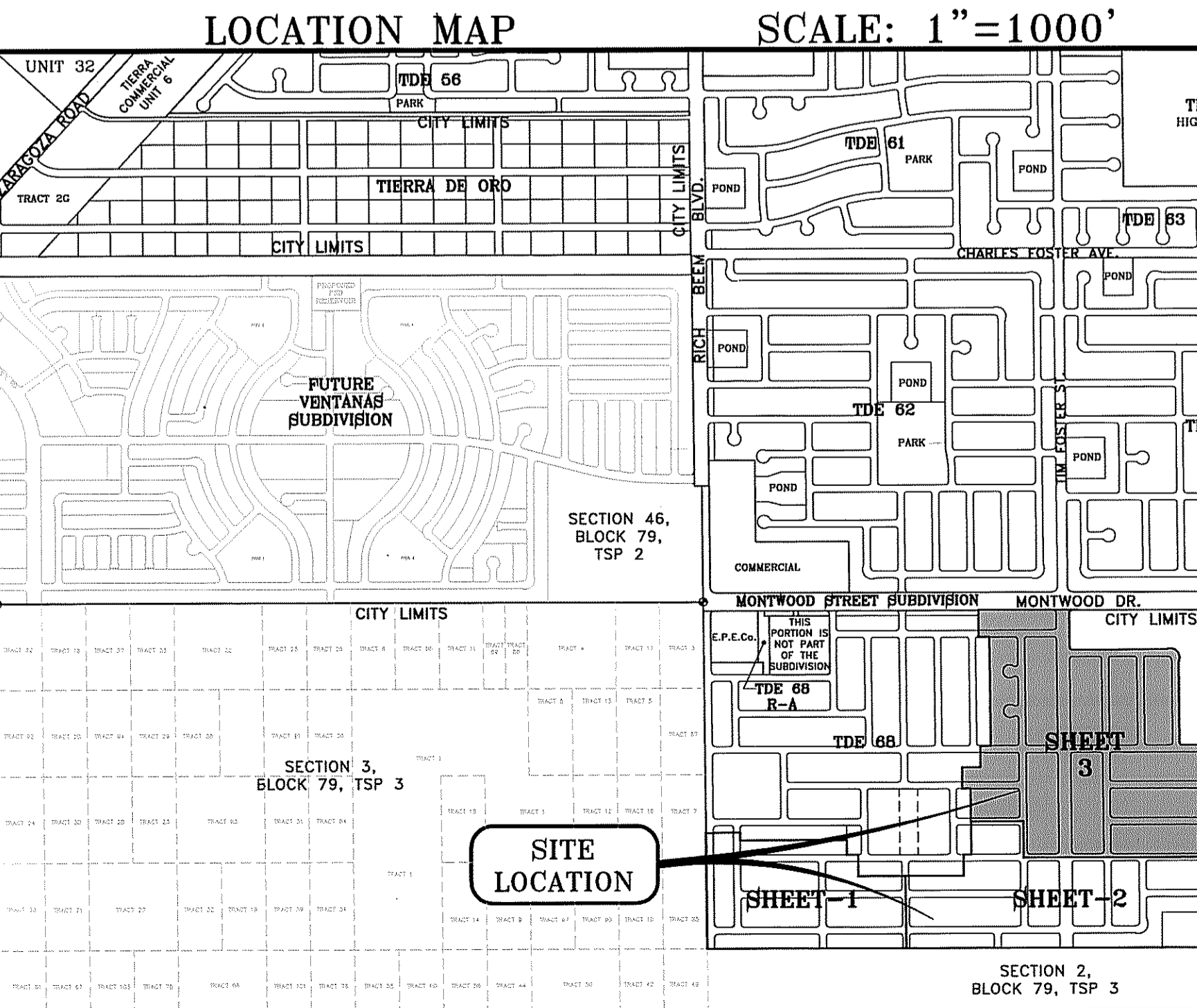
STATE OF TEXAS  
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Douglas A. Schwartz, Manager of RANCHOS REALTY, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2016.

My Commission Expires \_\_\_\_\_

Notary Public in and for El Paso County



# TIERRA DEL ESTE UNIT SEVENTY EIGHT

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,  
TEXAS AND PACIFIC RAILWAY CO. SURVEYS,  
EL PASO COUNTY, TEXAS  
CONTAINING: 127.832± ACRES

NOTES:  
WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (TIERRA DEL ESTE UNIT 78) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF \_\_\_\_\_ DATE \_\_\_\_\_

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. \_\_\_\_\_ DATE \_\_\_\_\_

TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.  
INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_

VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING TM FOSTER STREET AND THE HIKE/BIKE TRAIL R.O.W. SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_

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

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

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48022-0178-B, DATED SEPTEMBER 4, 1994, THIS PROPERTY IS IN FLOOD HAZARD ZONE X. BEARINGS BASED ON MONTWOOD STREET SUBDIVISION IN FILE NO. 20110056750. REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.

ALL TEMPORARY DEAD-END STREETS AT SOME POINT WILL BE EXTENDED INTO THE ADJACENT PROPERTY. THIS PLAT IS WITHIN THE EASTSIDE IMPACT FEE SERVICE AREA.

BUILDING SET BACK LINE: ALL LOTS FACING TM FOSTER ST. SHALL HAVE A 15 FOOT FRONT BUILDING SETBACK LINE.

NO LOTS FRONTING THE TM FOSTER ARTERIAL SHALL HAVE DRIVEWAY ACCESS TO THE ARTERIAL AND ALL VEHICULAR ACCESS SHALL BE FROM ALLEYS AT THE REAR OF THE AFOREMENTIONED LOTS IN ACCORDANCE WITH TITLE 19 SECTION 19.16-000 F.A.

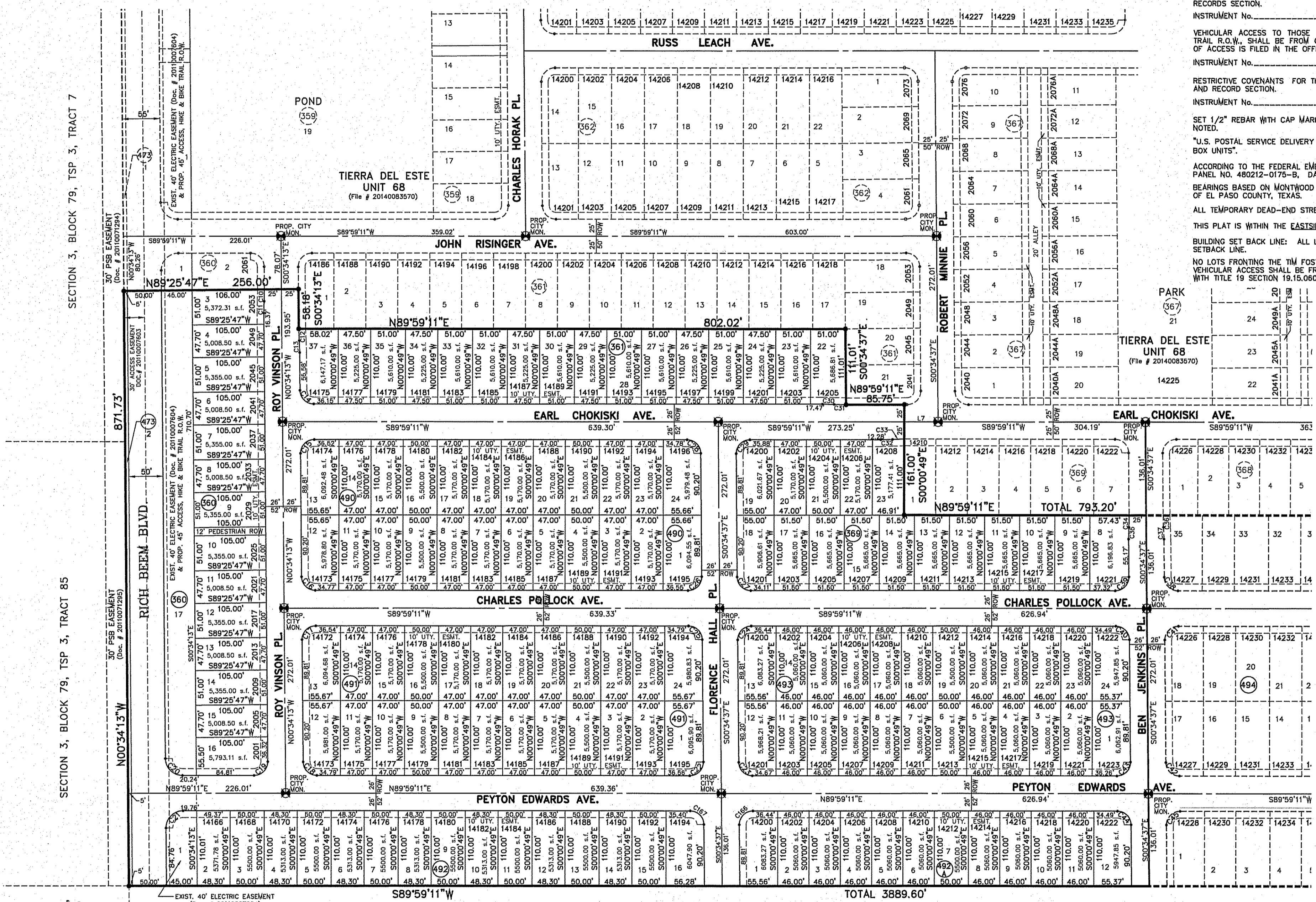
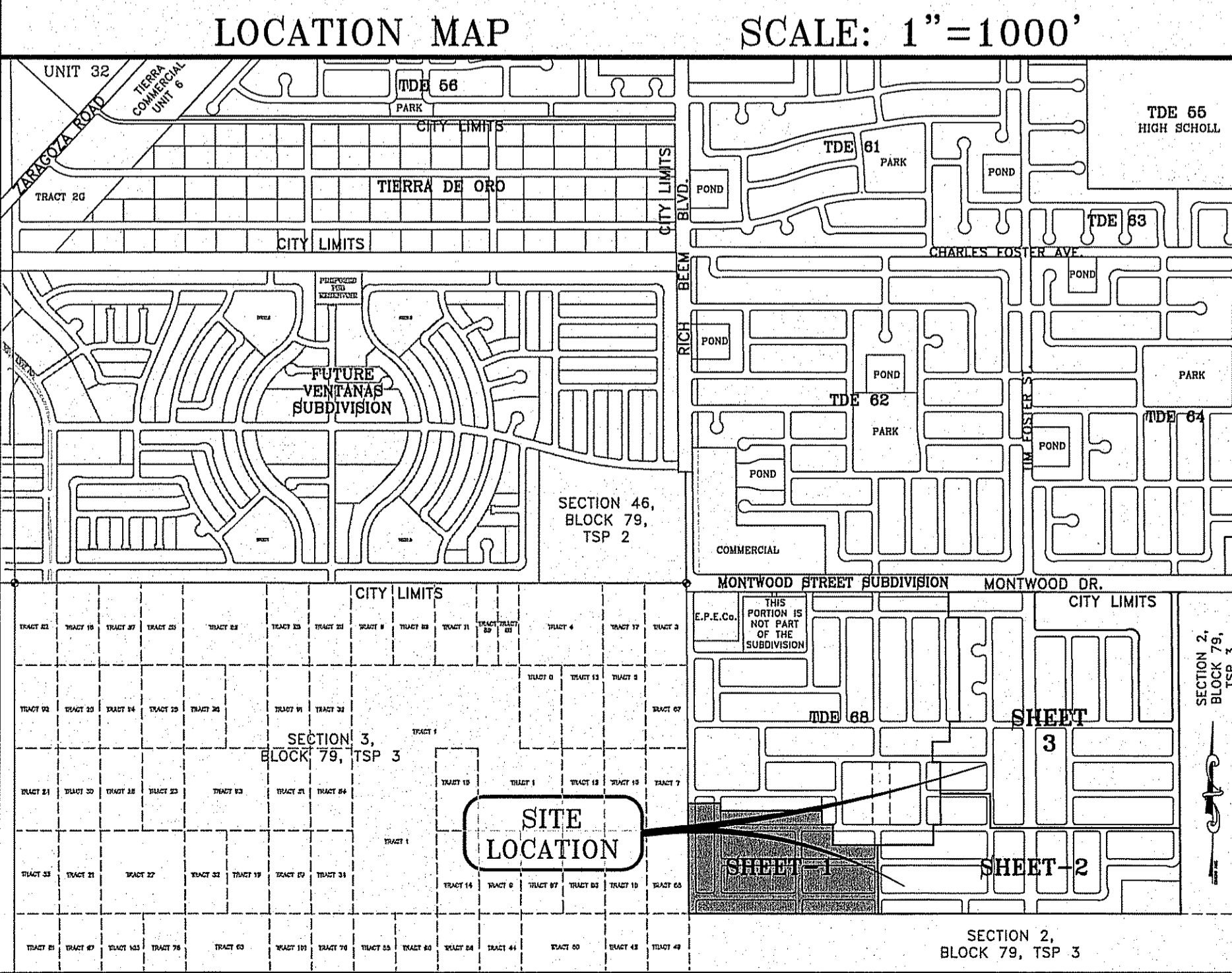
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	39.50'	25.23'	35.52'	S44°34'7"W	90°31'30"
C2	20.00'	31.23'	19.82'	28.15'	S45°16'13"E	89°28'30"
C3	40.00'	15.35'	7.77'	15.26'	N78°59'57"E	21°59'11"
C4	70.00'	163.04'	162.73'	128.61'	N45°16'13"W	133°26'53"
C5	40.00'	15.35'	7.77'	15.26'	S102°27'38"W	21°59'11"
C6	20.00'	31.23'	19.82'	28.16'	S45°16'23"E	89°28'51"
C7	20.00'	31.61'	20.20'	28.42'	N44°42'10"E	90°34'03"
C8	25.00'	39.02'	24.75'	35.18'	N45°17'40"W	89°26'36"
C9	25.00'	39.52'	25.25'	35.53'	S44°42'20"W	90°34'24"
C10	300.00'	17.32'	8.66'	17.32'	N1°05'02"E	318°30"
C11	300.00'	17.32'	8.66'	17.32'	S1°05'02"W	318°30"
C12	300.00'	17.32'	8.66'	17.32'	S21°32'28"E	318°30"
C13	300.00'	17.32'	8.66'	17.32'	N21°32'28"W	318°30"
C14	20.00'	31.22'	19.81'	28.15'	S45°17'31"E	89°26'36"
C15	20.00'	31.61'	20.20'	28.42'	S44°42'29"W	90°33'24"
C16	20.00'	31.22'	19.81'	28.15'	S45°17'31"E	89°26'36"
C17	20.00'	31.61'	20.20'	28.42'	S44°42'29"W	90°33'24"
C18	20.00'	31.22'	19.81'	28.15'	S45°17'31"E	89°26'36"
C19	20.00'	31.61'	20.20'	28.42'	N44°42'29"E	90°33'24"
C20	25.00'	39.03'	24.76'	35.18'	S45°17'31"E	89°26'36"
C21	25.00'	39.51'	25.24'	35.53'	S44°42'29"W	90°33'24"
C22	20.00'	31.61'	20.20'	28.42'	N44°42'17"E	90°33'48"
C23	20.00'	31.22'	19.80'	28.14'	S45°17'43"E	89°26'12"
C24	20.00'	31.61'	20.20'	28.42'	S44°42'17"W	90°33'48"
C25	20.00'	31.22'	19.80'	28.14'	N45°17'43"W	89°26'12"
C26	20.00'	31.61'	20.20'	28.42'	N44°42'17"E	90°33'48"
C27	20.00'	31.22'	19.80'	28.14'	S45°17'43"E	89°26'12"
C28	20.00'	31.22'	19.80'	28.14'	N45°17'43"W	89°26'12"
C29	20.00'	31.61'	20.20'	28.42'	S44°42'17"W	90°33'48"
C30	300.00'	17.32'	8.66'	17.32'	N88°21'34"W	318°30"
C31	300.00'	17.32'	8.66'	17.32'	S88°21'34"E	318°30"
C32	300.00'	17.32'	8.66'	17.32'	N88°19'56"E	318°30"
C33	300.00'	17.32'	8.66'	17.32'	S88°19'56"W	318°30"
C34	300.00'	17.32'	8.66'	17.32'	N1°04'38"E	318°30"
C35	300.00'	17.32'	8.66'	17.32'	S1°04'38"W	318°30"
C36	300.00'	17.32'	8.66'	17.32'	S21°33'53"E	318°30"
C37	300.00'	17.32'	8.66'	17.32'	N21°33'53"W	318°30"
C38	20.00'	31.22'	19.80'	28.14'	S45°17'43"E	89°26'12"
C39	20.00'	31.61'	20.20'	28.42'	N44°42'17"E	90°33'48"
C40	20.00'	31.22'	19.80'	28.14'	N45°17'43"W	89°26'12"
C41	20.00'	31.61'	20.20'	28.42'	S44°42'17"W	90°33'48"
C42	20.00'	31.22'	19.80'	28.14'	S45°17'43"E	89°26'12"
C43	20.00'	31.61'	20.20'	28.42'	N44°42'17"E	90°33'48"
C44	20.00'	31.22'	19.80'	28.14'	N45°17'43"W	89°26'12"
C45	20.00'	31.61'	20.20'	28.42'	S44°42'17"W	90°33'48"
C166	20.00'	31.61'	20.20'	28.42'	S44°42'17"W	90°33'48"
C167	20.00'	31.22'	19.80'	28.14'	N45°17'43"W	89°26'12"

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council on set forth below. The collection of the impact fee for this subdivision shall be at the time of the meter connection if development is outside the city limits.

Meter Size	Meter Capacity Ratio	Water (\$)	Wastewater (\$)
Less Than 1"	1.00	697.00	920.00
1"	1.67	1,163.00	1,537.00
1 1/2"	3.33	2,326.00	3,074.00
2"	5.00	3,489.00	4,611.00
3"	10.00	6,978.00	9,222.00
4"	16.67	11,630.00	15,370.00
6"	33.33	23,260.00	30,740.00
8"	50.00	34,890.00	46,110.00
10"	76.67	50,520.00	66,550.00
12"	103.33	74,890.00	98,220.00

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

LINE	LENGTH	BEARING
L1	65.00	N0°34'52"W
L2	65.00	N0°31'57"W
L3	49.86	N89°59'32"E
L4	51.70	S89°59'11"W
L5	73.59	S89°59'11"W
L6	75.94	S89°59'11"W
L7	49.50	S89°59'11"W



SECTION 3, BLOCK 79, TSP 3, TRACT 7  
SECTION 3, BLOCK 79, TSP 3, TRACT 85  
SECTION 3, BLOCK 79, TSP 3, TRACT 49

SCHOOL DISTRICT  
SOCORRO INDEPENDENT SCHOOL DISTRICT  
12440 ROJAS DRIVE  
TOTAL RESIDENTIAL LOTS  
674

DATE OF PREPARATION: JULY 25, 2013  
**CONDE INC.**  
ENGINEERING / PLANNING  
GPS / SURVEYING / CADD  
6000 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 692-0283  
FAX: (915) 590-0589

DEDICATION  
RANCHOS REAL XV, L.L.C., property owner of this land hereby present this plat and dedicate to the use of the public, the streets, drives, ponds, alleys, access, hike and bike trail R.O.W., pedestrian R.O.W., drainage easement, and utility easements as herein laid down and designated, including easements for overhead of service wires for pole type utilities, and buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.  
Witness our signature this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
By: Douglas A. Schwartz, MANAGER

ATTEST: NOT REQUIRED  
STATE OF TEXAS  
COUNTY OF EL PASO  
Before me, the undersigned authority, on this day personally appeared Douglas A. Schwartz, Manager of RANCHOS REAL XV, L.L.C., ON BEHALF OF SAID LIMITED LIABILITY COMPANY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said company for the purpose and considerations herein expressed.  
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
Notary Public in and for El Paso County My Commission Expires \_\_\_\_\_

CITY PLAN COMMISSION  
This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
Executive Secretary \_\_\_\_\_ Chairperson \_\_\_\_\_  
Approved for filing this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
Planning and Inspections Director \_\_\_\_\_  
FILING  
Filed and recorded in the office of the County Clerk of El Paso County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2016, A.D. in File No. \_\_\_\_\_  
County Clerk \_\_\_\_\_ By Deputy \_\_\_\_\_  
Prepared by and under the supervision of: Yvonne Conde Curry, P.E., Registered Professional Engineer, Registration No. 64648. This plot represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Registration and Technical Standards.  
Ron R. Conde, Registered Professional Land Surveyor, Texas License No. 5152



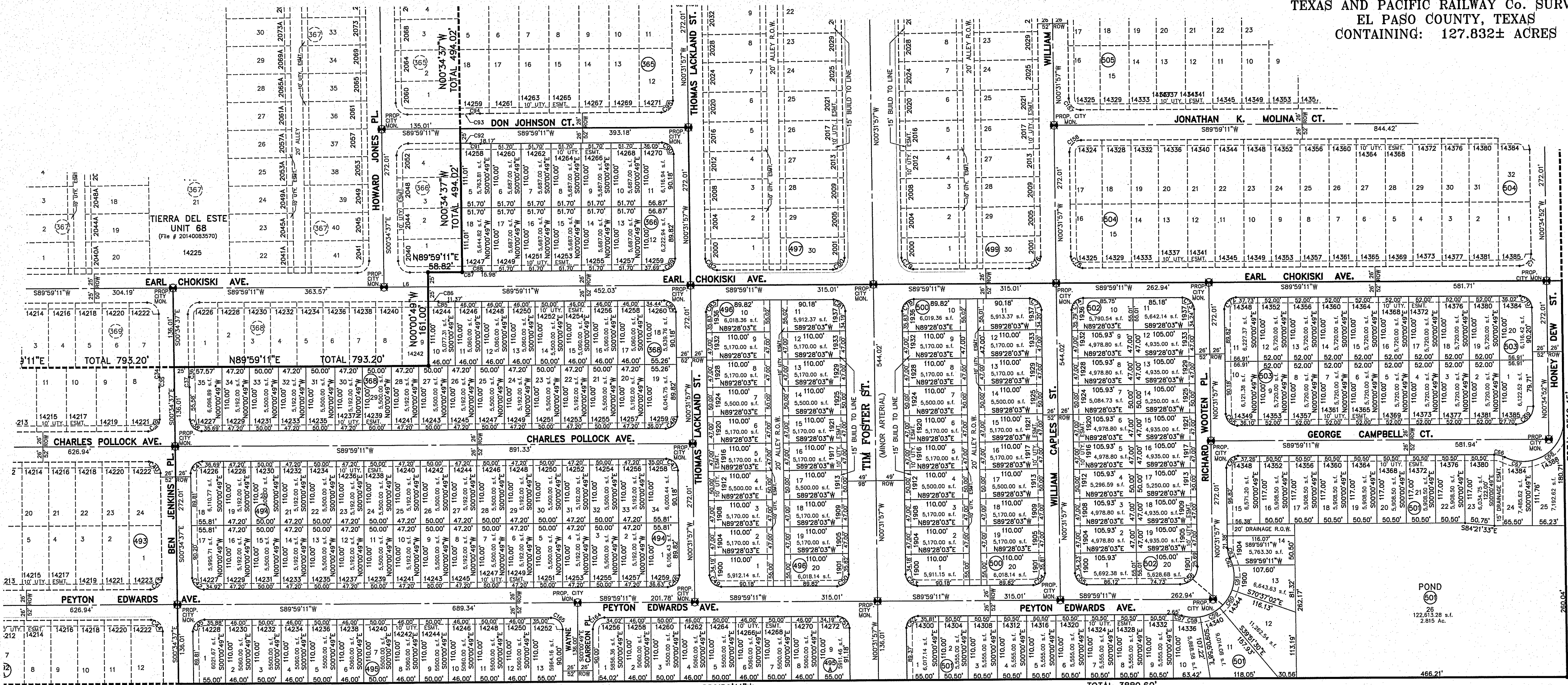
Final Approval

# TIERRA DEL ESTE UNIT SEVENTY EIGHT

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,  
TEXAS AND PACIFIC RAILWAY CO. SURVEYS,  
EL PASO COUNTY, TEXAS  
CONTAINING: 127.832± ACRES

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C34	300.00'	17.32'	8.66'	17.32'	N104°38'W 318°30'
C35	300.00'	17.32'	8.66'	17.32'	S104°38'W 318°30'
C36	300.00'	17.32'	8.66'	17.32'	S21°53'E 318°30'
C37	300.00'	17.32'	8.66'	17.32'	N21°53'W 318°30'
C38	20.00'	31.22'	19.80'	28.14'	S45°17'43"E 89°26'12"
C39	20.00'	31.22'	19.80'	28.14'	N44°42'17"W 90°33'48"
C40	20.00'	31.22'	19.80'	28.14'	N45°17'43"W 89°26'12"
C41	20.00'	31.22'	19.80'	28.14'	S44°42'17"W 90°33'48"
C42	20.00'	31.22'	19.80'	28.14'	S45°17'43"E 89°26'12"
C43	20.00'	31.22'	19.80'	28.14'	N44°42'17"W 90°33'48"
C44	20.00'	31.22'	19.80'	28.14'	N45°17'43"W 89°26'12"
C45	20.00'	31.22'	19.80'	28.14'	S44°42'17"W 90°33'48"
C46	20.00'	31.60'	20.18'	28.41'	N44°43'37"E 90°31'09"
C47	20.00'	31.23'	19.82'	28.16'	N45°16'23"E 89°28'51"
C48	20.00'	31.60'	20.18'	28.41'	N44°43'37"E 90°31'09"
C49	20.00'	31.23'	19.82'	28.16'	S45°16'23"E 89°28'51"
C50	20.00'	31.60'	20.18'	28.41'	N44°43'37"E 90°31'09"
C51	20.00'	31.23'	19.82'	28.16'	N45°16'23"E 89°28'51"
C52	20.00'	31.60'	20.18'	28.41'	S44°43'37"E 90°31'09"
C53	20.00'	31.23'	19.82'	28.16'	S45°16'23"E 89°28'51"
C54	20.00'	31.60'	20.18'	28.41'	N44°43'37"E 90°31'09"
C55	20.00'	31.23'	19.82'	28.16'	S45°16'23"E 89°28'51"
C56	300.00'	17.32'	8.66'	17.32'	N104°38'W 318°30'
C57	40.00'	12.11'	6.10'	12.06'	N81°20'34"W 172°02'59"
C58	70.00'	32.29'	16.44'	32.00'	S85°53'09"E 282°56'39"
C59	70.00'	37.58'	19.25'	37.13'	N65°31'16"E 304°45'32"
C60	70.00'	37.58'	19.25'	37.13'	N34°45'44"E 304°45'32"
C61	70.00'	43.46'	22.46'	42.77'	N1°35'47"E 305°34'24"
C62	70.00'	12.54'	6.29'	12.53'	N21°19'25"W 101°56'56"
C63	40.00'	18.10'	9.21'	17.94'	S13°29'39"E 259°52'24"
C64	20.00'	31.60'	20.18'	28.41'	S44°43'37"E 90°31'09"
C65	20.00'	31.23'	19.82'	28.16'	S45°16'23"E 89°28'51"
C66	40.00'	18.85'	9.60'	18.68'	N76°30'47"W 270°03'03"
C67	70.00'	48.68'	25.37'	47.70'	S82°56'04"E 39°30'38"
C68	70.00'	94.96'	56.41'	87.84'	N38°16'52"E 77°43'29"
C69	30.00'	47.42'	30.30'	42.64'	N44°42'10"E 90°34'03"
C70	20.00'	31.22'	19.80'	28.14'	N45°17'50"W 89°25'57"
C71	20.00'	31.61'	20.20'	28.42'	N44°42'10"E 90°34'03"
C72	20.00'	31.60'	20.18'	28.41'	S44°43'37"E 90°31'09"
C73	20.00'	31.23'	19.82'	28.16'	N45°16'23"E 89°28'51"
C74	20.00'	31.60'	20.18'	28.41'	S44°43'37"E 90°31'09"
C75	20.00'	31.23'	19.82'	28.16'	S45°16'23"E 89°28'51"
C76	20.00'	31.60'	20.18'	28.41'	N44°43'37"E 90°31'09"
C77	20.00'	31.23'	19.82'	28.16'	N45°16'23"E 89°28'51"
C78	20.00'	31.60'	20.18'	28.41'	S44°43'37"E 90°31'09"
C79	20.00'	31.23'	19.82'	28.16'	S45°16'23"E 89°28'51"
C80	20.00'	31.60'	20.18'	28.41'	N44°43'37"E 90°31'09"
C81	20.00'	31.23'	19.82'	28.16'	N45°16'23"E 89°28'51"
C82	20.00'	31.23'	19.82'	28.16'	S45°16'23"E 89°28'51"
C83	20.00'	31.60'	20.18'	28.41'	S44°43'37"E 90°31'09"
C84	20.00'	31.23'	19.82'	28.16'	N45°16'23"E 89°28'51"
C85	300.00'	17.32'	8.66'	17.32'	N88°21'34"W 318°30'
C86	300.00'	17.32'	8.66'	17.32'	N88°21'34"W 318°30'
C87	300.00'	17.32'	8.66'	17.32'	N88°19'56"E 318°30'
C88	300.00'	17.32'	8.66'	17.32'	S88°19'56"W 318°30'
C89	20.00'	31.60'	20.18'	28.41'	N44°43'37"E 90°31'09"
C90	20.00'	31.23'	19.82'	28.16'	N45°16'23"E 89°28'51"
C91	300.00'	17.32'	8.66'	17.32'	S88°21'34"E 318°30'
C92	300.00'	17.32'	8.66'	17.32'	N88°21'34"W 318°30'
C93	300.00'	17.32'	8.66'	17.32'	N88°19'56"E 318°30'
C94	300.00'	17.32'	8.66'	17.32'	S88°19'56"W 318°30'
C95	20.00'	31.60'	20.18'	28.41'	N44°43'37"E 90°31'09"

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C164	20.00'	31.42'	20.00'	28.28'	S44°59'11"W 90°00'00"
C165	20.00'	31.42'	20.00'	28.28'	N45°00'49"W 90°00'00"

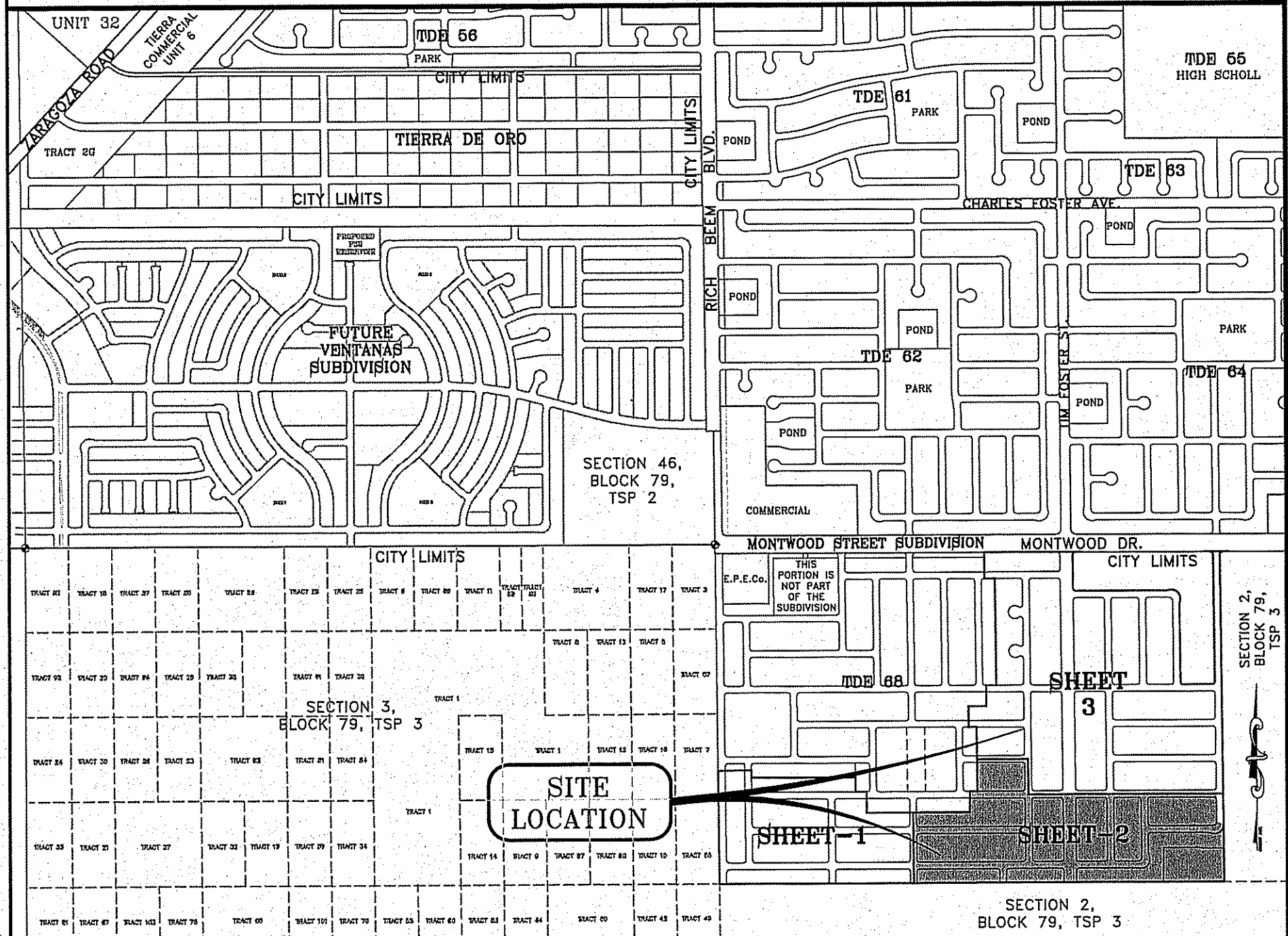


SECTION 2,  
BLOCK 79,  
TSP 3

SECTION 2,  
BLOCK 79,  
TSP 3

## LOCATION MAP

SCALE: 1"=1000'

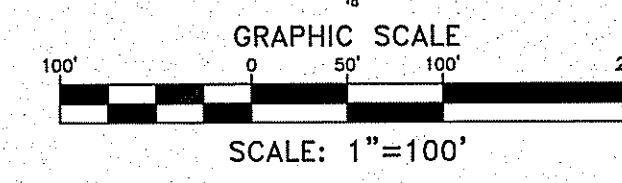


Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council on set forth below. The collection of the impact fee for this subdivision shall be of the time of the meter connection if development is outside the city limits.

EASTSIDE SERVICE AREA			
Meter Size	Meter Capacity Ratio	Water (\$)	Wastewater (\$)
Less Than 1"	1.00	697.00	920.00
1"	1.67	1,163.00	1,537.00
1 1/2"	3.33	2,321.00	3,055.00
2"	6.33	3,714.00	4,905.00
3"	10.00	6,958.00	9,203.00
4"	15.67	11,615.00	15,341.00
6"	33.33	23,233.00	30,672.00
8"	63.33	37,168.00	49,077.00
10"	78.67	40,064.00	52,916.00
12"	143.33	74,999.00	98,924.00

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

SECTION 2,  
BLOCK 79, TSP 3



### LINE TABLE

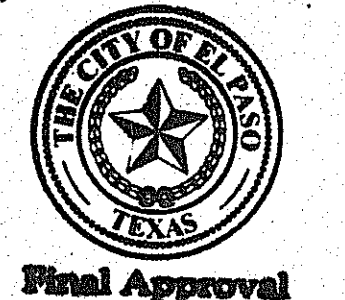
LINE	LENGTH	BEARING
L1	65.00'	N0°34'52"W
L2	65.00'	N0°31'57"W
L3	49.80'	N89°59'32"E
L4	51.70'	N89°59'11"W
L5	73.59'	S89°59'11"W
L6	75.94'	S89°59'11"W
L7	49.50'	S89°59'11"W

NOTES:  
SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.  
"U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS".  
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480212-0175-B, DATED SEPTEMBER 4, 1991, THIS PROPERTY IS IN FLOOD HAZARD ZONE X.  
BEARINGS BASED ON MONTWOOD STREET SUBDIVISION IN FILE NO. 20110065750, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.  
ALL TEMPORARY DEAD-END STREETS AT SOME POINT WILL BE EXTENDED INTO THE ADJACENT PROPERTY.  
THIS PLAT IS WITHIN THE EASTSIDE IMPACT FEE SERVICE AREA.  
BUILDING SET BACK LINE: ALL LOTS FACING TIM FOSTER ST. SHALL HAVE A 15 FOOT FRONT BUILDING SETBACK LINE.  
NO LOTS FRONTING THE TIM FOSTER ARTERIAL SHALL HAVE DRIVEWAY ACCESS TO THE ARTERIAL AND ALL VEHICULAR ACCESS SHALL BE FROM ALLEYS AT THE REAR OF THE AFOREMENTIONED LOTS IN ACCORDANCE WITH TITLE 19 SECTION 19.15.050 F.4.

SCHOOL DISTRICT  
SOCORRO INDEPENDENT SCHOOL DISTRICT  
12440 ROJAS DRIVE

TOTAL RESIDENTIAL LOTS  
674

DATE OF PREPARATION: JULY 25, 2013



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C70	20.00'	31.22'	19.80'	28.14'	N46°17'50"W	89°26'57"
C71	20.00'	31.61'	20.20'	28.42'	N44°42'10"E	90°34'03"
C72	20.00'	31.60'	20.18'	28.41'	S44°43'37"W	90°31'09"
C73	20.00'	31.23'	19.82'	28.16'	N45°16'23"W	89°28'51"
C74	20.00'	31.60'	20.18'	28.41'	S44°43'37"W	90°31'09"
C75	20.00'	31.23'	19.82'	28.16'	N45°16'23"W	89°28'51"
C76	20.00'	31.60'	20.18'	28.41'	N44°43'37"E	90°31'09"
C77	20.00'	31.23'	19.82'	28.16'	N45°16'23"W	89°28'51"
C78	20.00'	31.60'	20.18'	28.41'	S44°43'37"W	90°31'09"
C79	20.00'	31.23'	19.82'	28.16'	N45°16'23"W	89°28'51"
C80	20.00'	31.60'	20.18'	28.41'	N44°43'37"E	90°31'09"
C81	20.00'	31.23'	19.82'	28.16'	N45°16'23"W	89°28'51"
C82	20.00'	31.23'	19.82'	28.16'	N45°16'23"W	89°28'51"
C83	20.00'	31.60'	20.18'	28.41'	S44°43'37"W	90°31'09"
C84	20.00'	31.23'	19.82'	28.16'	N45°16'23"W	89°28'51"
C85	300.00'	17.32'	8.66'	17.32'	S88°21'34"E	318°30"
C86	300.00'	17.32'	8.66'	17.32'	N88°21'34"W	318°30"
C87	300.00'	17.32'	8.66'	17.32'	N88°19'56"E	318°30"
C88	300.00'	17.32'	8.66'	17.32'	S88°19'56"W	318°30"
C89	20.00'	31.60'	20.18'	28.41'	N44°43'37"E	90°31'09"
C90	20.00'	31.23'	19.82'	28.16'	N45°16'23"W	89°28'51"
C91	300.00'	17.32'	8.66'	17.32'	S88°21'34"E	318°30"
C92	300.00'	17.32'	8.66'	17.32'	N88°21'34"W	318°30"
C93	300.00'	17.32'	8.66'	17.32'	N88°19'56"E	318°30"
C94	300.00'	17.32'	8.66'	17.32'	S88°19'56"W	318°30"
C95	20.00'	31.60'	20.18'	28.41'	N44°43'37"E	90°31'09"
C96	20.00'	31.23'	19.82'	28.16'	N45°16'23"W	89°28'51"
C97	300.00'	17.32'	8.66'	17.32'	S88°21'34"E	318°30"
C98	300.00'	17.32'	8.66'	17.32'	N88°21'34"W	318°30"
C99	300.00'	17.32'	8.66'	17.32'	N88°19'56"E	318°30"
C100	300.00'	17.32'	8.66'	17.32'	S88°19'56"W	318°30"
C101	20.00'	31.60'	20.18'	28.41'	N44°43'37"E	90°31'09"
C102	20.00'	31.23'	19.82'	28.16'	N45°16'23"W	89°28'51"
C103	20.00'	31.60'	20.18'	28.41'	S44°43'37"W	90°31'09"
C104	20.00'	31.23'	19.82'	28.16'	N45°16'23"W	89°28'51"
C105	20.00'	31.60'	20.18'	28.41'	S44°43'37"W	90°31'09"
C106	20.00'	31.23'	19.82'	28.16'	N45°16'23"W	89°28'51"
C107	20.00'	31.60'	20.18'	28.41'	N44°43'37"E	90°31'09"
C108	20.00'	31.23'	19.82'	28.16'	S45°16'23"W	89°28'51"
C109	20.00'	31.60'	20.18'	28.41'	N44°43'37"E	90°31'09"
C110	300.00'	17.32'	8.66'	17.32'	N88°21'34"W	318°30"
C111	300.00'	17.32'	8.66'	17.32'	S88°21'34"E	318°30"
C112	300.00'	17.32'	8.66'	17.32'	N88°19'56"E	318°30"
C113	300.00'	17.32'	8.66'	17.32'	S88°19'56"W	318°30"
C114	20.00'	44.06'	39.43'	35.67'	N63°38'10"E	126°12'35"
C115	50.00'	25.23'	12.89'	24.96'	N67°42'43"E	285°41'31"
C116	50.00'	25.23'	12.89'	24.96'	S67°42'43"W	285°41'31"
C117	90.00'	32.67'	16.94'	32.09'	S38°38'59"E	402°28'03"
C118	50.00'	33.78'	17.56'	33.14'	S03°44'49"E	384°21'19"
C119	50.00'	32.70'	16.96'	32.12'	S37°30'20"W	372°28'00"
C120	50.00'	35.37'	18.46'	34.63'	S76°30'08"W	401°31'37"
C121	50.00'	25.23'	12.89'	24.96'	N68°46'43"W	285°41'40"
C122	20.00'	44.06'	39.43'	35.67'	N62°34'20"E	126°12'35"
C123	20.00'	44.14'	39.63'	35.71'	N63°45'22"W	126°28'49"
C124	50.00'	25.20'	12.87'	24.94'	N67°27'35"E	285°42'43"
C125	50.00'	35.55'	18.56'	34.80'	S77°44'01"E	404°44'05"
C126	50.00'	32.67'	16.94'	32.09'	S38°38'59"E	402°28'00"
C127	50.00'	33.78'	17.56'	33.14'	S03°44'49"E	384°21'19"
C128	50.00'	32.67'	16.94'	32.09'	S37°29'20"W	372°28'00"
C129	50.00'	35.63'	18.61'	34.88'	S76°37'14"W	401°49'49"
C130	50.00'	25.20'	12.87'	24.94'	N68°31'30"W	285°42'43"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C131	20.00'	44.14'	39.63'	35.71'	N62°41'27"E	126°26'49"
C132	20.00'	31.60'	20.18'	28.41'	S44°43'47"W	90°31'30"
C133	20.00'	31.23'	19.82'	28.15'	N45°16'13"W	89°28'30"
C134	300.00'	17.32'	8.66'	17.32'	S88°21'13"E	318°30"
C135	300.00'	17.32'	8.66'	17.32'	N88°21'13"W	318°30"
C136	300.00'	12.00'	6.00'	12.00'	N88°50'46"E	217°33"
C137	300.00'	5.32'	2.66'	5.32'	N87°11'31"E	170°58"
C138	300.00'	17.32'	8.66'	17.32'	S88°20'17"W	318°30"
C139	25.00'	39.04'	24.77'	35.19'	N45°16'13"W	89°28'30"
C140	20.00'	31.60'	20.18'	28.41'	N44°43'47"E	90°31'30"
C141	20.00'	31.23'	19.82'	28.15'	N45°16'13"W	89°28'30"
C142	20.00'	31.60'	20.18'	28.41'	S44°43'47"W	90°31'30"
C143	20.00'	31.23'	19.82'	28.15'	N45°16'13"W	89°28'30"
C144	20.00'	31.60'	20.18'	28.41'	S44°43'47"W	90°31'30"
C145	20.00'	31.23'	19.82'	28.15'	N45°16'13"W	89°28'30"
C146	20.00'	31.60'	20.18'	28.41'	S44°43'47"W	90°31'30"
C147	300.00'	46.85'	29.73'	42.23'	N44°43'47"W	89°28'30"
C148	20.00'	31.60'	20.18'	28.41'	N44°43'37"E	90°31'09"
C149	20.00'	31.23'	19.82'	28.16'	S45°16'23"W	89°28'51"
C150	20.00'	31.60'	20.18'	28.41'	N44°43'37"E	90°31'09"
C151	20.00'	31.23'	19.82'	28.16'	S45°16'23"E	89°28'51"
C152	20.00'	31.60'	20.18'	28.41'	N44°43'37"E	90°31'09"
C153	20.00'	31.23'	19.82'	28.16'	N45°16'23"W	89°28'51"
C154	20.00'	31.60'	20.18'	28.41'	S44°43'37"W	90°31'09"
C155	20.00'	31.23'	19.82'	28.16'	S45°16'23"E	89°28'51"
C156	20.00'	31.60'	20.18'	28.41'	S44°43'37"W	90°31'09"
C157	20.00'	31.23'	19.82'	28.16'	S45°16'23"E	89°28'51"
C158	20.00'	31.60'	20.18'	28.41'	S44°43'37"W	90°31'09"
C159	20.00'	31.22'	19.80'	28.14'	N45°17'50"W	89°25'07"
C160	20.00'	31.61'	20.20'	28.42'	N44°42'10"E	90°34'03"
C161	20.00'	31.22'	19.80'	28.14'	N45°17'50"W	89°25'07"
C162	20.00'	31.61'	20.20'	28.42'	N44°42'10"E	90°34'03"
C163	20.00'	31.22'	19.80'	28.14'	N45°17'50"W	89°25'07"
C164	20.00'	31.42'	20.00'	28.28'	N44°59'11"W	90°00'57"

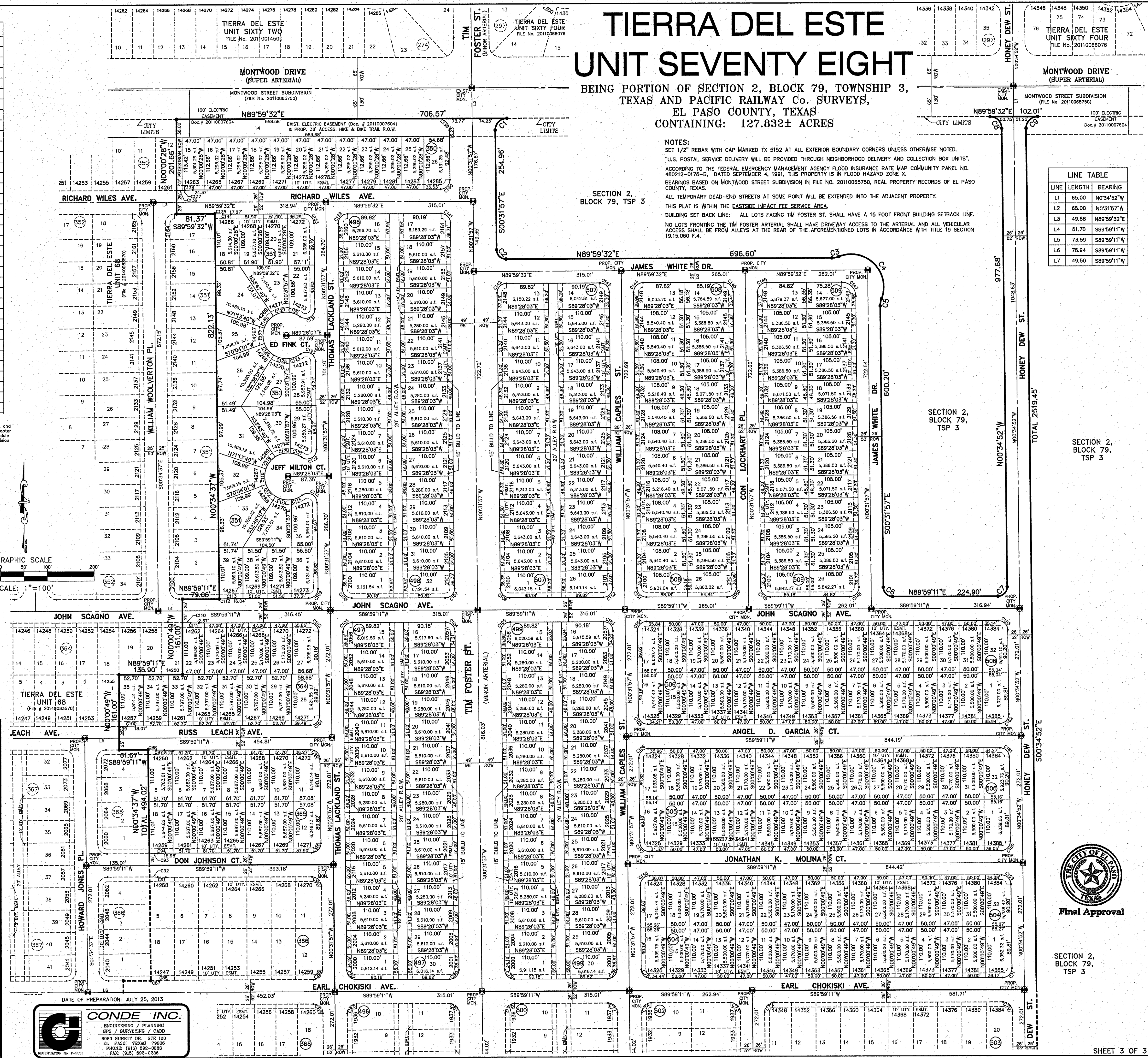
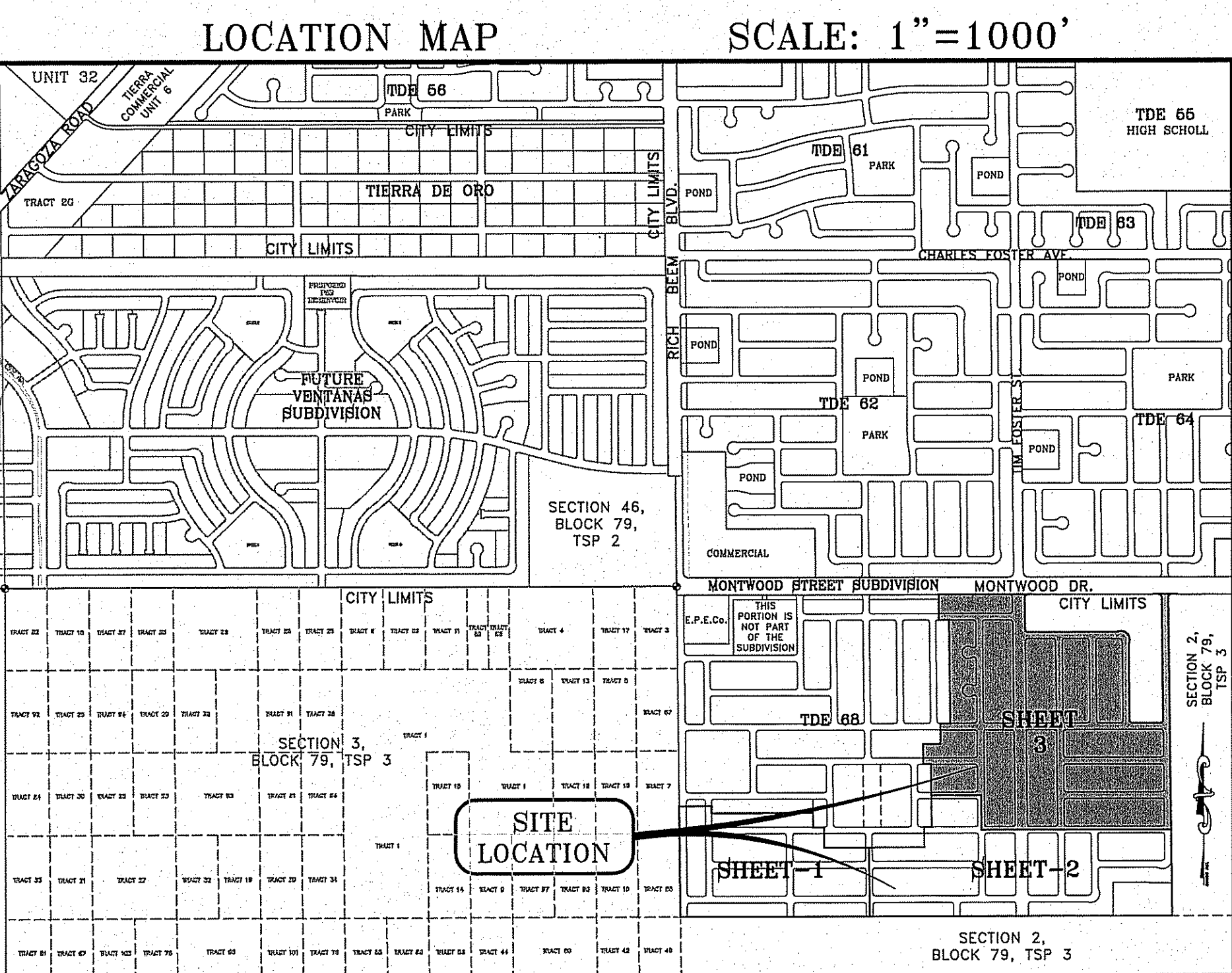
Chapter 399 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater project fees. This plan note fulfills an obligation mandated by Chapter 399 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council on set forth below. The collection of the impact fee for this subdivision shall be at the time of the meter connection if development is outside the city limits.

Meter Size	Meter Capacity Ratio	Water (\$)	Wastewater (\$)
Less Than 1"	1.00	697.00	920.00
1"	1.67	1,163.00	1,537.00
1 1/2"	3.33	2,327.00	3,075.00
2"	5.33	3,714.00	4,905.00
3"	10.00	6,368.00	8,319.00
4"	16.67	11,616.00	15,341.00
6"	33.33	23,232.00	30,672.00
8"	53.33	37,168.00	48,007.00
10"	76.67	49,890.00	64,915.00
12"	143.33	74,880.00	98,242.00

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

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

**TOTAL RESIDENTIAL LOTS**  
674



# TIERRA DEL ESTE UNIT SEVENTY EIGHT

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY Co. SURVEYS,  
EL PASO COUNTY, TEXAS  
CONTAINING: 127.832± ACRES

NOTES:  
SET 1/2" REBAR WITH CAP MARKED TX 5162 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.  
"U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS."  
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480212-0176-0, DATED SEPTEMBER 4, 1991, THIS PROPERTY IS IN FLOOD HAZARD ZONE X.  
BEARINGS BASED ON MONTWOOD STREET SUBDIVISION IN FILE NO. 20110065750, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.  
ALL TEMPORARY DEAD-END STREETS AT SOME POINT WILL BE EXTENDED INTO THE ADJACENT PROPERTY.  
THIS PLAN IS WITHIN THE EASTSIDE IMPACT FEE SERVICE AREA.  
BUILDING SET BACK LINE: ALL LOTS FACING TIM FOSTER ST. SHALL HAVE A 15 FOOT FRONT BUILDING SETBACK LINE.  
NO LOTS FRONTING THE TIM FOSTER ARTERIAL SHALL HAVE DRIVEWAY ACCESS TO THE ARTERIAL AND ALL VEHICULAR ACCESS SHALL BE FROM ALLEYS AT THE REAR OF THE AFORESAID LOTS IN ACCORDANCE WITH TITLE 19 SECTION 19.15.000 F.A.

LINE	LENGTH	BEARING
L1	65.00'	N89°54'52"W
L2	65.00'	N03°19'57"E
L3	48.88'	N89°59'32"E
L4	51.70'	S89°59'11"W
L5	73.59'	S89°59'11"W
L6	76.94'	S89°59'11"W
L7	49.50'	S89°59'11"W

DATE OF PREPARATION: JULY 25, 2013

**CONDE INC.**  
ENGINEERING / PLANNING  
GPS / SURVEYING / CADD  
6880 SURVEY DR. #78 100  
EL PASO, TEXAS 79804  
PHONE: (915) 692-2883  
FAX: (915) 692-0888



GENERAL NOTES:

- 1. IMPROVEMENT WITHIN CITY R.O.W. SHALL COMPLY WITH TITLE 19-SUBDIVISION ORDINANCE-"SUBDIVISION IMPROVEMENT DESIGN STANDARDS".
2. 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.
3. 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.
4. 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.
5. EQUIPMENT OF A CONDITION AND DESIGN SUFFICIENT TO ENSURE A THOROUGH AND WORKMANLIKE PROSECUTION OF THE PROJECT SHALL BE USED AT ALL TIMES.
6. ALL ELEVATIONS ARE TO CITY DATUM UNLESS OTHERWISE NOTED.
7. ALL WASTE MATERIALS INCLUDING EXCAVATION, CURBING, PAVEMENT, ETC. SHALL BE DISPOSED OF AS DESIGNATED BY THE OWNER OR HIS REPRESENTATIVE.
8. 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.
9. SAFE AND REASONABLE ACCESS FOR THIS SITE MUST BE MAINTAINED AT ALL TIMES DURING THE LIFE OF THE PROJECT.
10. ANY CAVITY REMAINING OPEN DURING NONWORKING HOURS MUST BE GUARDED BY FLASHER TYPE BARRICADES WITH STRINGERS PLACED BETWEEN THE TOPS OF THE BARRICADES.
11. DEVELOPER SHALL COMPLY WITH SECTION 13.08.170 "EXCESSIVE PAVING CUTS" AS PER EL PASO MUNICIPAL CODE.

GENERAL EARTHWORK NOTES:

- 1. ALL GRADING SHALL CONFORM TO THE CITY OF EL PASO GRADING ORDINANCE SECTION 18.44.
2. 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.
3. 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.
4. TEMPORARY DUST AND EROSION CONTROL MEASURES SHALL BE PROVIDED FOR AT ALL TIMES. SEE SHEET 13.
5. 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.
6. ALL SLOPES AND SWALES WITHIN LOTS SHALL BE MAINTAINED BY LOT OWNER.

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.
5. 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.
6. 95% COMPACTION REQUIRED ON CUTS & 96% COMPACTION REQUIRED ON FILLS.

18.44.220 - PERMIT CLOSURE PROCEDURE:

AFTER THE PERMITTEE COMPLETES THE GRADING UNDER THE PERMIT, THE PERMIT SHALL BE CLOSED. AS PART OF THE CLOSURE PROCEDURE, THE APPLICANT MUST SUBMIT THE FOLLOWING TO THE CITY:

- A. A STATEMENT FROM THE ENGINEER OF RECORD THAT STATES "THE GRADING OPERATION HAS BEEN SUBSTANTIALLY COMPLETED AND GENERALLY CONFORMS TO THE APPROVED SET OF PLANS" THE PERMITTEE SHALL CALL THE PERMIT OFFICIAL TO ESTABLISH THE BEGINNING OF THE WARRANTY PERIOD AND TO NOTIFY THE PERMIT OFFICIAL THAT THE GSP HAS BEEN IMPLEMENTED.
B. A COPY OF THE NOTICE OF TERMINATION FILED WITH THE STATE OR DATED CONSTRUCTION SITE NOTICE, IF APPLICABLE, IN ACCORDANCE WITH CHAPTER 15.

THE CITY WILL ISSUE A LETTER STATING GENERAL CONFORMANCE TO THE PERMIT IS BEEN MET AND THAT THE WARRANTY PERIOD REQUIREMENTS WILL CONTINUE TO BE IN EFFECT.

18.44.090 - WARRANTY:

ANY PERSON ISSUED A PERMIT SHALL AGREE WARRANT AND MAINTAIN THE AREA DESCRIBED IN THE PERMIT FOR A PERIOD OF TWO YEARS AFTER THE PERMIT IS CLOSED BY THE CITY PURSUANT TO SECTION 18.44.220, OR UNTIL A BUILDING PERMIT IS ISSUED FOR THE PURPOSE OF MAINTAINING A STABILIZED SITE IN ACCORDANCE WITH THE APPROVED GSP. WHICHEVER FIRST OCCURS (THE "WARRANTY OR WARRANTY PERIOD"), THE CITY MAY CONDUCT INSPECTIONS OF THE PERMITTED AREA THROUGHOUT THE WARRANTY PERIOD AND REQUIRE MAINTENANCE AND CORRECTION OF THE WORK BY THE PERMIT HOLDER. FAILURE OF THE PERMIT HOLDER TO CORRECT THE WORK SHALL CONSTITUTE A FAILURE TO COMPLY WITH THE PROVISIONS OF THIS CHAPTER.

CONSTRUCTION ACTIVITY REQUIREMENTS:

- 1. NO ON-SITE PROCESSING OF MATERIAL FOR COMMERCIAL OR RETAIL SALES SHALL BE ALLOWED. ON-SITE PROCESSING OF MATERIALS TO BE USED FOR PREPARATION OR CONSTRUCTION OF IMPROVEMENTS WITHIN THE SITE COVERED BY THE GRADING PERMIT SHALL BE ALLOWED.
2. WORK SHALL BE CONDUCTED IN MANNER THAT PRESERVES AND DOES NOT OBSTRUCT, IMPEDE OR INTERFERE WITH THE FLOW OF STORM WATER IN NATURAL DRAINAGE WAYS, UNIMPROVED CHANNELS OR WATERCOURSES, OR IMPROVED DITCHES, CHANNELS OR CANALS IN SUCH A MANNER AS TO CAUSE FLOODING WHERE IT WOULD NOT OTHERWISE OCCUR.
3. CONSTRUCTION EQUIPMENT AND FENCING SHALL BE KEPT OUT OF WATERCOURSES EXCEPT WHEN NECESSARY TO PERFORM WORK ON THE APPROVED PLANS. ADEQUATE PASS MEASURES SHALL BE INSTALLED WHERE TEMPORARY DRAINAGE BLOCKAGES WILL OCCUR. WHERE WORK WITHIN A CHANNEL IS DESIGNATED ON APPROVED PLANS, PRECAUTIONS SHALL BE TAKEN TO STABILIZE THE WORK AREA DURING CONSTRUCTION TO MINIMIZE EROSION. THE CHANNEL, INCLUDING BED AND BANKS, SHALL ALWAYS BE RESTORED/RE-STABILIZED IMMEDIATELY AFTER IN CHANNEL WORK IS COMPLETED.
4. WHERE A DRAINAGE WAY WILL BE CROSSED BY CONSTRUCTION VEHICLES REGULARLY DURING CONSTRUCTION, A TEMPORARY CROSSING SHALL BE CONSTRUCTED.
5. MATERIAL STOCKPILING SHALL NOT BE ALLOWED WHEN GRADING OPERATIONS ARE IDLE FOR MORE THAN SEVEN CONSECUTIVE CALENDAR DAYS. STOCKPILING SHALL BE 1 AND LIMITED TO TEN FEET HIGH WHEN GRADING OPERATIONS ARE BEING CONDUCTED.
6. TRAFFIC CONTROL PERMIT AND/OR FLAGMEN MAY BE REQUIRED AS PART OF THE GRADING PERMIT.
7. ANY USE OF VIBRATORY EQUIPMENT SHALL BE APPROVED IN WRITING BY THE DIRECTOR IN ADVANCE OF SUCH USE.

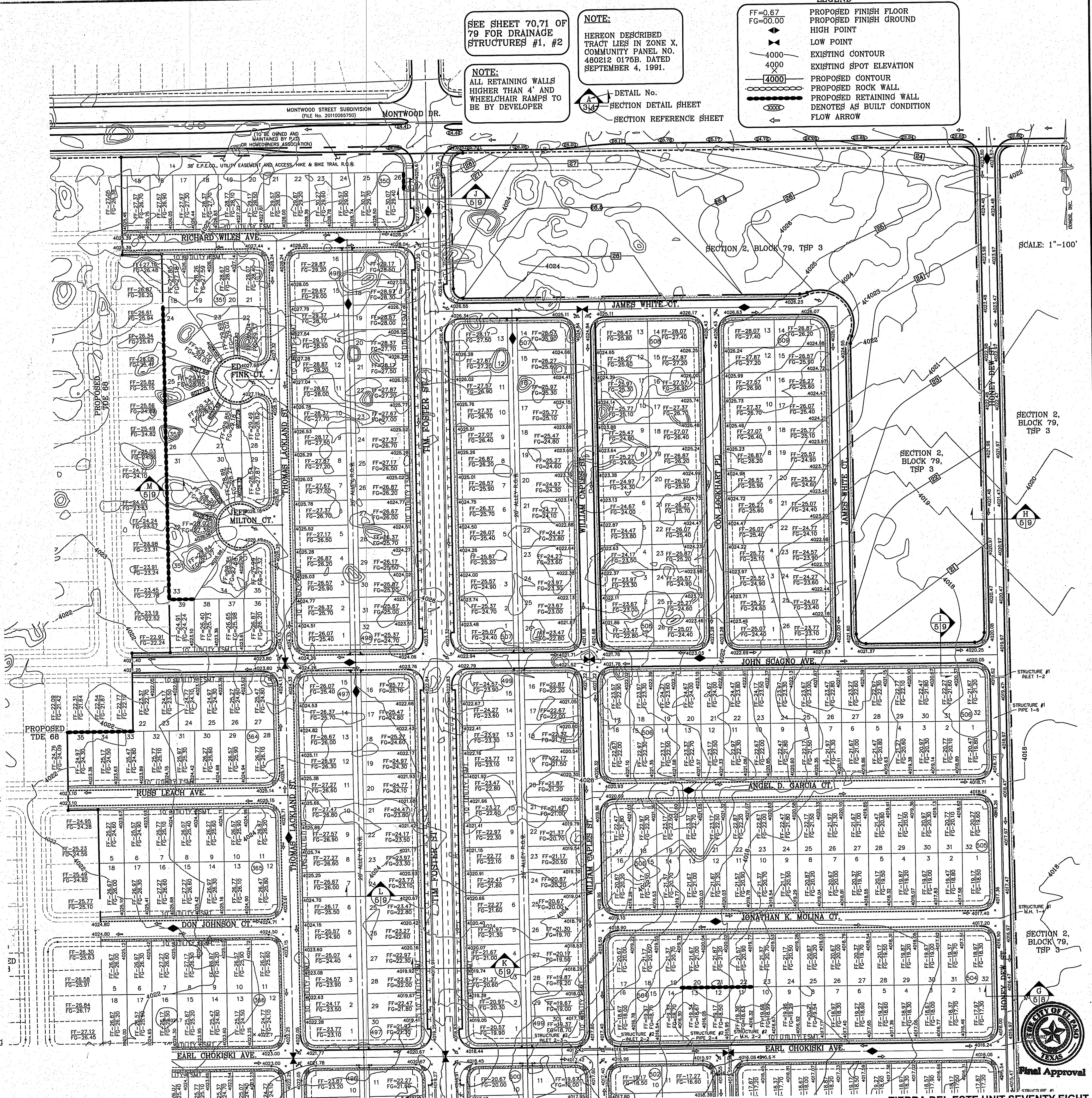
SEE SHEET 70,71 OF 79 FOR DRAINAGE STRUCTURES #1, #2

NOTE: ALL RETAINING WALLS HIGHER THAN 4' AND WHEELCHAIR RAMPS TO BE BY DEVELOPER

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

DETAIL No. SECTION DETAIL SHEET SECTION REFERENCE SHEET

LEGEND: FF=0.67 FG=00.00 PROPOSED FINISH FLOOR PROPOSED FINISH GROUND HIGH POINT LOW POINT 4000 4000 EXISTING CONTOUR EXISTING SPOT ELEVATION PROPOSED CONTOUR PROPOSED ROCK WALL PROPOSED RETAINING WALL DENOTES AS BUILT CONDITION FLOW ARROW



SCALE: 1"=100'

BENCHMARK CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT ELEVATION 4023.97 NAVD83 DATUM DATE REVISIONS BY

TERRA DEL ESTE UNIT SEVENTY EIGHT BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, EL PASO COUNTY, TEXAS CONTAINING: 127.882± ACRES

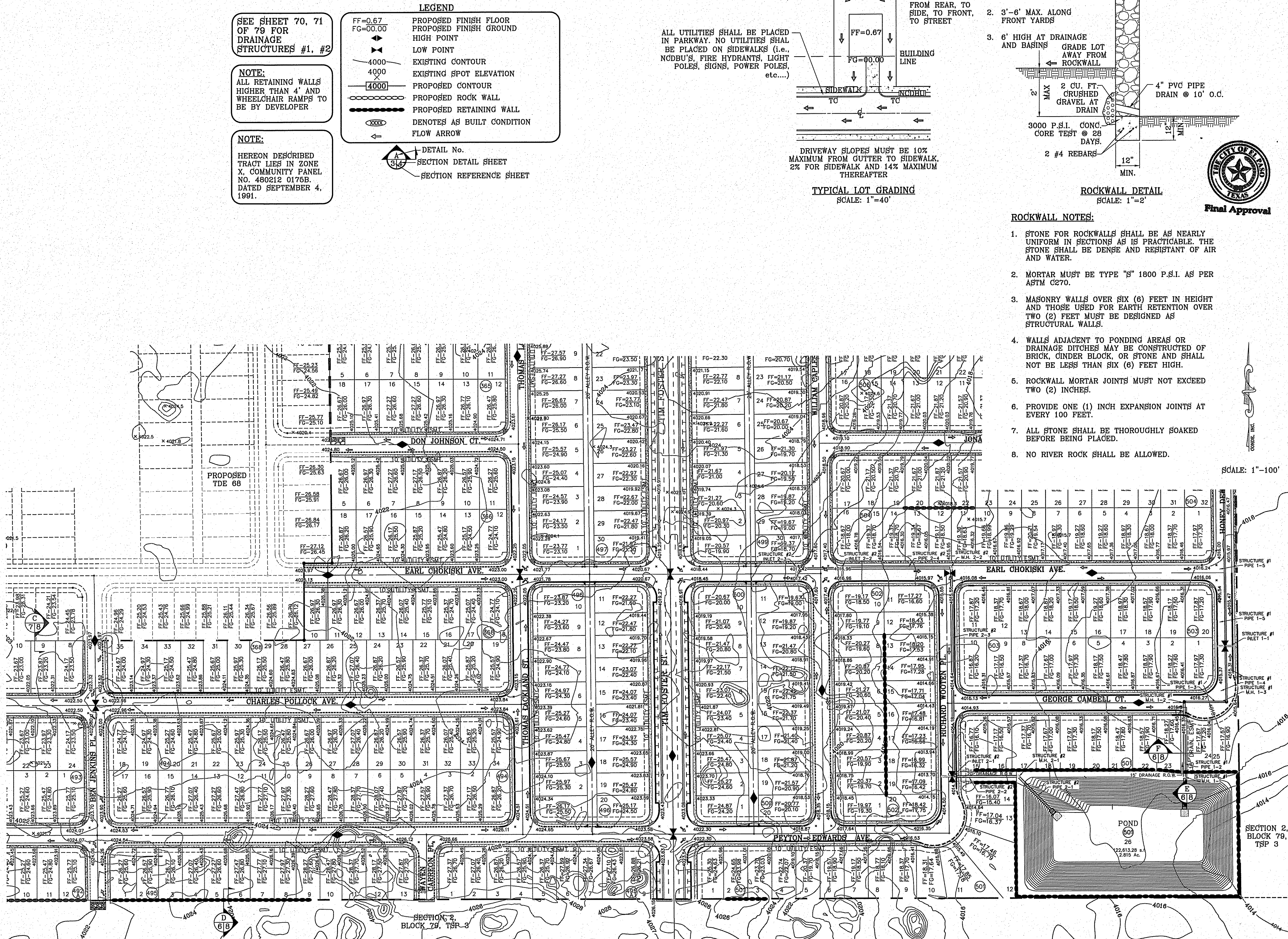
ENGINEER'S SEAL: WYOMING COUNTY ENGINEER 94648

CONDE INC. ENGINEERING / PLANNING SURVEYING / GPS 6080 SURETY DR. STE 100 EL PASO, TEXAS 79905 PHONE: (915) 592-0283 FAX: (915) 592-0286

CONDE INC. REGISTRATION NO. F-281 SHEET TITLE

GRADING PLAN SHT 05 OF 79





SEE SHEET 70, 71 OF 79 FOR DRAINAGE STRUCTURES #1, #2

NOTE: ALL RETAINING WALLS HIGHER THAN 4' AND WHEELCHAIR RAMPS TO BE BY DEVELOPER

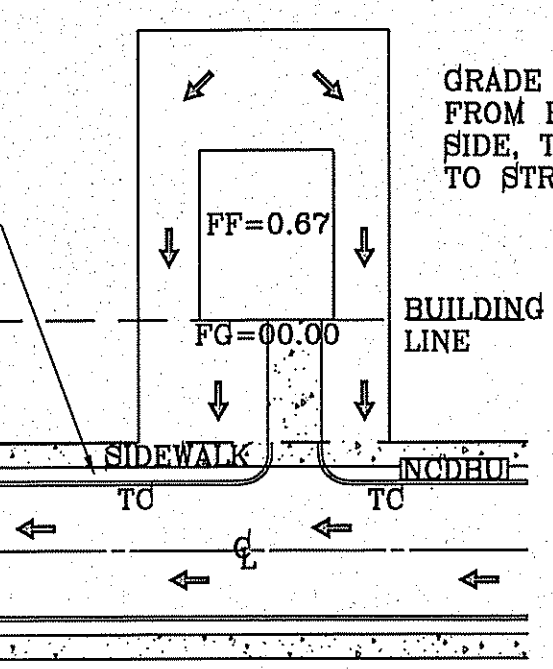
NOTE: HEREON DESCRIBED TRACT LIES IN ZONE X, COMMUNITY PANEL NO. 480212 0176B, DATED SEPTEMBER 4, 1991.

**LEGEND**

- FF=0.67 PROPOSED FINISH FLOOR
- FG=00.00 PROPOSED FINISH GROUND
- LOW POINT
- 4000 EXISTING CONTOUR
- 4000 EXISTING SPOT ELEVATION
- 4000 PROPOSED CONTOUR
- PROPOSED ROCK WALL
- PROPOSED RETAINING WALL
- DENOTES AS BUILT CONDITION
- FLOW ARROW

DETAIL No. SECTION DETAIL SHEET SECTION REFERENCE SHEET

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

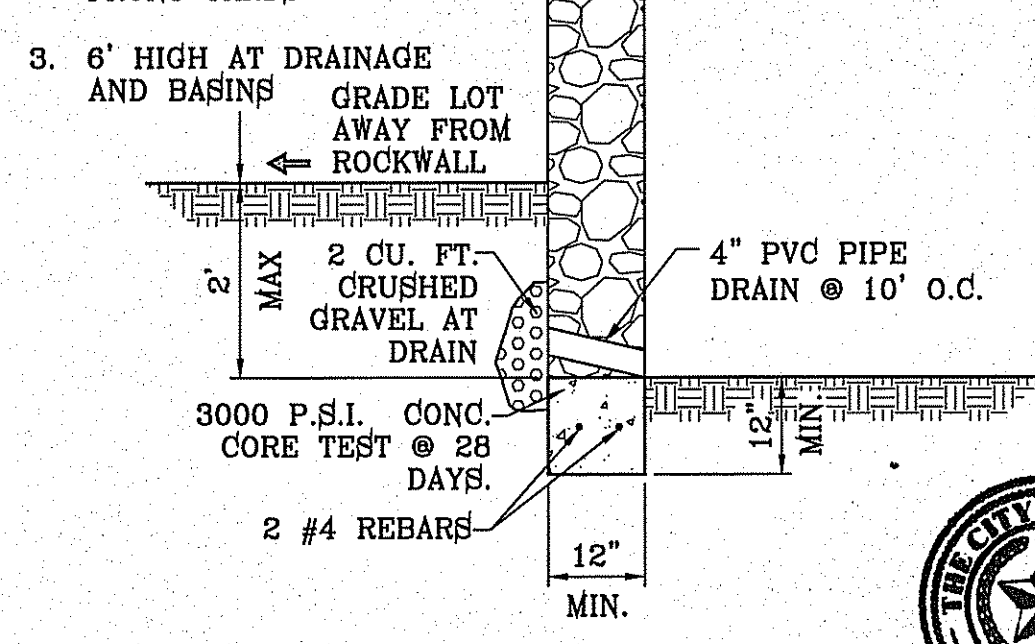


DRIVEWAY SLOPES MUST BE 10% MAXIMUM FROM GUTTER TO SIDEWALK, 2% FOR SIDEWALK AND 14% MAXIMUM THEREAFTER

TYPICAL LOT GRADING SCALE: 1"=40'

GRADE TO DRAIN FROM REAR, TO SIDE, TO FRONT, TO STREET

- 6' MAX. ALONG REAR & SIDE YARDS.
- 3'-6" MAX. ALONG FRONT YARDS
- 6' HIGH AT DRAINAGE AND BASINS



ROCKWALL DETAIL SCALE: 1"=2'

**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, OR STONE 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.

SCALE: 1"=100'



PROJECT NAME: TIERRA DEL ESTE UNIT SEVENTY EIGHT

ENGINEER'S SEAL: CONDE INC. ENGINEERING / PLANNING SURVEYING / GPS 6080 SURVEY DR. STE 100 EL PASO, TEXAS 79905 PHONE: (915) 592-0265 FAX: (915) 592-0266

DESIGN BY: JCY  
INITIATED BY: DN  
CHECKED BY: YC  
JOB NO.: 713-51

SCALE: AS SHOWN  
DATE: JUL, 2014

ENGINEER'S SEAL: CONDE INC. REGISTRATION NO. 7-2221

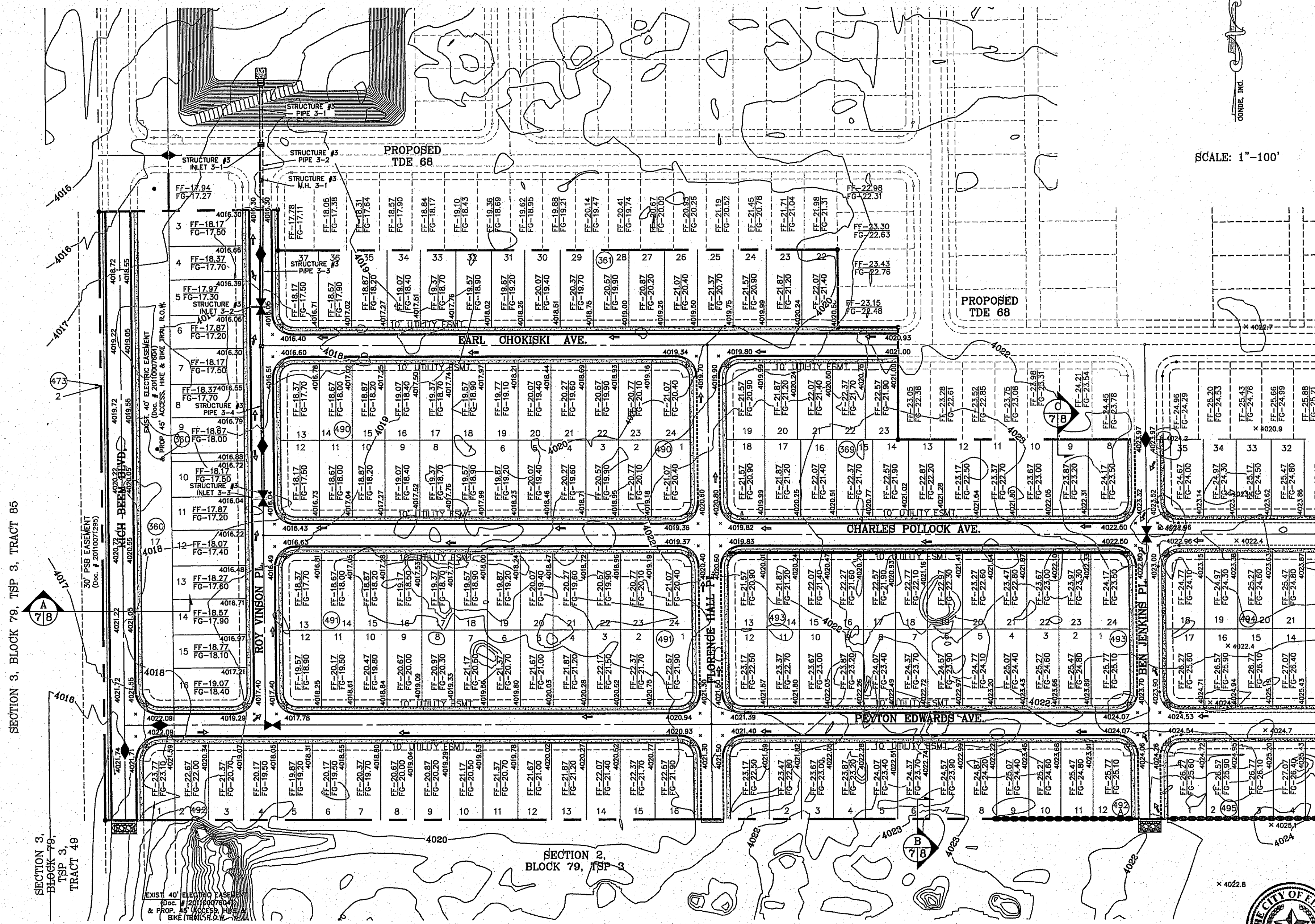
SHEET TITLE: GRADING PLAN

SHT 06 OF 79

BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT. ELEVATION 4023.97

REVISIONS: DATE BY

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS CONTAINING: 127.832± ACRES



SEE SHEET 72 OF 79 FOR DRAINAGE STRUCTURES #3

NOTE:  
ALL RETAINING WALLS HIGHER THAN 4' AND WHEELCHAIR RAMPS TO BE BY DEVELOPER

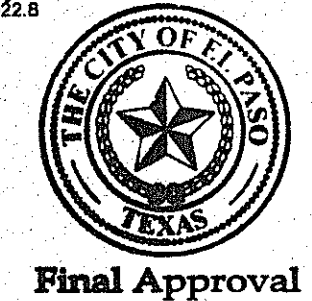
NOTE:  
HEREON DESCRIBED TRACT LIES IN ZONE X, COMMUNITY PANEL NO. 480212 0176B, DATED SEPTEMBER 4, 1991.

**LEGEND**

- FF=0.67 PROPOSED FINISH FLOOR
- FG=00.00 PROPOSED FINISH GROUND
- ◆ HIGH POINT
- ◆ LOW POINT
- 4000 — EXISTING CONTOUR
- 4000 — EXISTING SPOT ELEVATION
- 4000 — PROPOSED CONTOUR
- — PROPOSED ROCK WALL
- — PROPOSED RETAINING WALL
- — DENOTES AS BUILT CONDITION
- ↑ FLOW ARROW

DETAIL No. 314  
SECTION DETAIL SHEET  
SECTION REFERENCE SHEET

SCALE: 1"=100'



BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT ELEVATION 4023.97

DATE 10-5-2015

BY R.C.

REVISIONS

WORKED RICH BEEM & ADDED LOT 2 BLK. 473

PROJECT NAME

**TERRA DEL ESTE UNIT SEVENTY EIGHT**

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PASO COUNTY, TEXAS

CONTAINING: 127.832± ACRES

S C A L E

HORIZ: AS SHOWN

VERT: SHOWN

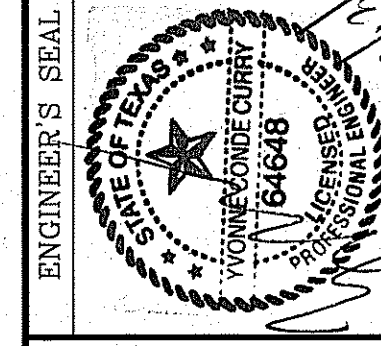
DATE: JUL. 2014

DESIGN BY: YC

INITIATED BY: DN

CHECKED BY: YC

JOB NO.: 719-51



**CONDE INC.**

ENGINEERING / PLANNING  
SURVEYING / GPS

6080 SURETY DR. STE 100  
EL PASO, TEXAS 79905

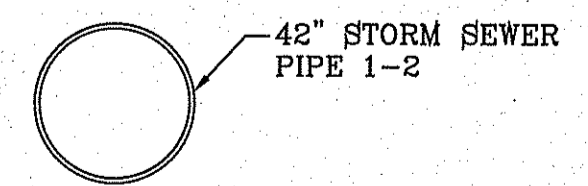
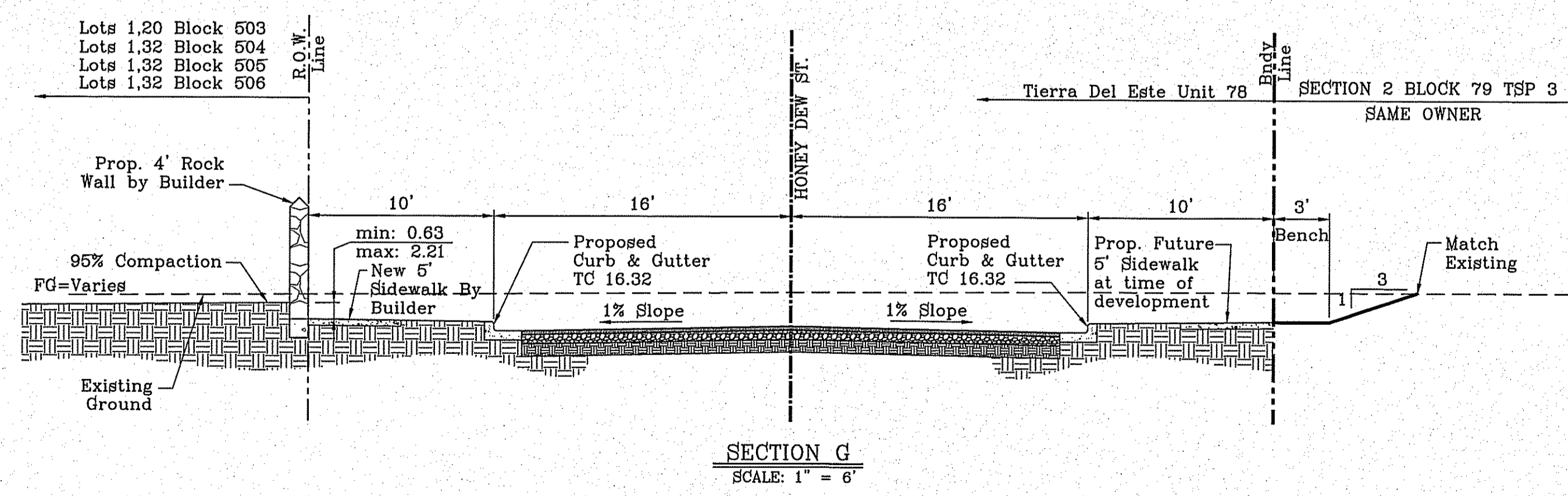
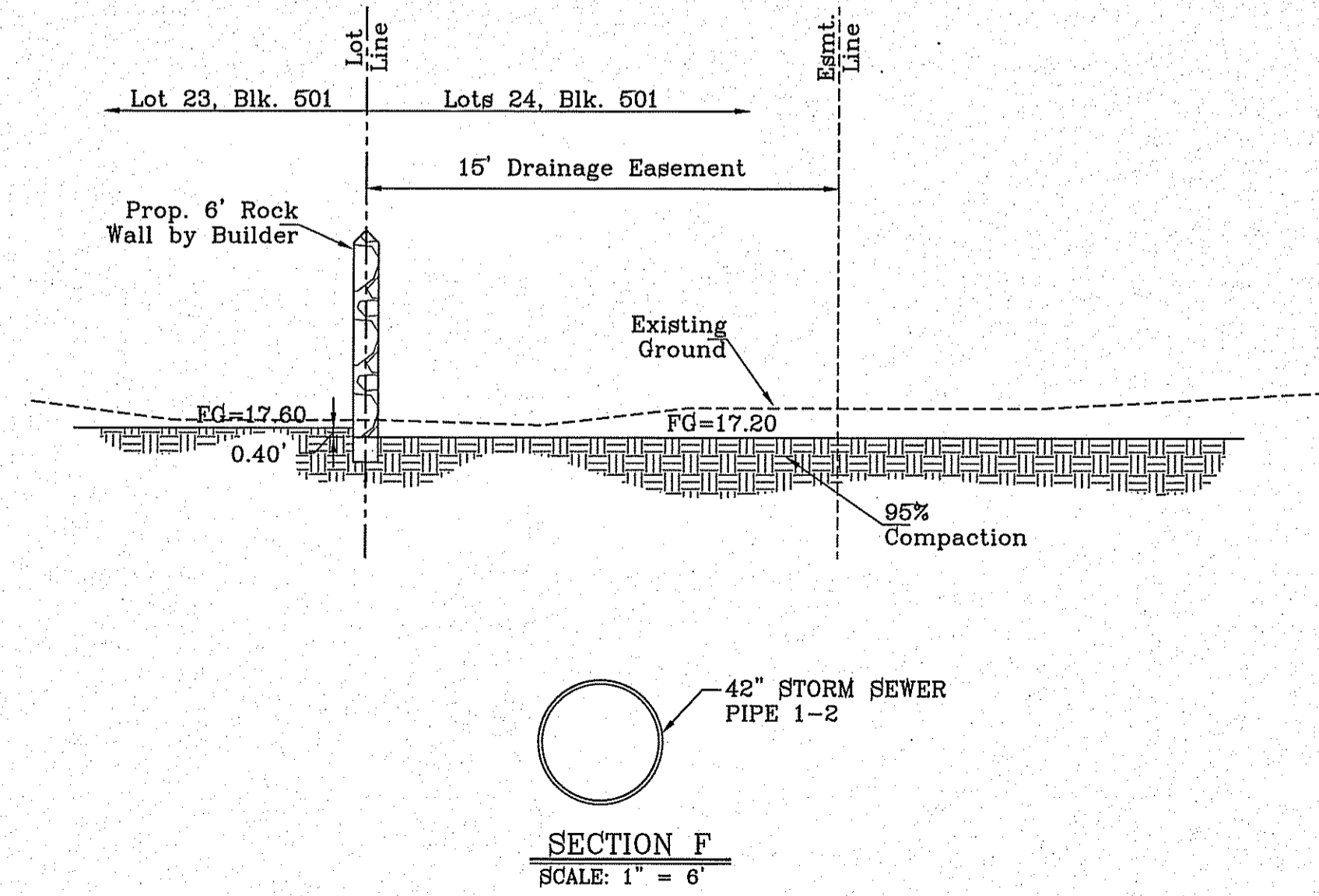
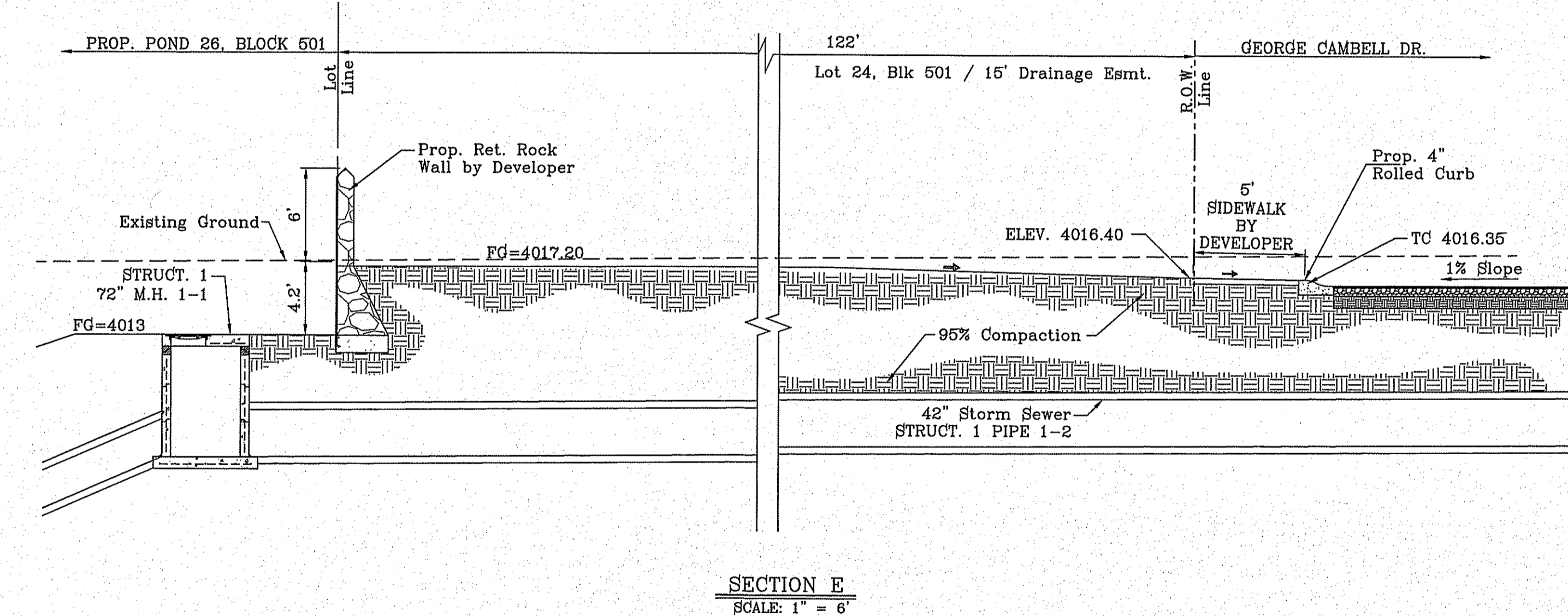
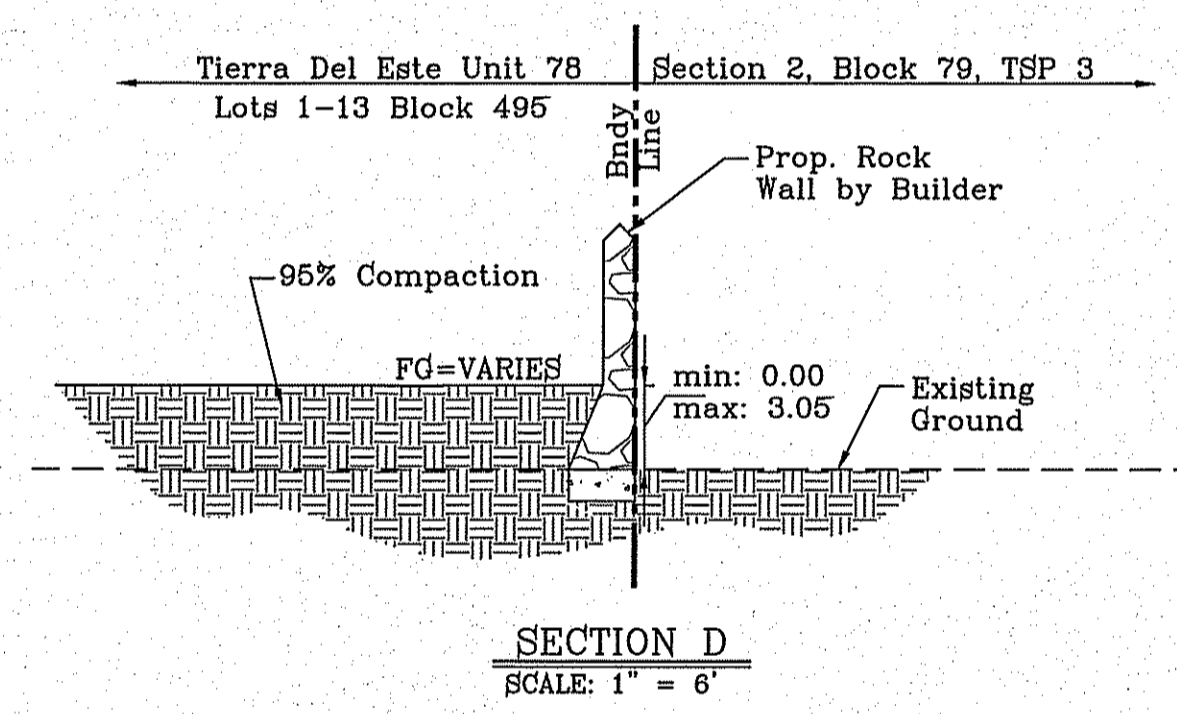
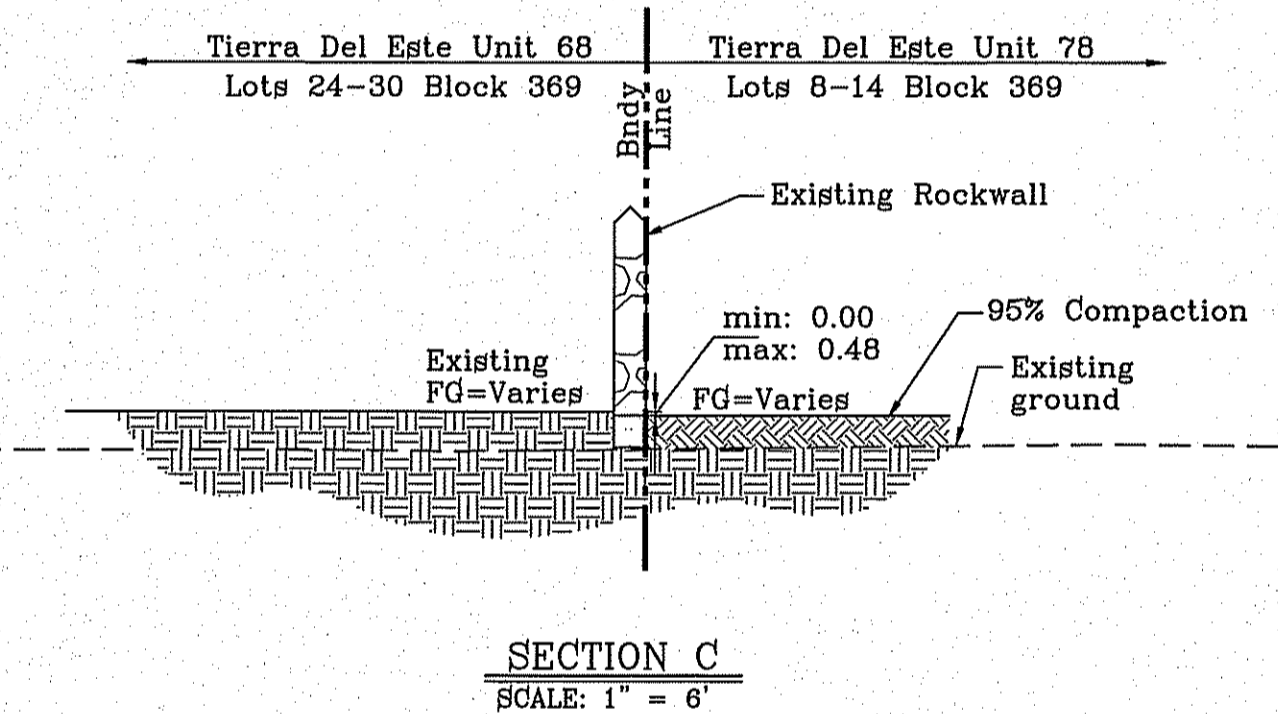
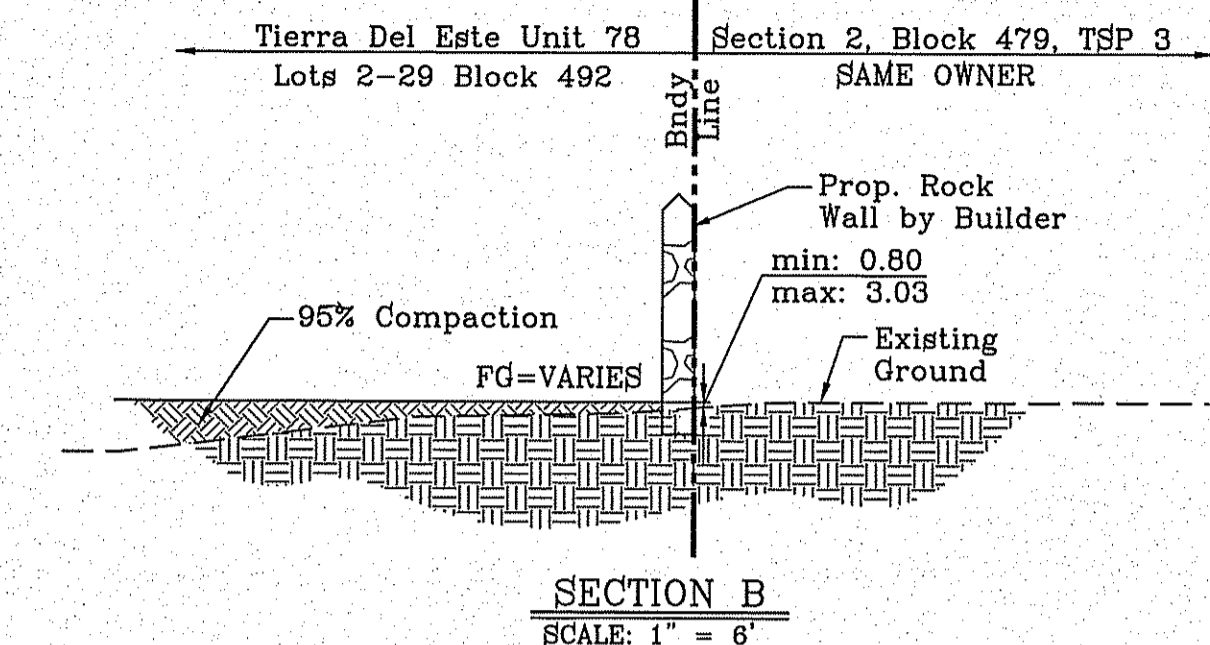
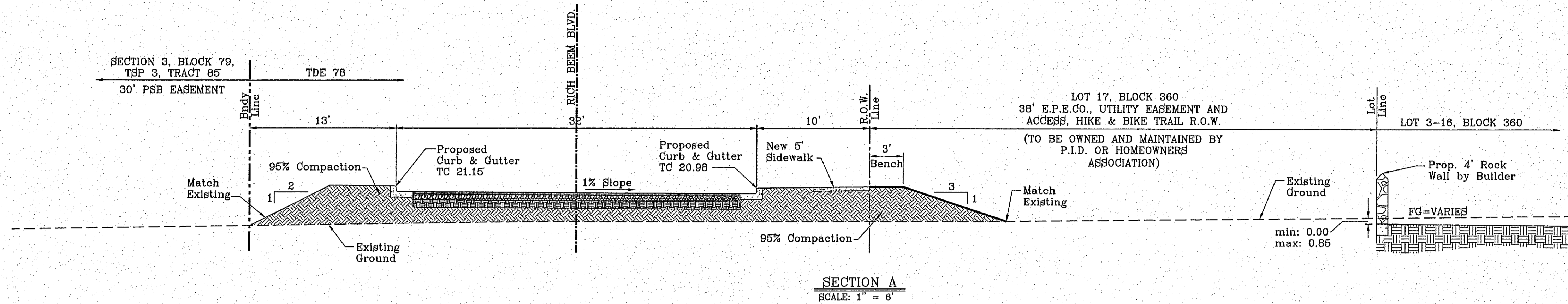
PHONE: (915) 592-0283  
FAX: (915) 592-0286

**CONDE INC.**

REGISTRATION No. P-2221

SHEET TITLE

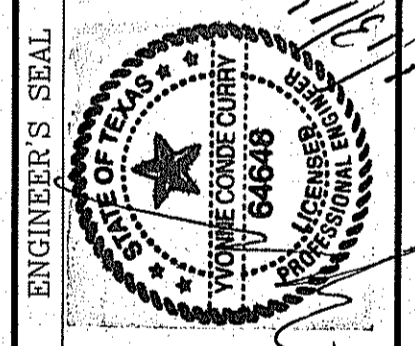
**GRADING PLAN**



BENCHMARK  
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF  
MONTWOOD ST. AND HONOUR POINT  
ELEVATION 4023.97  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
REVISIONS

**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS CONTAINING: 127.832± ACRES

SCALE: as shown  
HORIZ: JUL. 2014  
VERT: JUL. 2014  
DESIGN BY: YC  
INITIATED BY: DN  
CHECKED BY: YC  
JOB NO.: 713-31



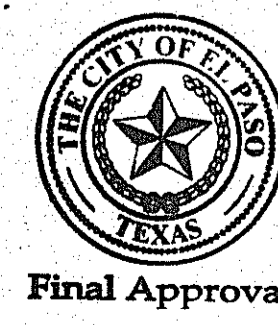
**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 592-0286



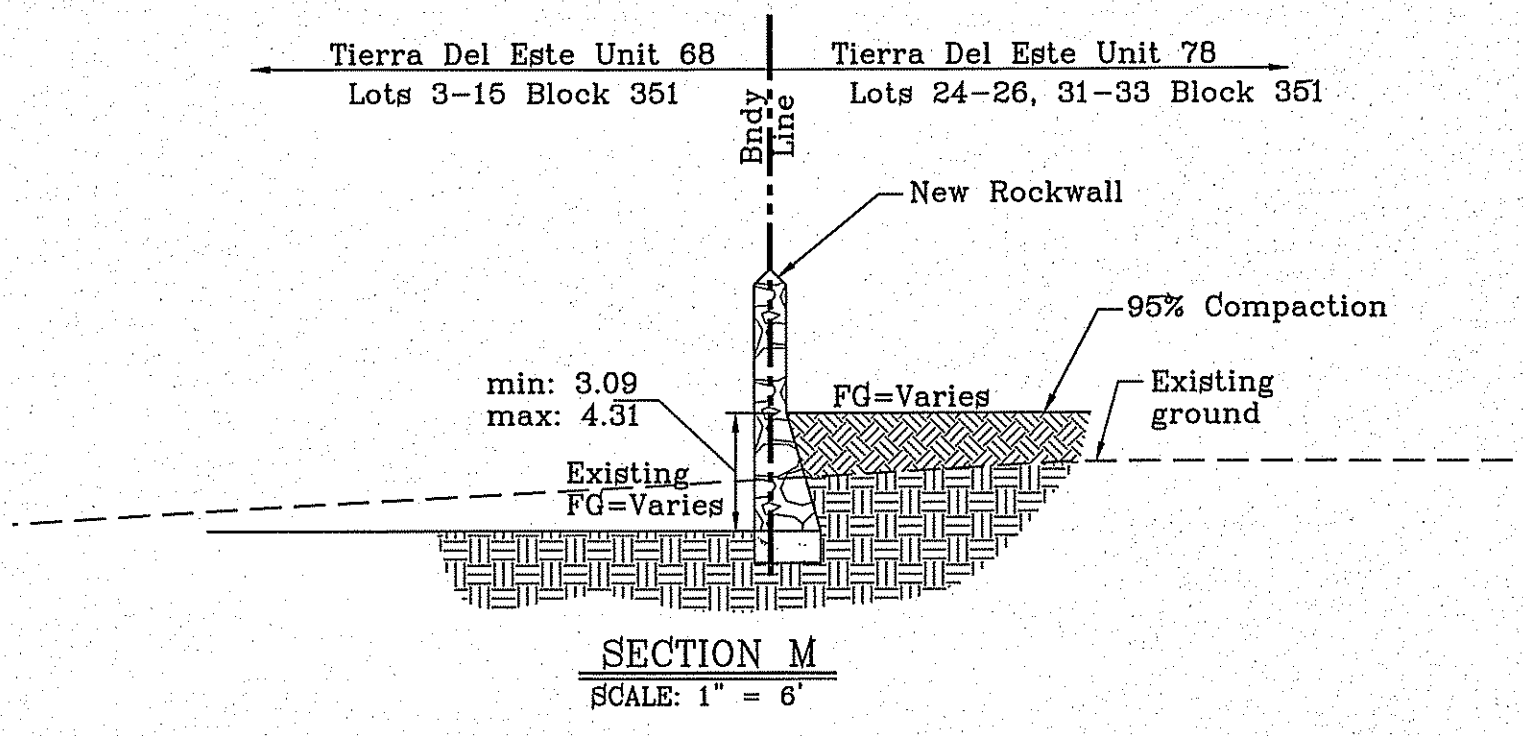
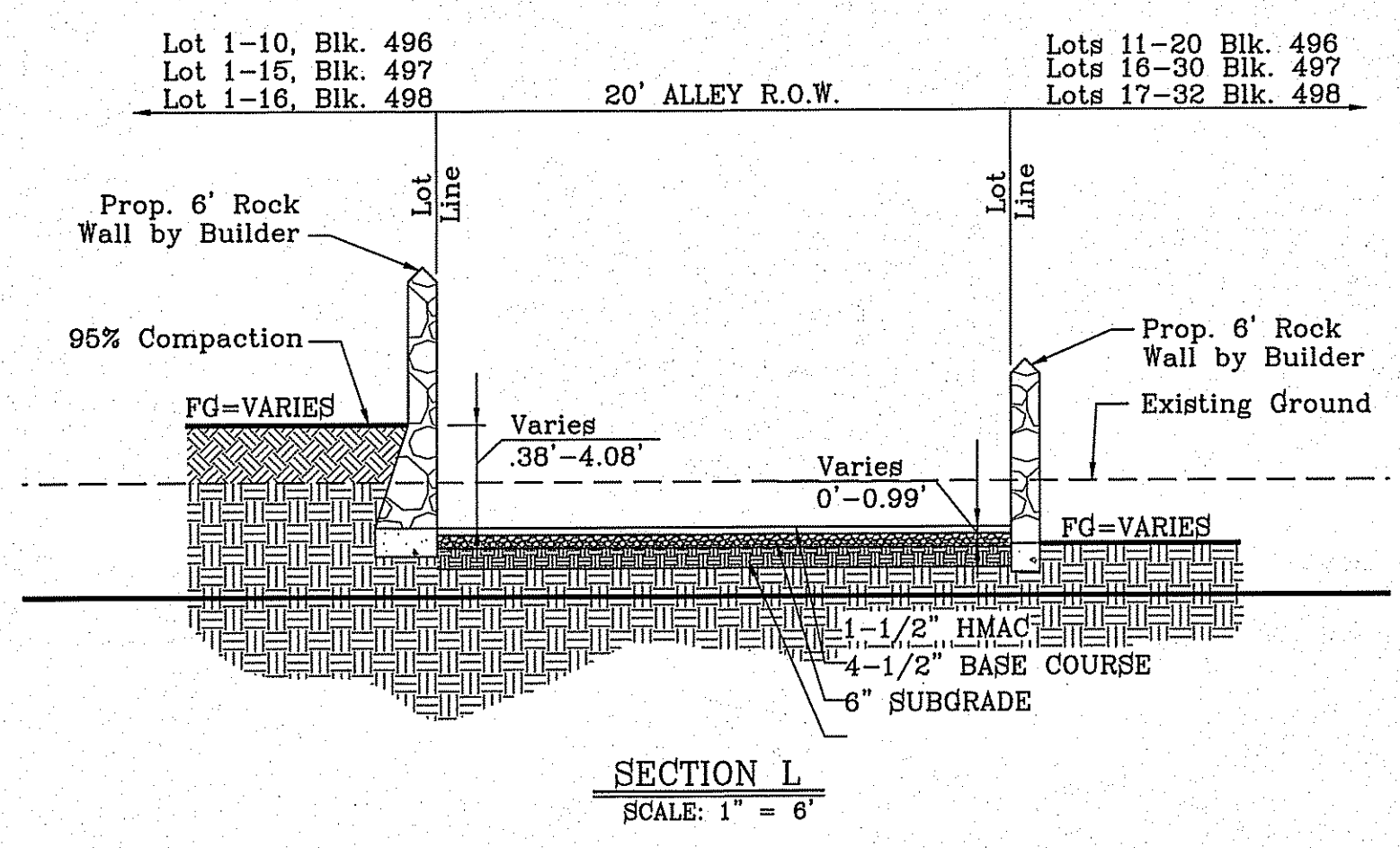
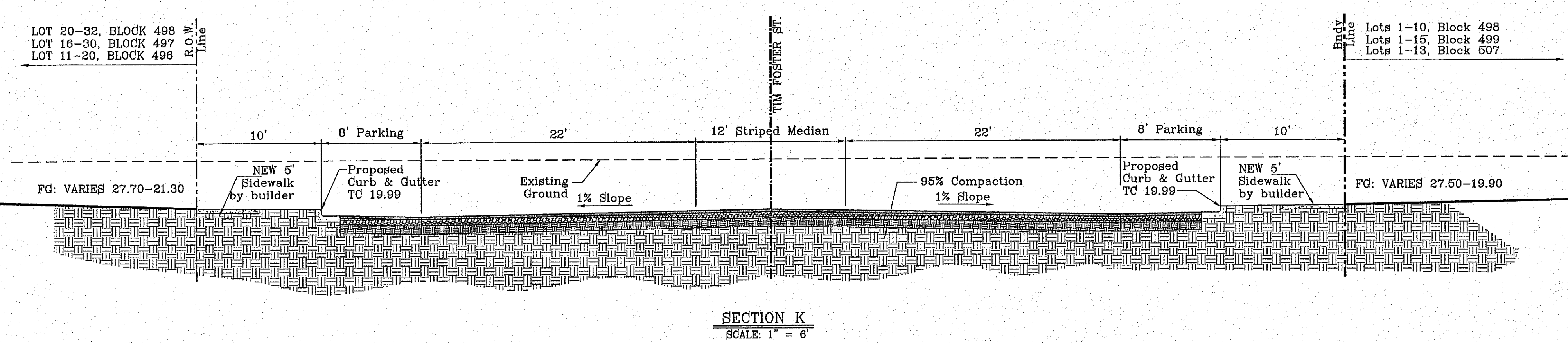
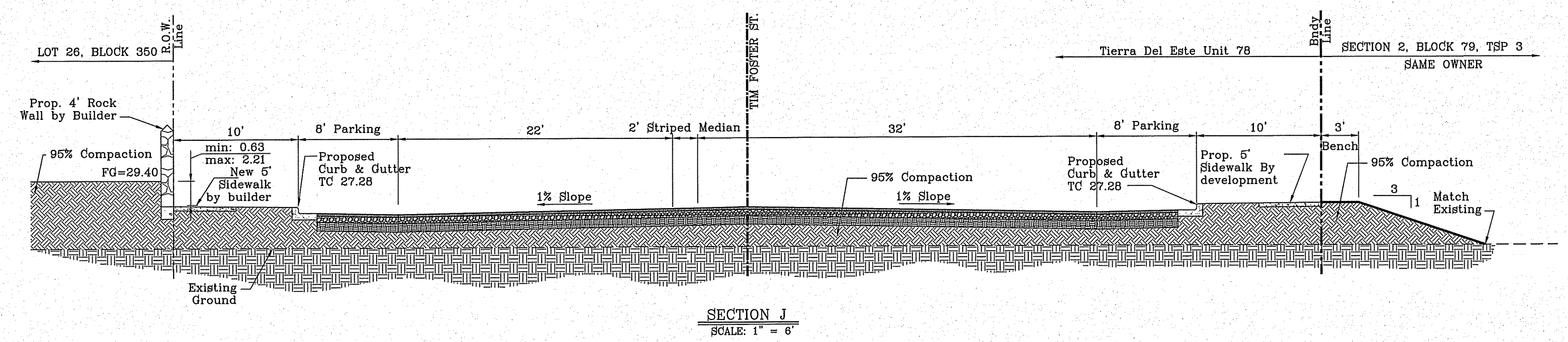
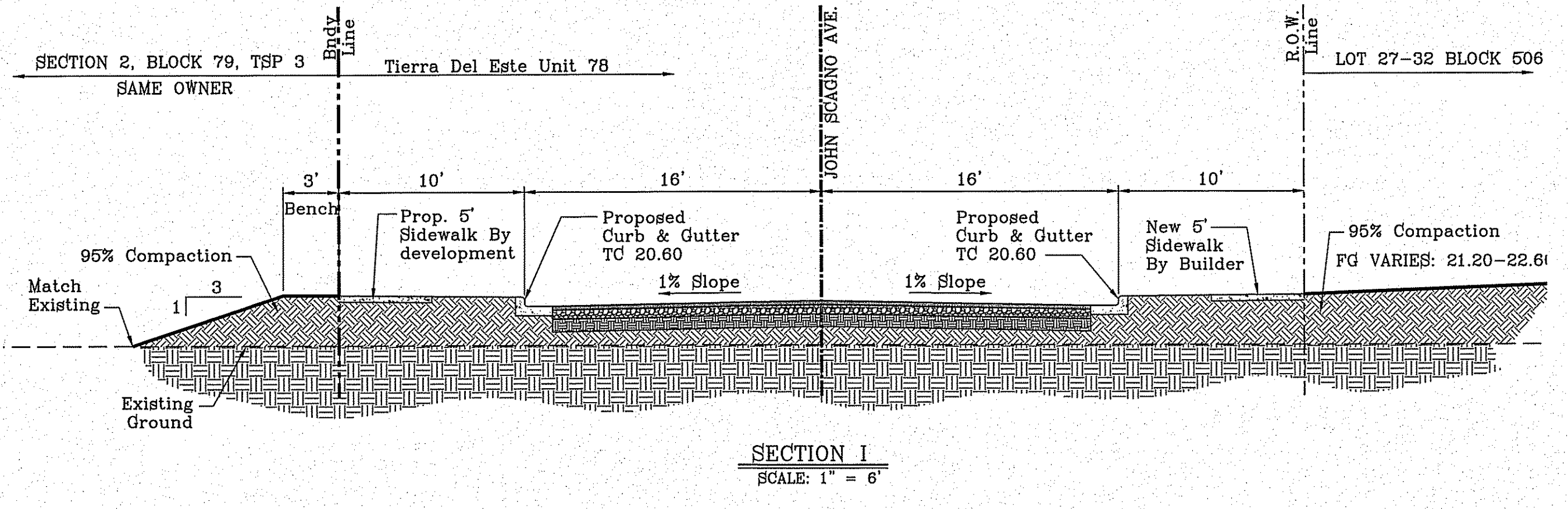
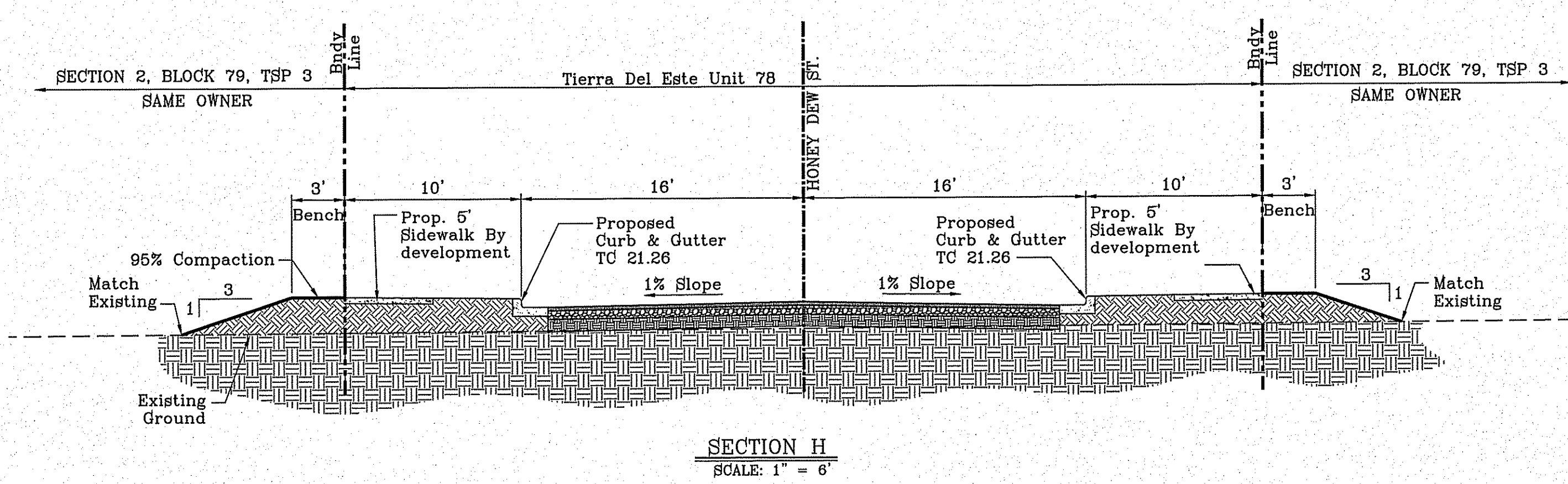
SHEET TITLE

**GRADING SECTIONS**

SHT 08 OF 79



FILE: S:\Subdivisions\THE 79-DIV\GRADING SECTIONS PLOTTED Wednesday, January 13, 2016 8:12:24 AM

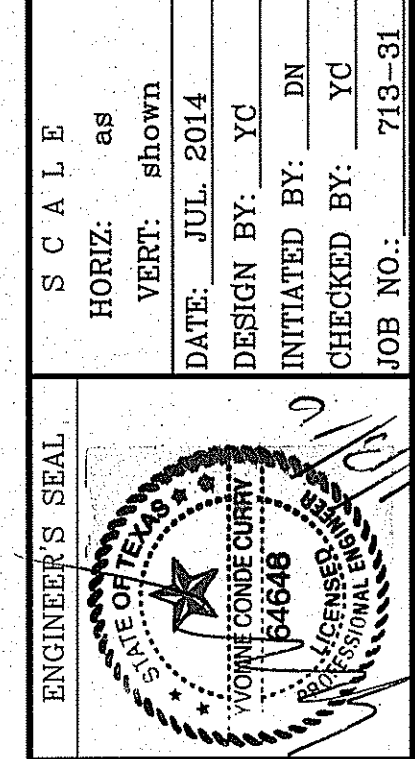


BENCHMARK	REVISIONS	BY
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST AND HONOUR POINT		
ELEVATION 4023.97		
DATE		

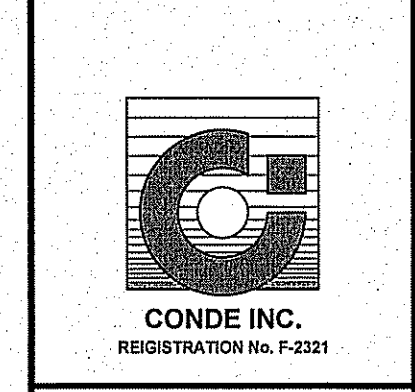
**PROJECT NAME**  
TIERRA DEL ESTE UNIT SEVENTY EIGHT

**SC A L E**  
HORIZ: as shown  
VERT: shown  
DATE: JUL 2014  
DESIGN BY: YC  
INITIATED BY: DN  
CHECKED BY: YC  
JOB NO.: 713-51

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY SURVEYS, CONTAINING: 127.682± ACRES



**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 592-0286



**SHEET TITLE**  
GRADING SECTIONS

**SHT 09 OF 79**

**LEGEND**

- Q RUN-OFF QUANTITY (CUBIC FT./SEC)
- A WATERSHED AREA (ACRES)
- ▲ HIGH POINT
- ▼ LOW POINT
- DRAINAGE FLOW
- - - PROPOSED DRAINAGE AREA

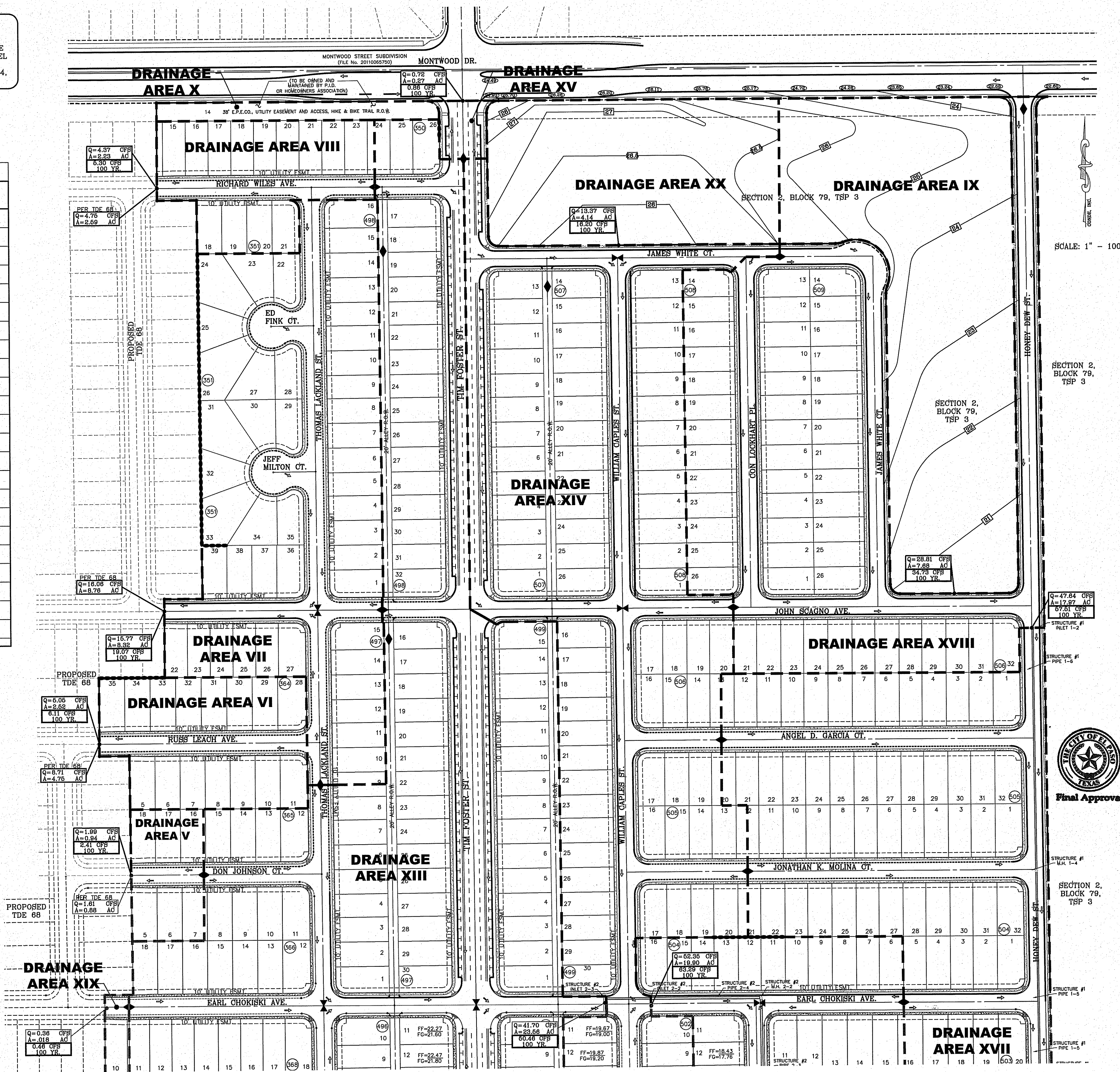
**NOTE:**  
ALL RETAINING WALLS EQUAL TO AND/OR HIGHER THAN 4' AND ALL WHEELCHAIR RAMPS TO BE BY DEVELOPER

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

SEE SHEET 70.71 OF 79 FOR DRAINAGE STRUCTURES #1, #2

**DRAINAGE CALCULATION TABLE 50 YEAR**

DRAINAGE AREA	AREA (acres)	Tc (min)	c	I <sub>50</sub> (in/hr)	Q <sub>50</sub> (cfs)	I <sub>100</sub> (in/hr)	Q <sub>100</sub> (cfs)
I	0.22	20	0.60	3.54	0.46	4.28	0.56
II	10	30	0.60	2.95	17.7	3.57	21.42
III	20.26	30	0.60	2.95	36.86	3.57	43.40
IV	9.35	26	0.60	3.16	17.72	3.82	21.43
V	0.94	20	0.60	3.54	1.99	4.28	2.41
VI	2.52	23	0.60	3.34	5.05	4.04	6.11
VII	6.32	26	0.60	3.16	16.77	3.82	19.07
VIII	2.23	24	0.60	3.27	4.37	3.96	5.30
IX	7.68	15	0.95	3.95	28.81	4.76	34.73
X	0.50	19	0.50	3.61	0.90	4.37	1.09
XI	0.73	21	0.50	3.47	1.27	4.20	1.53
XII	0.06	10	0.50	4.46	0.13	5.36	0.16
XIII	23.56	30	0.60	2.95	41.70	3.57	50.46
XIV	15.76	13	0.60	4.14	39.14	4.98	47.09
XV	0.27	10	0.60	4.46	0.72	5.36	0.86
XVI	6.56	28	0.60	3.05	12.00	3.69	14.52
XVII	11.41	26	0.60	3.16	21.63	3.82	26.15
XVIII	10.29	28	0.60	3.05	18.83	3.69	22.78
XIX	0.18	20	0.60	3.54	0.38	4.28	0.46
XX	4.14	22	0.95	3.40	13.37	4.12	16.20
XXI	1.00	13	0.60	4.14	2.48	4.98	2.98
XXII	0.13	10	0.60	4.46	0.35	5.36	0.42
XXIII	2.81	-	-	-	-	-	-



SCALE: 1" = 100'

SECTION 2, BLOCK 79, TSP 3

SECTION 2, BLOCK 79, TSP 3

TIERRA DEL ESTE UNIT SEVENTY EIGHT

**REVISIONS**

NO.	DATE	DESCRIPTION

**PROJECT NAME:** TIERRA DEL ESTE UNIT SEVENTY EIGHT

**BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS CONTAINING: 127.862± ACRES**

**SCALES:** AS SHOWN

**DATE:** JUL. 2014

**DESIGN BY:** YC

**INITIATED BY:** DN

**CHECKED BY:** YC

**JOB NO.:** 719-31

**ENGINEER'S SEAL:** [Seal of Conde Inc. Surveyor]

**CONDE INC. ENGINEERING / PLANNING SURVEYING / GPS**  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 592-0286

**Final Approval:** [Signature]

**CONDE INC. REGISTRATION No. F-2321**

**SHEET TITLE: DRAINAGE PLAN**

**SHT 10 OF 79**

**LEGEND**

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

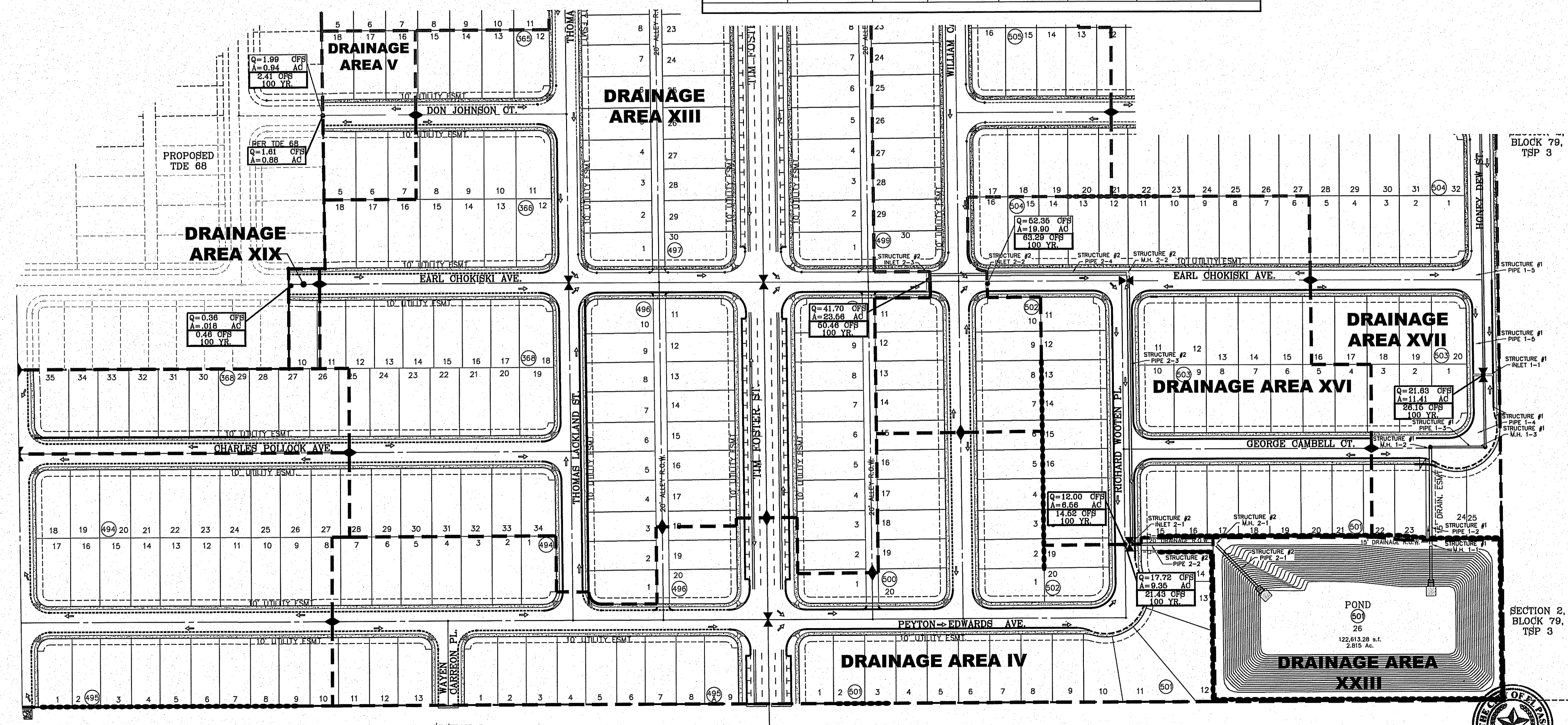
**NOTE:**  
ALL RETAINING WALLS EQUAL TO AND/OR HIGHER THAN 4' AND ALL WHEELCHAIR RAMPS TO BE BY DEVELOPER

**NOTE:**  
SEE SHEET 70, 71 OF 79 FOR DRAINAGE STRUCTURES #1, #2

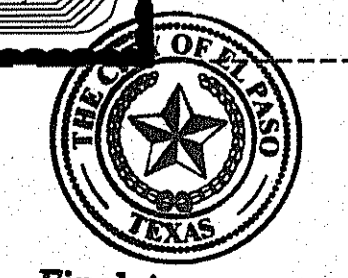
**NOTE:**  
HEREON DESCRIBED TRACT LIES IN ZONE X, COMMUNITY PANEL NO. 480212 0175B, DATED SEPTEMBER 4, 1991.

DRAINAGE CALCULATION TABLE 60 YEAR							
DRAINAGE AREA	AREA (acres)	Tc (min)	C	I <sub>50</sub> (in/hr)	Q <sub>50</sub> (cfs)	I <sub>100</sub> (in/hr)	Q <sub>100</sub> (cfs)
I	0.22	20	0.60	3.54	0.46	4.28	0.56
II	10	30	0.60	2.95	17.7	3.57	21.42
III	20.26	30	0.60	2.95	35.86	3.57	43.40
IV	9.35	26	0.60	3.16	17.72	3.82	21.43
V	0.94	20	0.60	3.54	1.99	4.28	2.41
VI	2.52	23	0.60	3.34	5.05	4.04	6.11
VII	8.32	26	0.60	3.16	15.77	3.82	19.07
VIII	2.23	24	0.60	3.27	4.37	3.96	5.30
IX	7.68	15	0.95	3.95	28.81	4.76	34.73
X	0.50	19	0.50	3.81	0.90	4.37	1.09
XI	0.73	21	0.50	3.47	1.27	4.20	1.53
XII	0.06	10	0.50	4.46	0.13	5.36	0.16
XIII	23.56	30	0.60	2.95	41.70	3.57	50.46
XIV	15.76	13	0.60	4.14	39.14	4.98	47.09
XV	0.27	10	0.60	4.46	0.72	5.36	0.86
XVI	6.56	28	0.60	3.05	12.00	3.69	14.52
XVII	11.41	28	0.60	3.16	21.63	3.82	26.15
XVIII	10.29	28	0.60	3.05	18.83	3.69	22.78
XIX	0.18	20	0.60	3.54	0.38	4.28	0.46
XX	4.14	22	0.95	3.40	13.37	4.12	16.20
XXI	1.00	13	0.60	4.14	2.48	4.98	2.98
XXII	0.13	10	0.60	4.46	0.35	5.36	0.42
XXIII	2.81	-	-	-	-	-	-

SCALE: 1" = 100'



SECTION 2, BLOCK 79, TSP 3

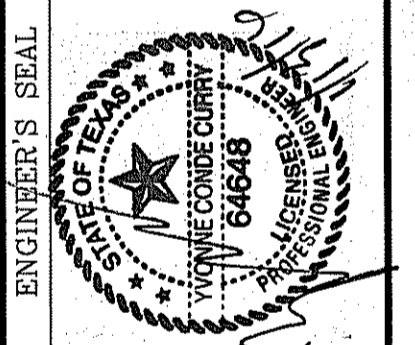


Final Approval  
TIERRA DEL ESTE UNIT SEVENTY EIGHT

REVISIONS	DATE	BY

**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS  
CONTAINING: 127.565± ACRES

PROJECT NAME: TIERRA DEL ESTE UNIT SEVENTY EIGHT  
SCALE: AS SHOWN  
DATE: JUL. 2014  
DESIGN BY: YC  
INITIATED BY: DN  
CHECKED BY: YC  
JOB NO.: 713-31



**CONDE INC.**  
ENGINEERING / PLANNING / SURVEYING / GPS  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 592-0286



SHEET TITLE  
**DRAINAGE PLAN**

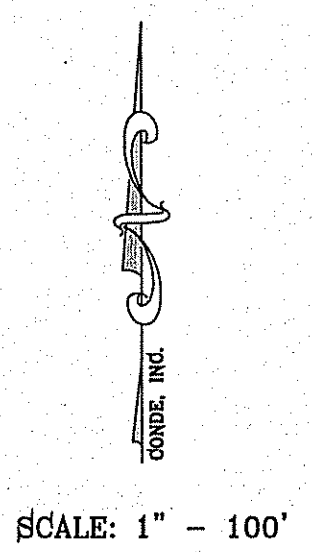
**LEGEND**

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

**NOTE:**  
ALL RETAINING WALLS EQUAL TO AND/OR HIGHER THAN 4' AND ALL WHEELCHAIR RAMPS TO BE BY DEVELOPER

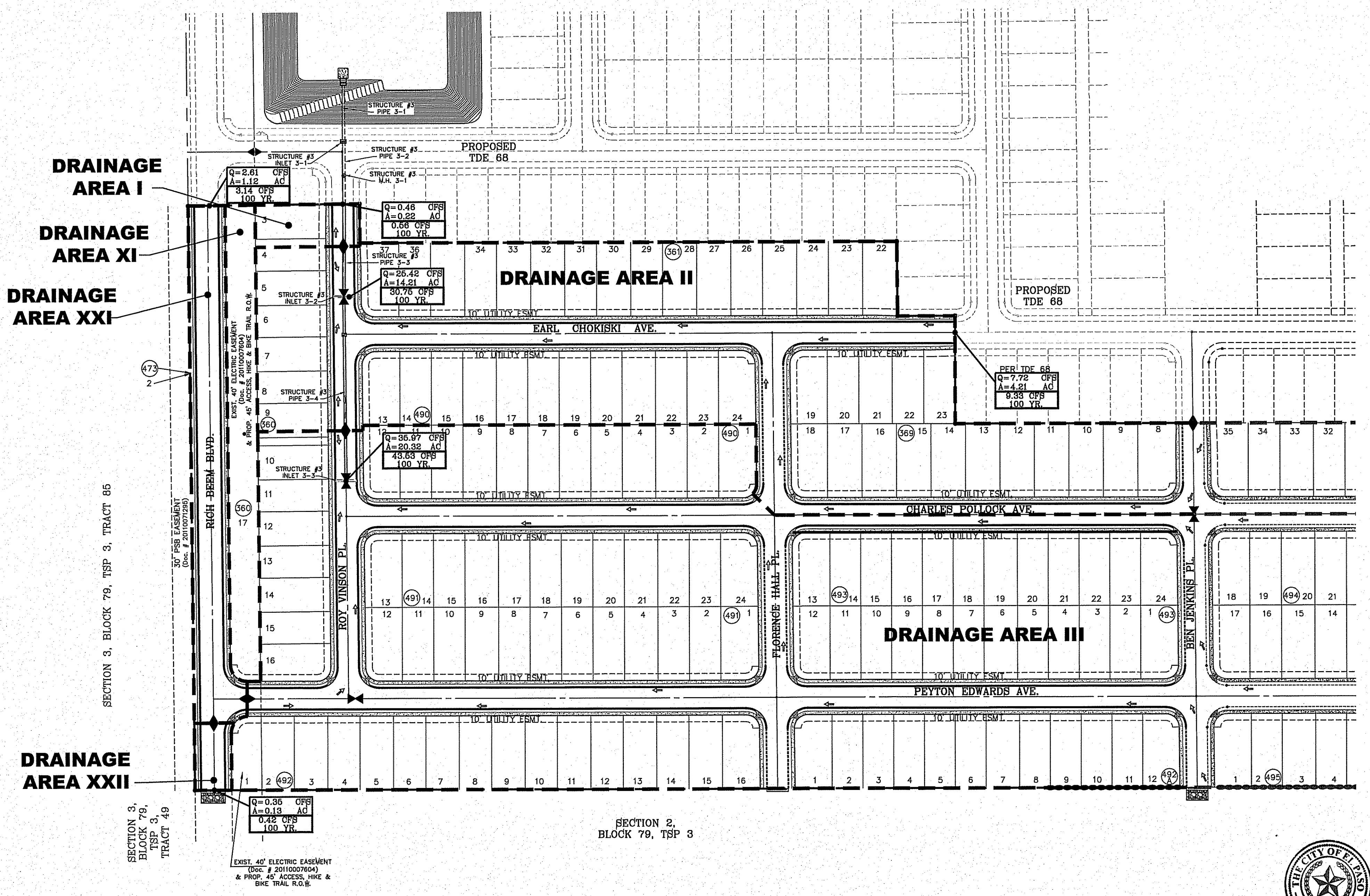
**SEE SHEET 72 OF 79 FOR DRAINAGE STRUCTURES #3**

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



**DRAINAGE CALCULATION TABLE 60 YEAR**

DRAINAGE AREA	AREA (acres)	Tc (min)	C	I <sub>60</sub> (in/hr)	Q <sub>60</sub> (cfs)	I <sub>100</sub> (in/hr)	Q <sub>100</sub> (cfs)
I	0.22	20	0.60	3.54	0.46	4.28	0.56
II	10	30	0.60	2.95	17.7	3.57	21.42
III	20.32	30	0.60	2.95	35.97	3.57	43.53
IV	9.35	26	0.60	3.16	17.72	3.82	21.43
V	0.94	20	0.60	3.54	1.99	4.28	2.41
VI	2.52	23	0.60	3.34	5.05	4.04	6.11
VII	8.32	26	0.60	3.16	15.77	3.82	19.07
VIII	2.23	24	0.60	3.27	4.37	3.96	5.30
IX	7.68	15	0.95	3.95	28.81	4.76	34.73
X	0.50	19	0.50	3.61	0.90	4.37	1.09
XI	0.73	21	0.50	3.47	1.27	4.20	1.53
XIII	23.56	30	0.60	2.95	41.70	3.57	50.46
XIV	15.76	13	0.60	4.14	39.14	4.98	47.09
XV	0.27	10	0.60	4.46	0.72	5.36	0.86
XVI	6.56	28	0.60	3.05	12.00	3.69	14.52
XVII	11.41	26	0.60	3.16	21.63	3.82	26.15
XVIII	10.29	28	0.60	3.05	18.83	3.69	22.78
XIX	0.18	20	0.60	3.54	0.38	4.28	0.46
XX	4.14	22	0.95	3.40	13.37	4.12	16.20
XXI	1.00	13	0.60	4.14	2.48	4.98	2.98
XXII	0.13	10	0.60	4.46	0.36	5.36	0.42
XXIII	2.81	-	-	-	-	-	-



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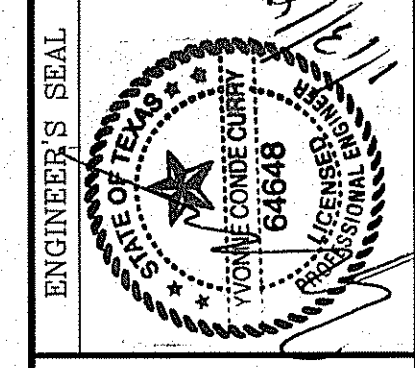
BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT ELEVATION 4023.97	REVISIONS	BY
	10-1-2015	WERNER RICH BEEM & ASSOC LOT 2, BLK. 473
		R.C.

PROJECT NAME  
**TERRA DEL ESTE UNIT SEVENTY EIGHT**  
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CONTAINING 127.88± ACRES

SCALE

HORIZ: AS SHOWN	DATE: JUL. 2014	DESIGN BY: YC	INITIATED BY: DN	CHECKED BY: YC	JOB NO.: 713-31
VERT: SHOWN					



**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 592-0286



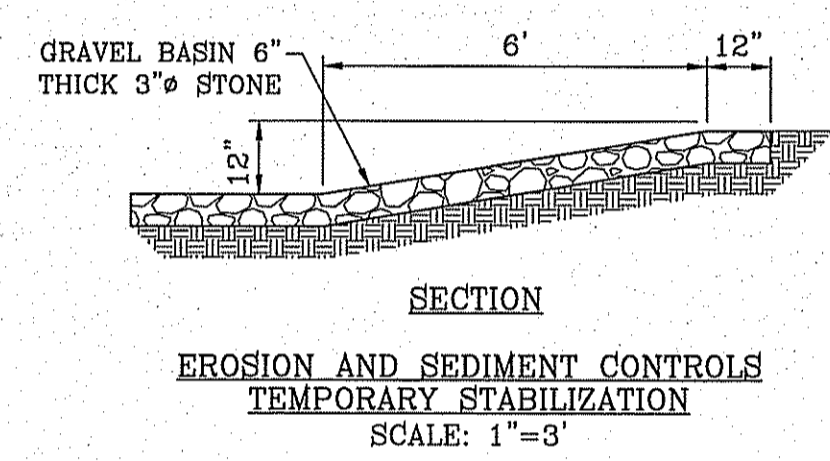
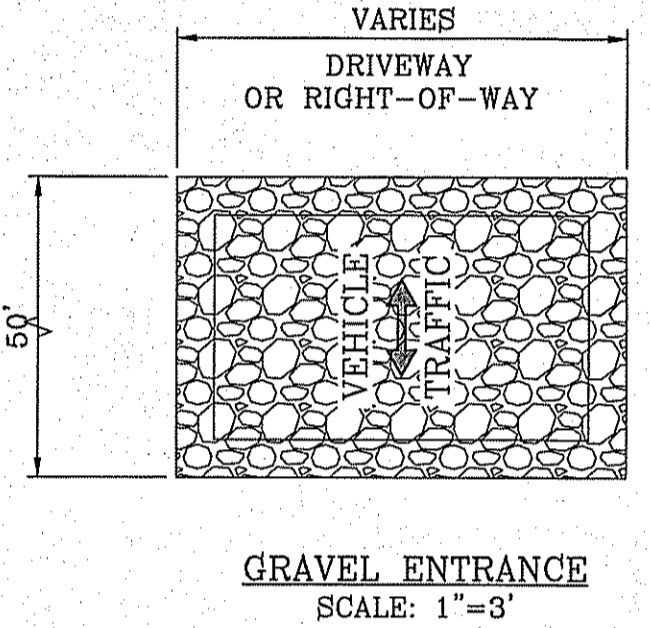
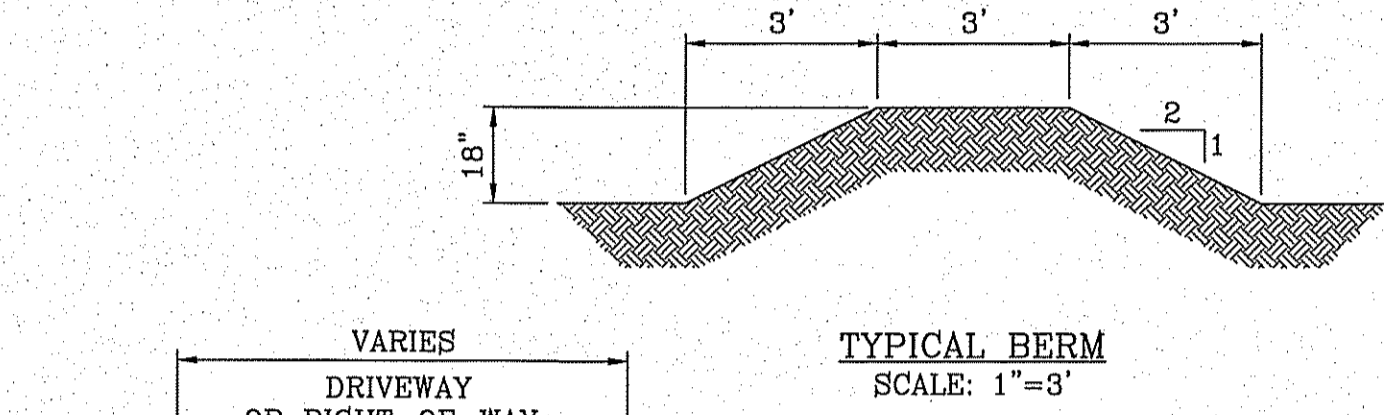
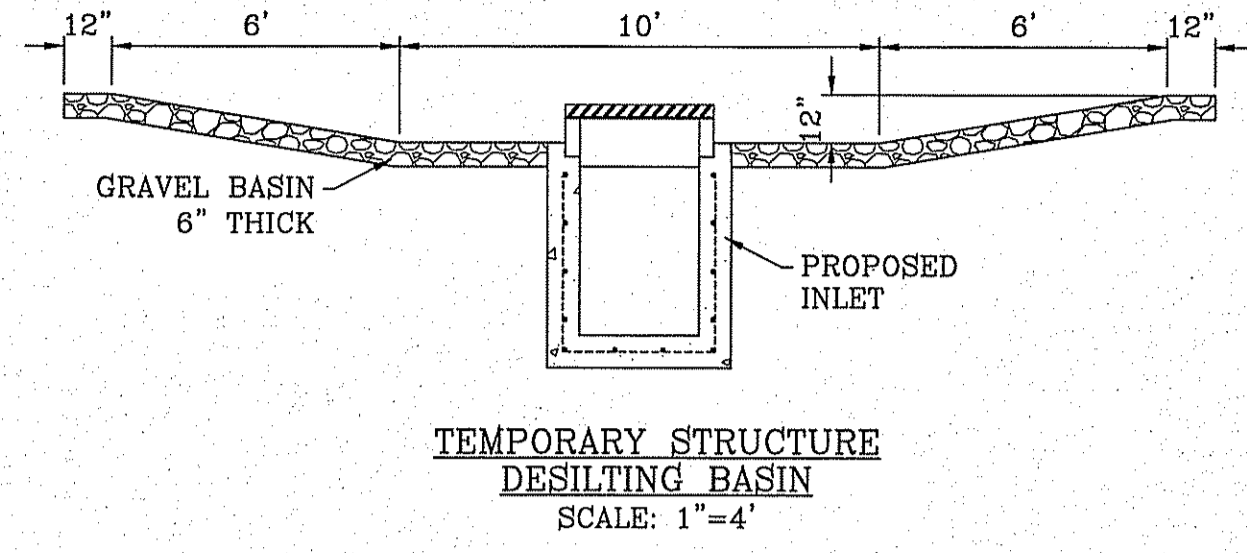
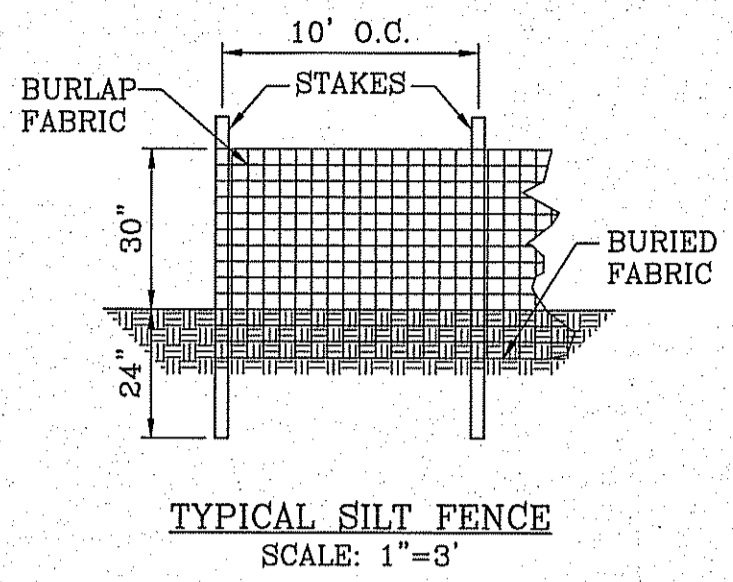
SHEET TITLE  
**DRAINAGE PLAN**



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

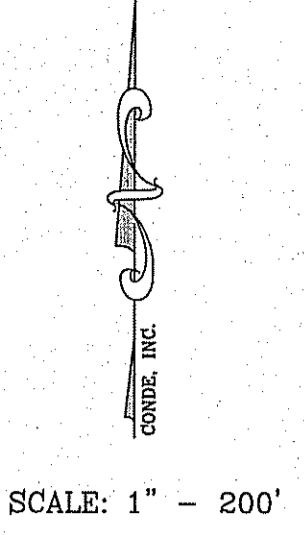
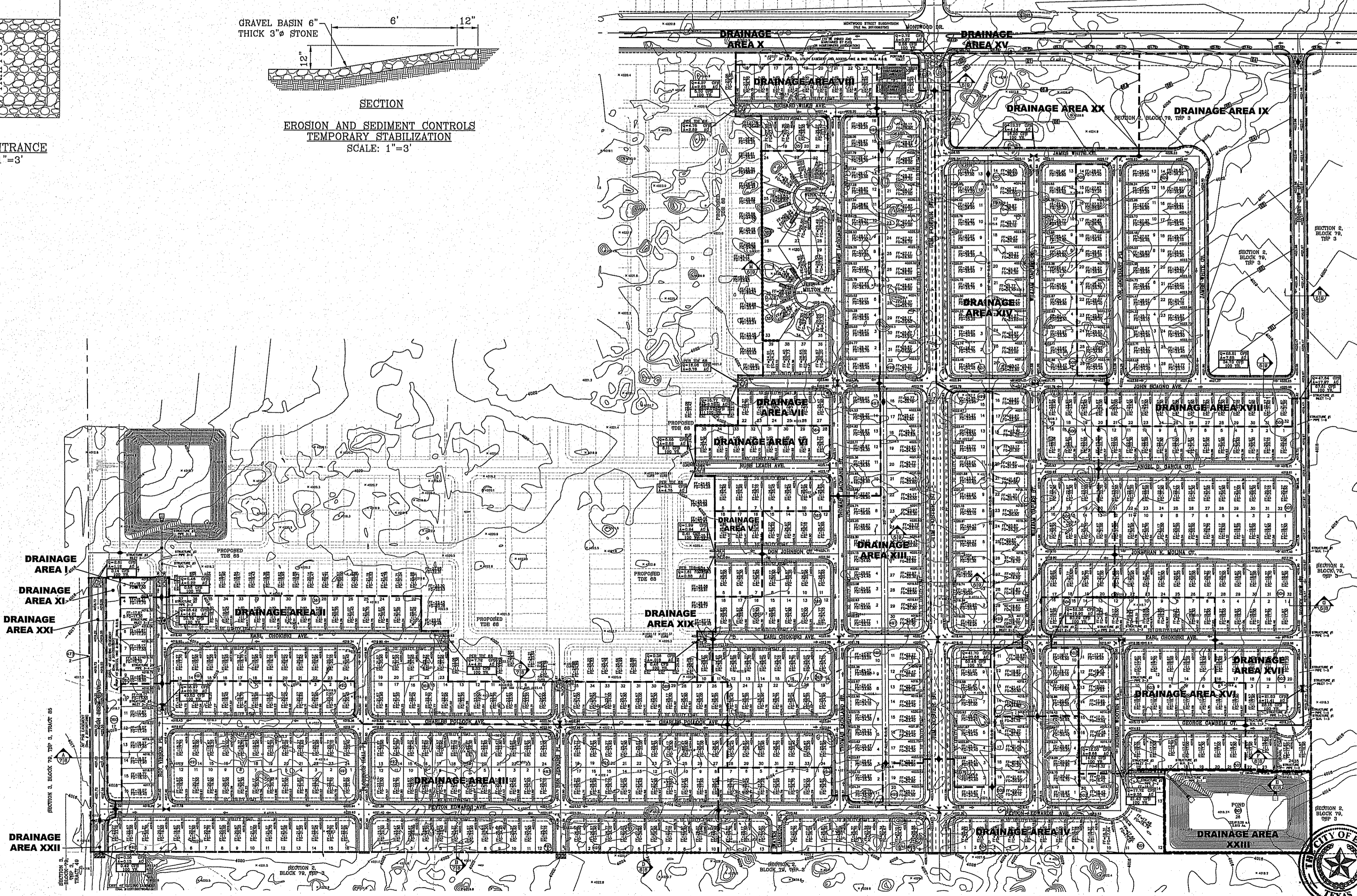
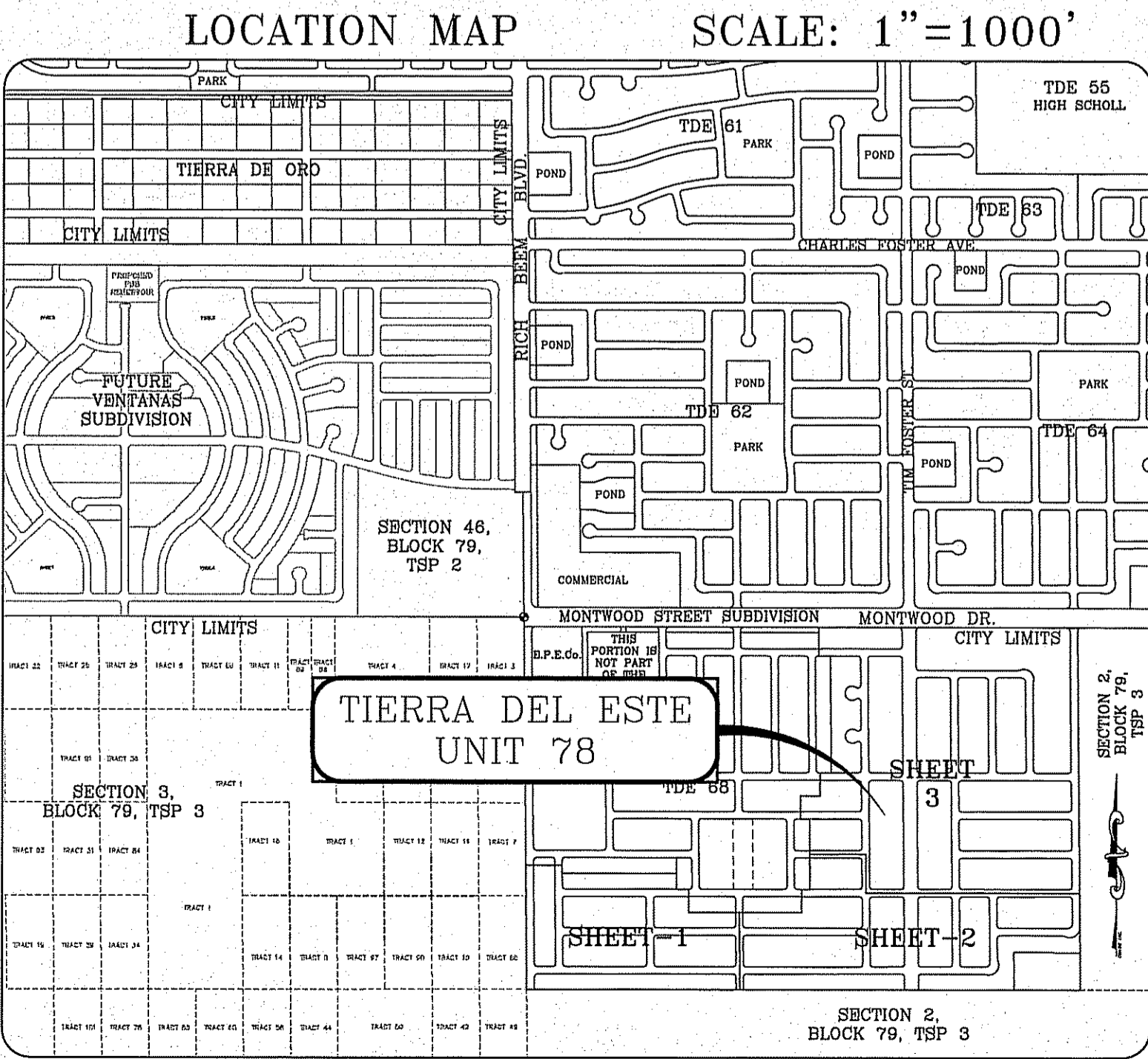
**LEGEND**

FF=####	PROPOSED FINISH GROUND AND FINISH FLOOR
FC=XX.XX	PROPOSED SPOT ELEVATION
00.00	HIGH POINT
▲	LOW POINT
—4000—	EXISTING CONTOUR
X000	EXISTING SPOT ELEVATION
-----	PROPOSED CONTOUR
-----	PROPOSED ROCK WALL
-----	PROPOSED RETAINING WALL
-----	PROPOSED SILT FENCE
Q	RUN-OFF QUANTITY (CUBIC Ft/Sec)
A	WATERSHED AREA (ACRES)
→	DRAINAGE FLOW



**STABILIZED ENTRANCE EROSION CONTROL NOTES**

- SILT FENCING OR TEMPORARY BERMS SHALL BE INSTALLED AT TIME OF CONSTRUCTION.
- TEMPORARY SWALES AND DESILTING BASINS WILL BE PLACED WHERE NECESSARY IN ORDER TO CONVEY STORM WATER RUN-OFF.
- A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEP WEEKLY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE.
- 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.
- A TEMPORARY BERM SHALL BE PROVIDED AT THE TOE OF SLOPE AND LOT LINE AT TIME OF GRADING PRIOR TO ROCKWALL CONSTRUCTION.
- SILT FENCE TO BE INSTALLED AND MAINTAINED ALONG THE PERIMETER OF THE PARK SITE UNTIL ALL ADJUTING RESIDENCES ARE DEVELOPED.



**REVISIONS**

DATE	BY	REVISIONS

**PROJECT NAME**  
TIERRA DEL ESTE UNIT SEVENTY EIGHT

**BENCHMARK**  
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT. ELEVATION 4023.97 .....NAVD88 DATUM

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS. EL PASO COUNTY, TEXAS. CONTAINING: 127.852± ACRES

**ENGINEER'S SEAL**

**SCALE**  
HORIZ:      VERT:      DATE: JUL. 2014  
DESIGN BY: YC  
INITIATED BY: DN  
CHECKED BY: YC  
JOB NO.: 713-31

**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6030 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0263  
FAX: (915) 592-0266

**CONDE INC.**  
REGISTRATION NO. F-2321

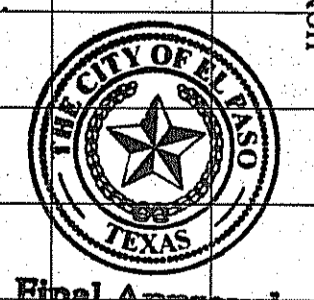
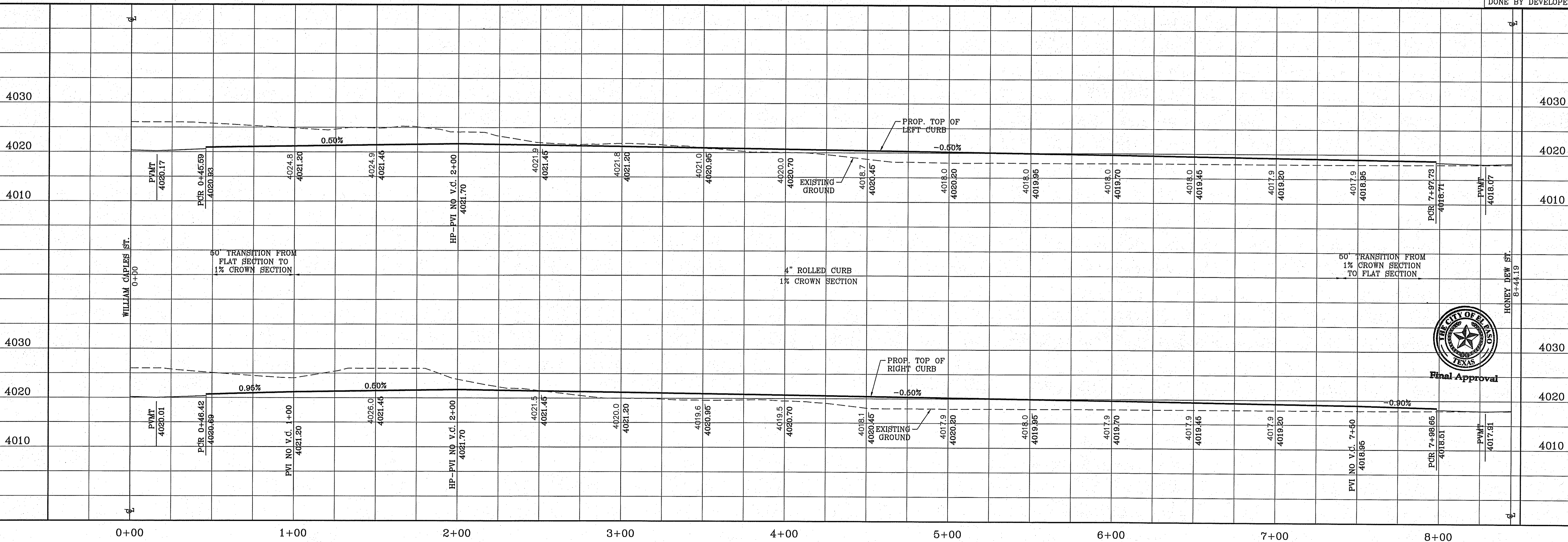
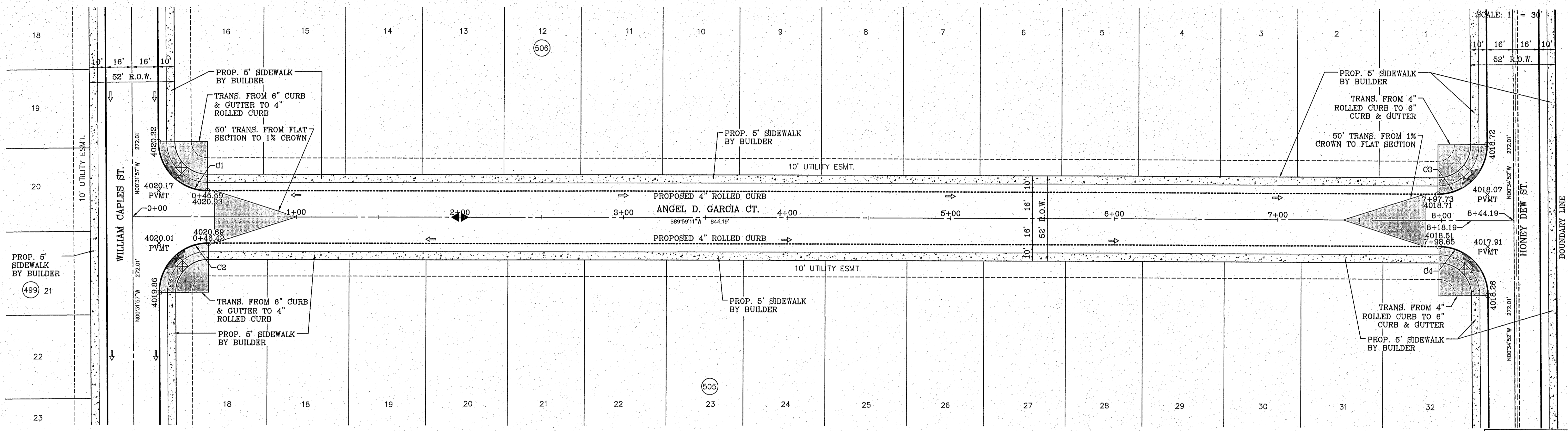
**SHEET TITLE**

**STORMWATER POLLUTION PREVENTION PLAN**





CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	46.85'	29.73'	42.23'	S45°16'23"E	89°28'51"
C2	30.00'	47.40'	30.27'	42.62'	S44°43'37"W	90°31'09"
C3	30.00'	47.42'	30.30'	42.64'	N44°42'10"E	90°34'03"
C4	30.00'	46.83'	29.70'	42.22'	N45°17'50"W	89°25'57"



Final Approval

REVISIONS	
DATE	BY

PROJECT NAME  
**TIERRA DEL ESTE UNIT SEVENTY EIGHT**

BENCHMARK  
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF  
WILLIAM CAPLES ST. AND HONOR POINT  
ELEVATION 4023.97

DATE  
JUL 2014

DESIGN BY: YC  
INITIATED BY: DN  
CHECKED BY: YC

JOB NO.: 719-31

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

DATE: JUL 2014

DESIGN BY: YC  
INITIATED BY: DN  
CHECKED BY: YC

JOB NO.: 719-31

ENGINEER'S SEAL

**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6080 SURETY DR, STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 592-0286

SHEET TITLE  
**STREET PLAN-PROFILE**

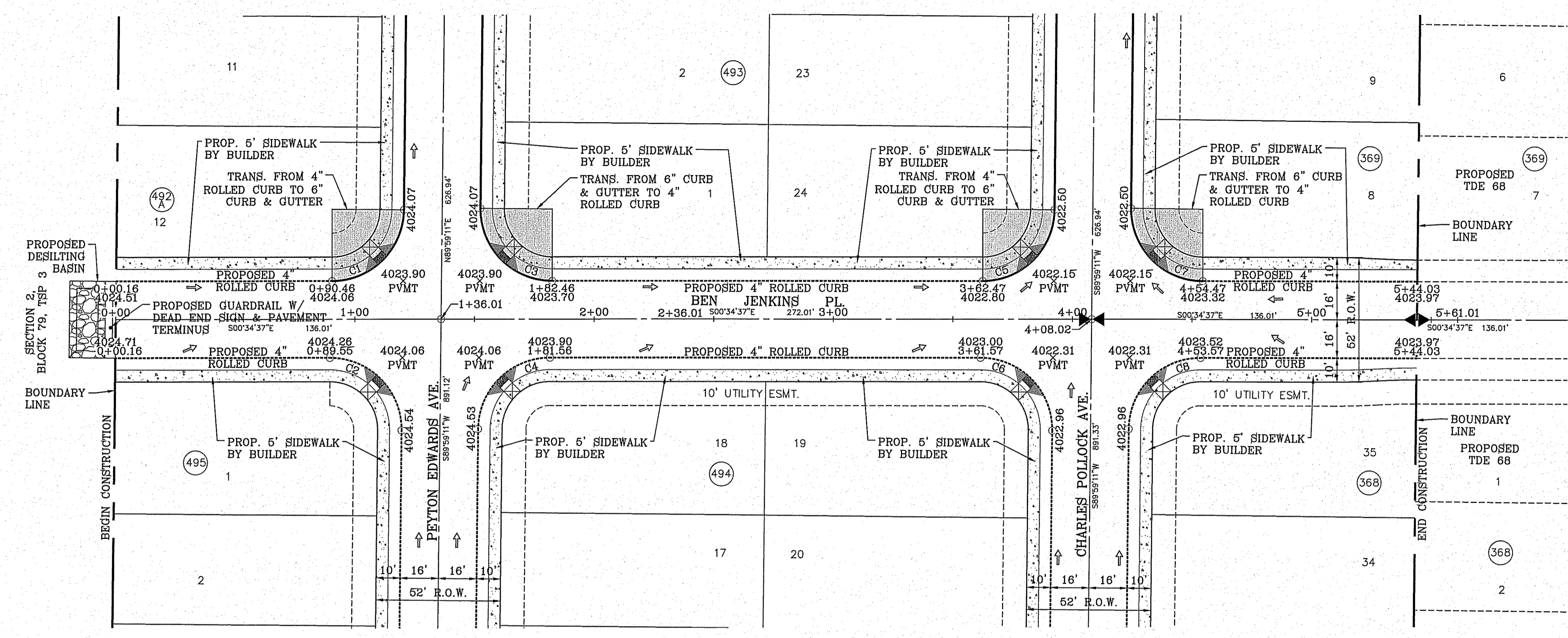
**ANGEL D. GARCIA CT**  
STA: 0+00 TO  
STA: 8+44.19

SHT 15 OF 79

FILE S:\Subdivisions\TIE 78\DWG\VP&P-ANGEL D.GARCIA CT PLOTTED Wednesday, January 13, 2016 8:12:22 AM

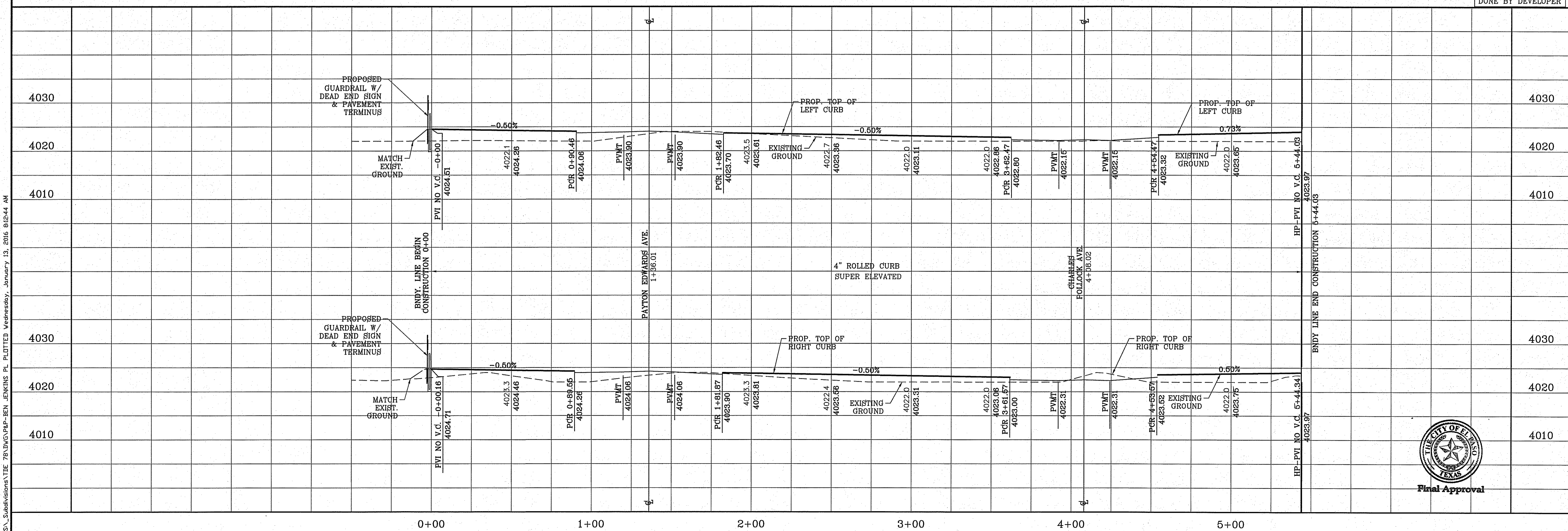
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	46.83'	29.71'	42.22'	N45°17'43"W	89°26'12"
C2	30.00'	47.42'	30.30'	42.63'	S44°42'17"W	90°33'48"
C3	30.00'	47.42'	30.30'	42.63'	N44°42'17"E	90°33'48"
C4	30.00'	46.83'	29.71'	42.22'	S45°17'43"E	89°26'12"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C5	30.00'	46.83'	29.71'	42.22'	N45°17'43"W	89°26'12"
C6	30.00'	47.42'	30.30'	42.63'	S44°42'17"W	90°33'48"
C7	30.00'	47.42'	30.30'	42.63'	N44°42'17"E	90°33'48"
C8	30.00'	46.83'	29.71'	42.22'	S45°17'43"E	89°26'12"



SCALE: 1" = 30'

FILE S:\Subdivisions\76\DWG\BP-BEN JENKINS PL PLOTTED Wednesday, January 13, 2016 8:24:44 AM



H/G RAMP TO BE DONE BY DEVELOPER



**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6080 SURETY DE SITE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0283  
 FAX: (915) 592-0286

**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,  
 TEXAS AND PACIFIC RAILWAY CO. SURVEYS,  
 EL PASO COUNTY, TEXAS  
 CONTAINING: 127.832± ACRES

**BEN JENKINS**  
 PL  
 STA: 0+00 TO  
 STA: 5+44.03

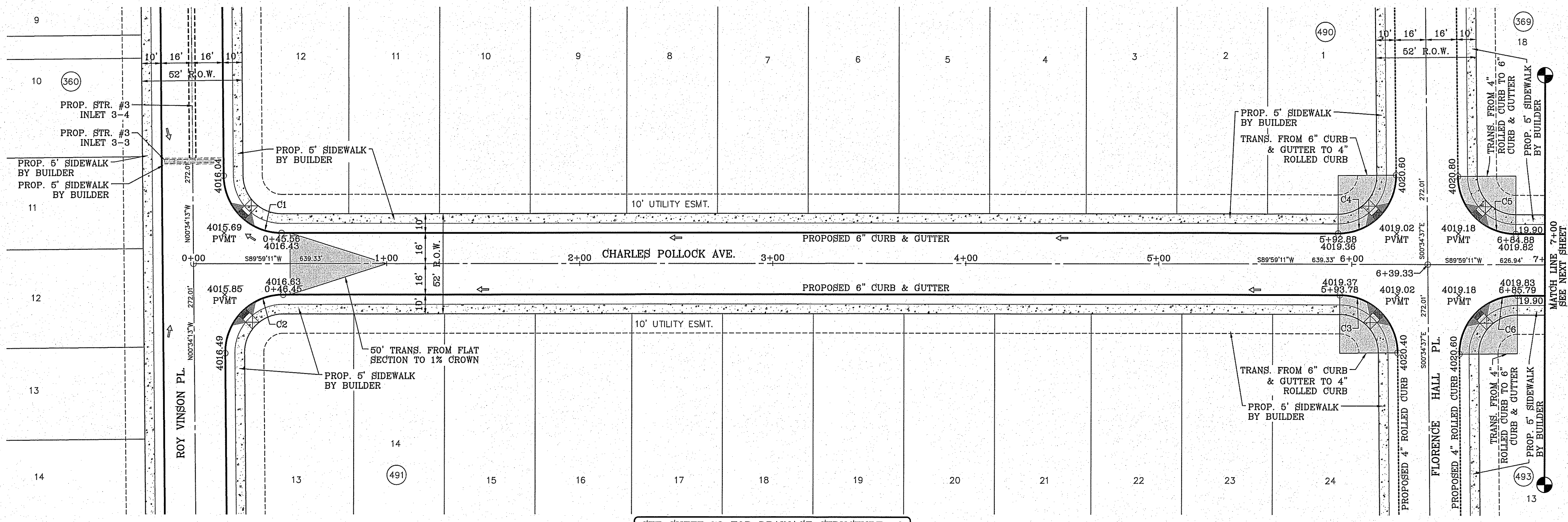
**TIERRA DEL ESTE UNIT SEVENTY EIGHT**

SHT 16 OF 79

FILE S:\Subdivisions\78\DVD\PRP-CHARLES POLLOCK AVE PLOTTED Wednesday, January 13, 2016 8:25:54 AM

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	46.83'	29.71'	42.22'	S45°17'31"E	89°26'36"
C2	30.00'	47.42'	30.29'	42.63'	S44°42'29"W	90°33'24"
C3	30.00'	46.83'	29.71'	42.22'	N45°17'43"W	89°26'12"

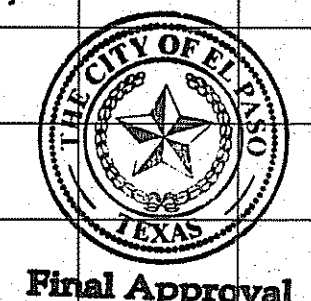
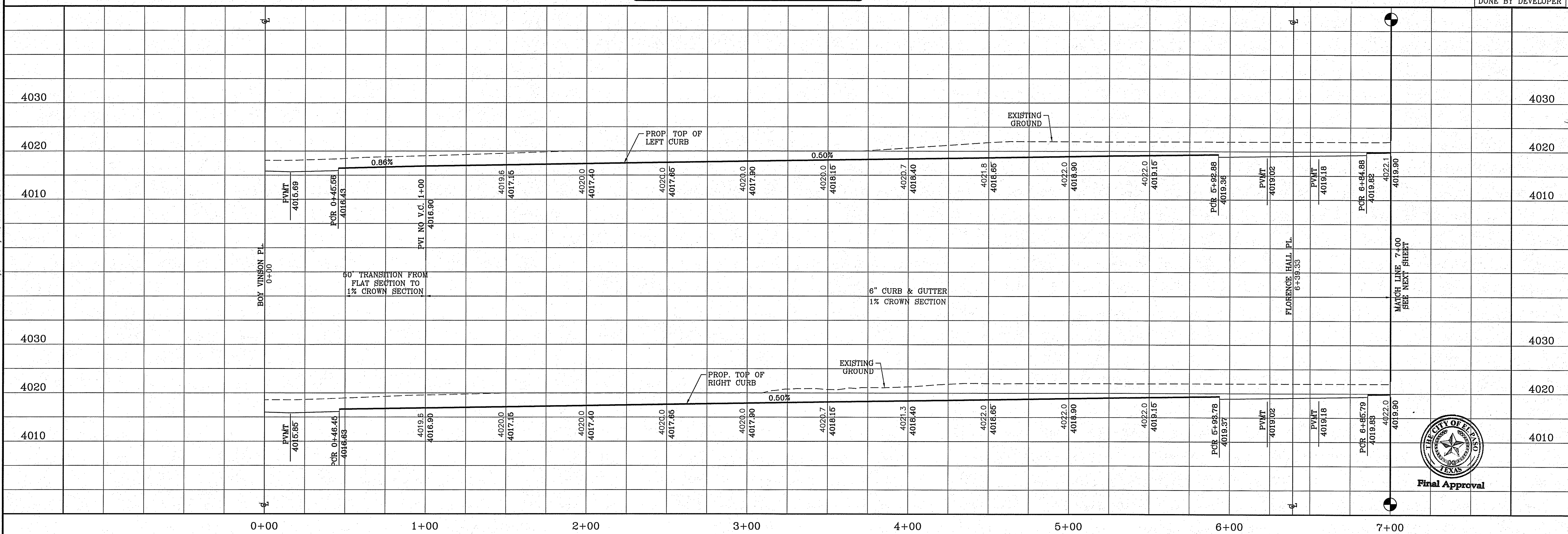
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C4	30.00'	47.42'	30.30'	42.63'	N44°42'17"E	90°33'48"
C5	30.00'	46.83'	29.71'	42.22'	S45°17'43"E	89°26'12"
C6	30.00'	47.42'	30.30'	42.63'	S44°42'17"W	90°33'48"



SCALE: 1" = 30'

SEE SHEET 72 FOR DRAINAGE STRUCTURE #3

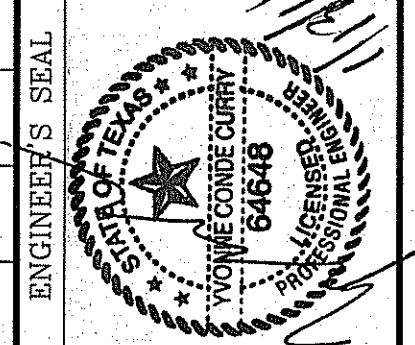
H/G RAMP TO BE DONE BY DEVELOPER



BENCHMARK	CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT. ELEVATION 4023.97
DATE	.....
BY	.....
REVISIONS	.....

PROJECT NAME  
**TERRA DEL ESTE UNIT SEVENTY EIGHT**  
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEY, EL PASO COUNTY, TEXAS  
CONTAINING: 127.832± ACRES

SCALE  
HORIZ: 1" = 30'  
VERT: 1" = 10'  
DATE: JUL. 2014  
DESIGN BY: YC  
INITIATED BY: DN  
CHECKED BY: YC  
JOB NO.: 719-31

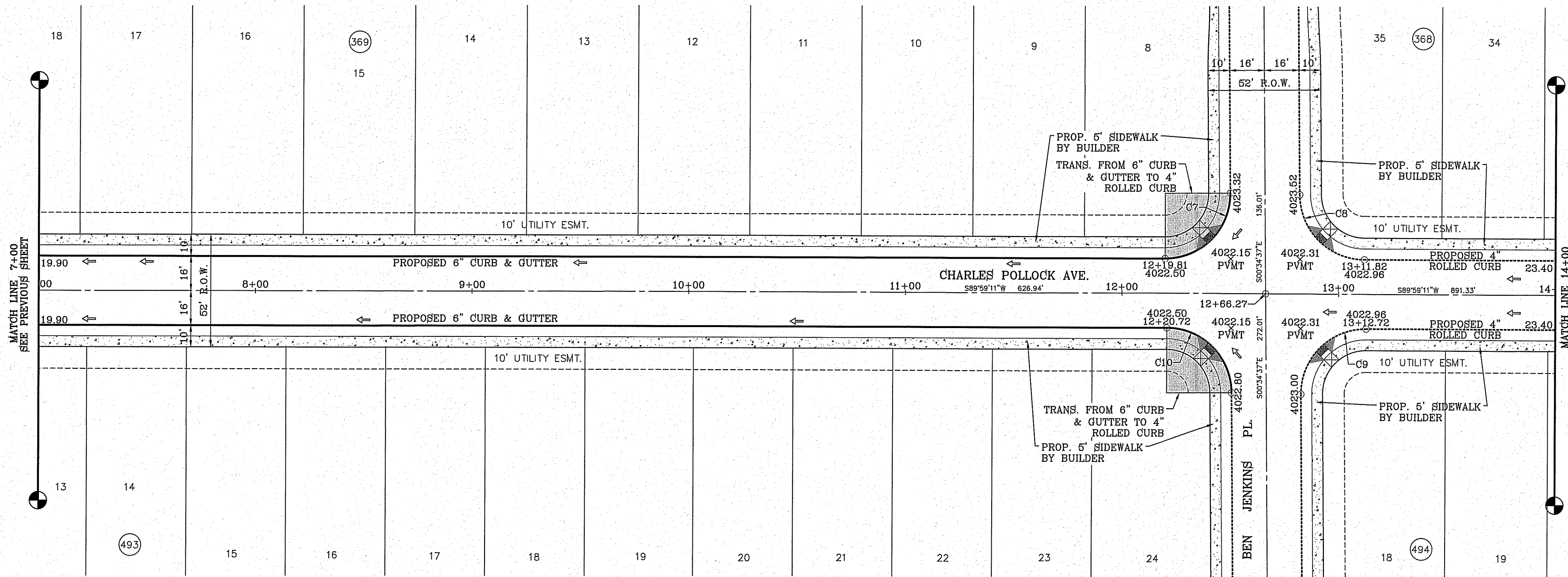


CONDE INC.  
ENGINEERING / PLANNING SURVEYING / GPS  
6090 SUTREY DR. SITE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 692-0283  
FAX: (915) 692-0286

SHEET TITLE  
STREET  
PLAN-PROFILE  
**CHARLES POLLOCK AVE**  
STA: 0+00 TO  
STA: 7+00

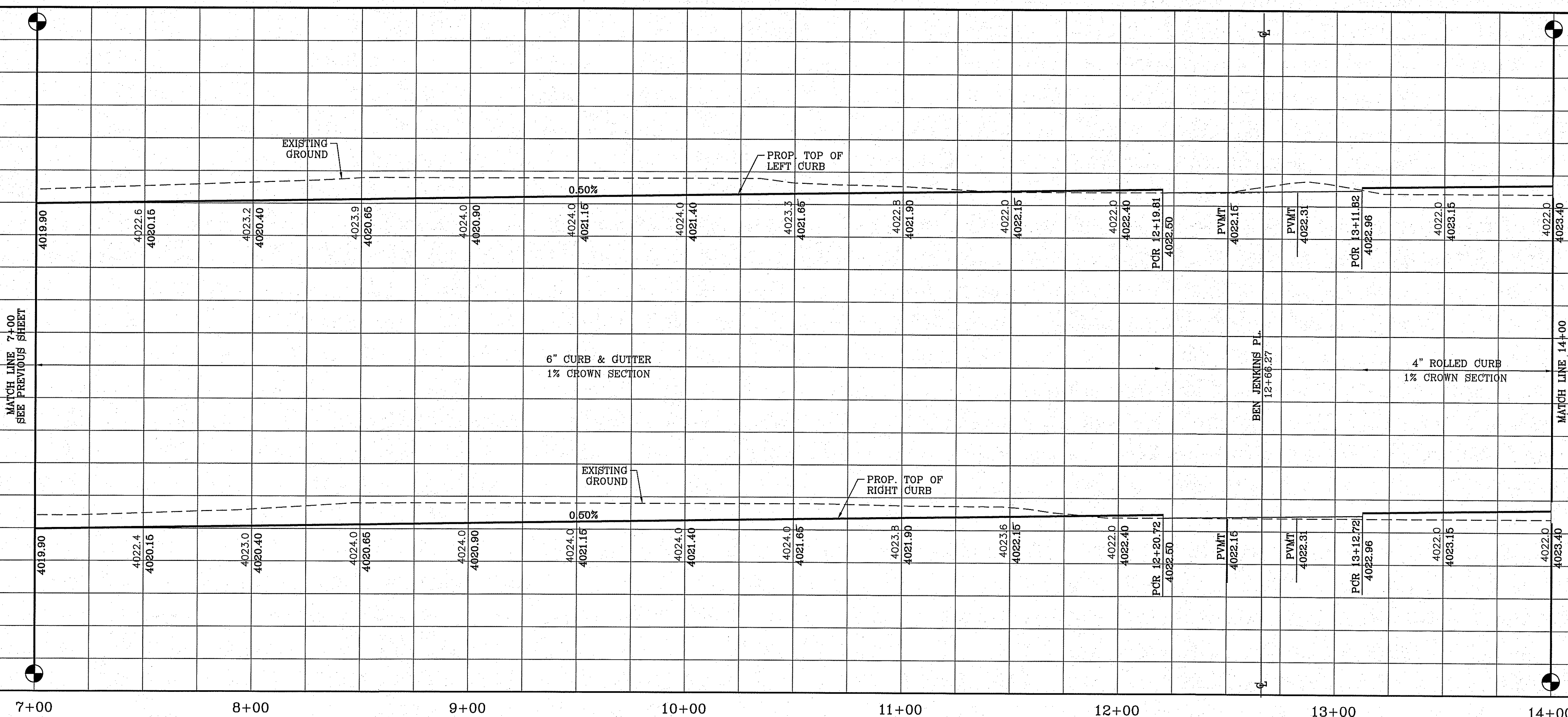
SHT 17 OF 79  
TIERRA DEL ESTE UNIT SEVENTY EIGHT

FILE S:\Subdivisions\78 DWG\78P-CHARLES POLLOCK AVE PLOTTED Wednesday, January 13, 2016 8:13:00 AM

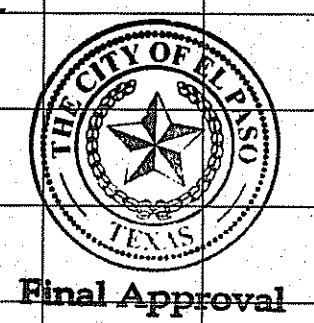


CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C7	30.00'	47.42'	30.30'	42.63'	N44°42'17"E	90°33'48"
C8	30.00'	46.83'	29.71'	42.22'	S45°17'43"E	89°26'12"
C9	30.00'	47.42'	30.30'	42.63'	S44°42'17"W	90°33'48"
C10	30.00'	46.83'	29.71'	42.22'	N45°17'43"W	89°26'12"

SCALE: 1" = 30'



H/C RAMPS TO BE DONE BY DEVELOPER



DATE	REVISIONS	BY

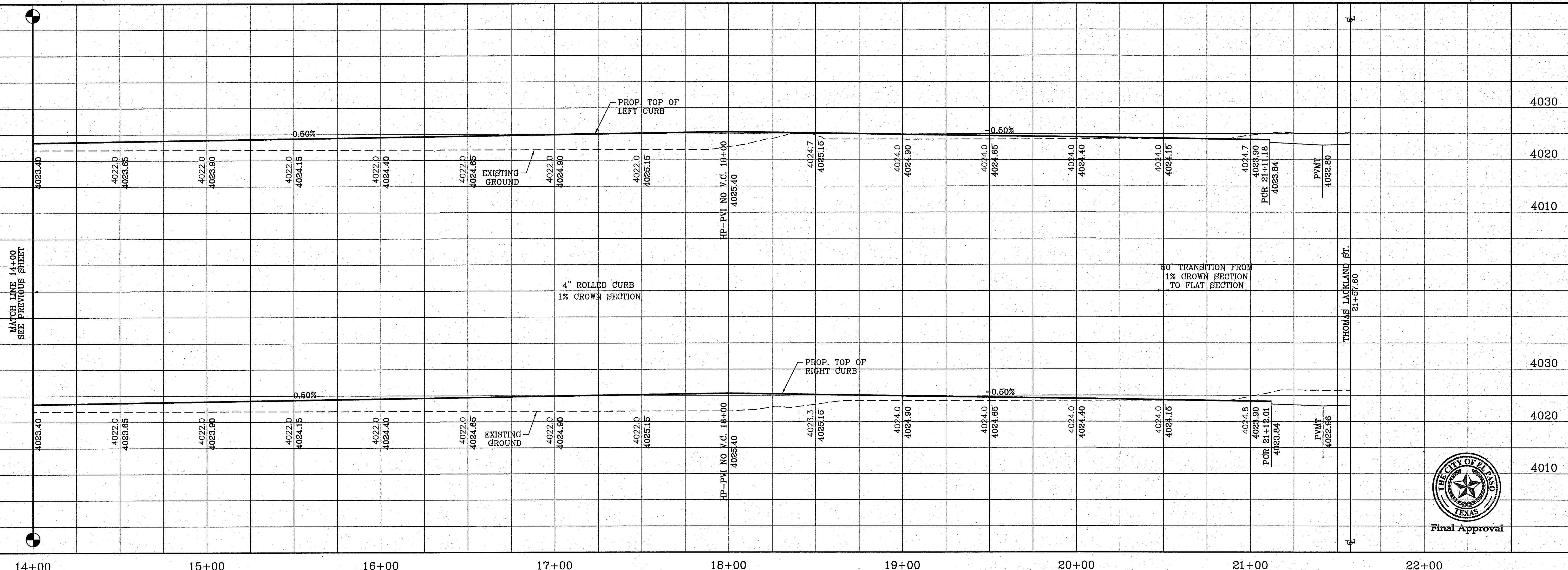
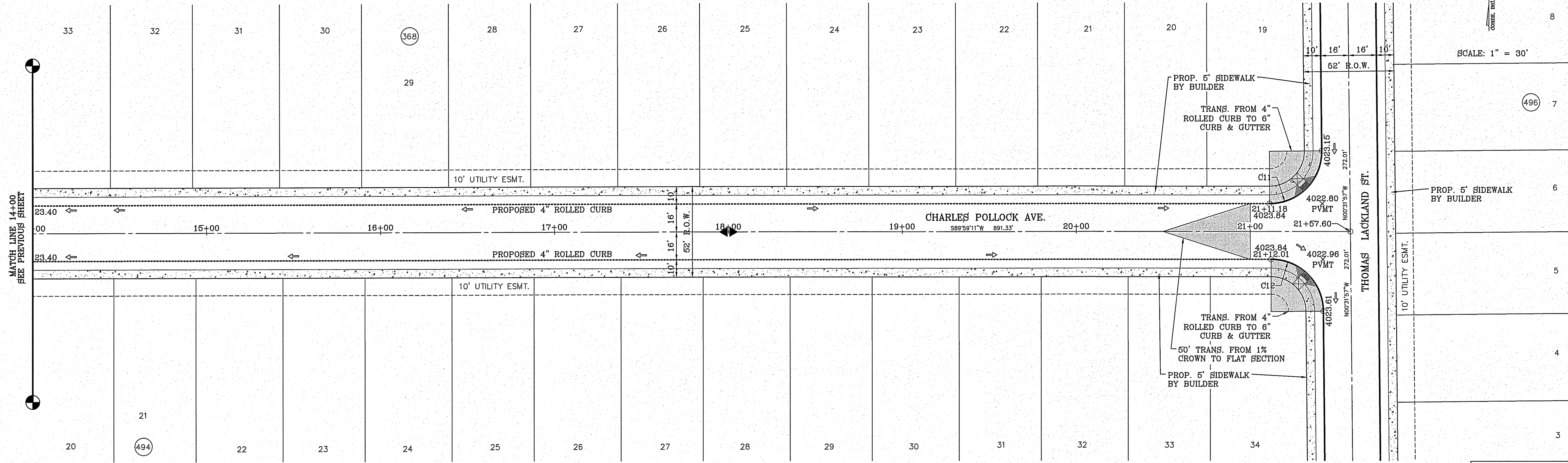
**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PART OF PLAT 174 AT A SURVEY, EL PASO COUNTY, TEXAS CONTAINING: 127.832± ACRES

**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6090 SURVEY DR. STE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0283  
 FAX: (915) 592-0286

**CHARLES POLLOCK AVE**  
 STA: 7+00 TO STA: 14+00

FILE S:\Subdivisions\THE 70-DIV\PEP-CHARLES POLLOCK AVE PLOTTED Wednesday, January 13, 2016 8:30:06 AM

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C11	30.00'	47.40'	30.27'	42.62'	N44°43'37"E	90°31'09"
C12	30.00'	46.85'	29.73'	42.23'	N45°16'23"W	89°28'51"



H/C RAMPS TO BE DONE BY DEVELOPER

DATE	REVISIONS	BY
4023.97		

BENCHMARK  
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF  
POLLOCK AVE AND HONOUR FAVD68 DATUM  
ELEVATION 4023.97

PROJECT NAME  
**TERRA DEL ESTE UNIT SEVENTY EIGHT**  
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,  
TEXAS AND PACIFIC RAILWAY CO. SURVEYS,  
EL PASO COUNTY, TEXAS  
CONTAINING: 127.8562 ACRES

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

DATE: JUL. 2014  
DESIGN BY: YC  
INITIATED BY: DN  
CHECKED BY: YC  
JOB NO.: 713-31

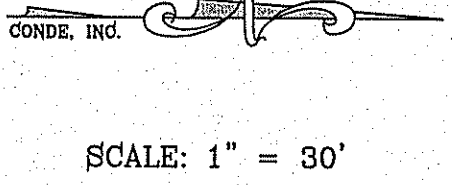
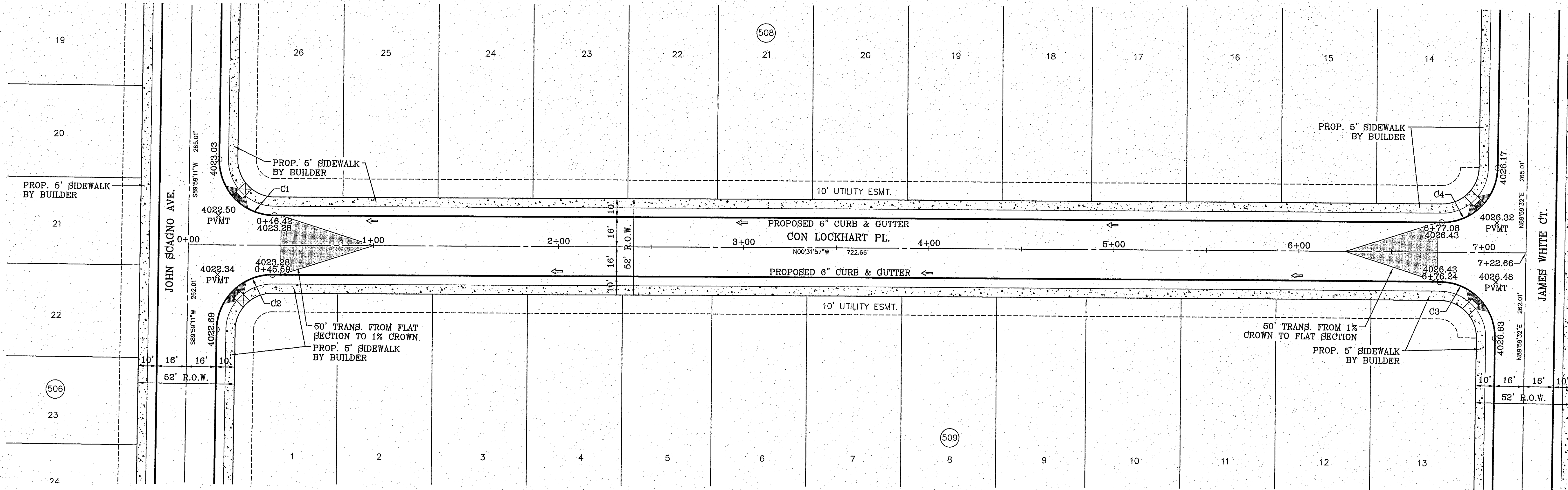
CONDE INC.  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79805  
PHONE: (915) 592-0263  
FAX: (915) 592-0286

CONDE INC.  
REGISTRATION NO. F-221

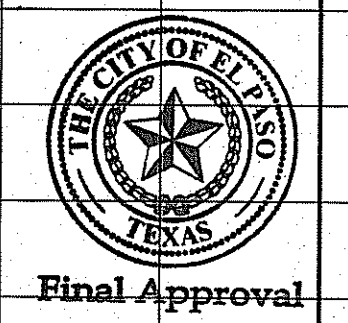
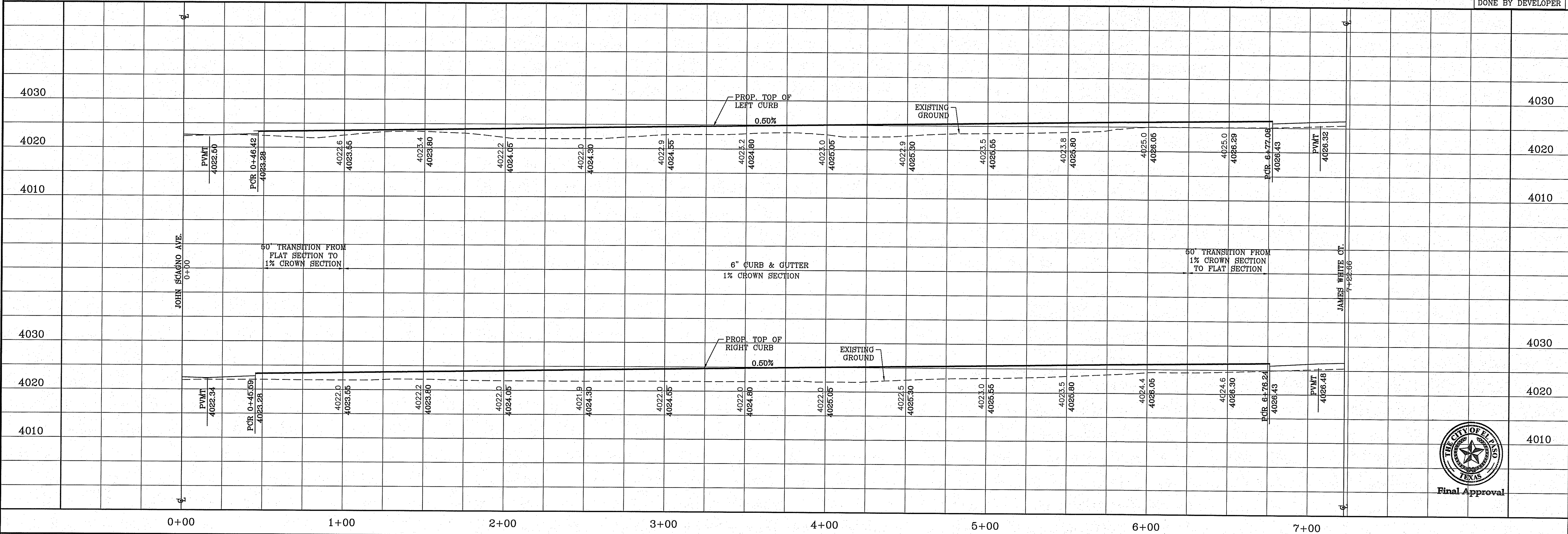
SHEET TITLE  
STREET  
PLAN-PROFILE

**CHARLES POLLOCK AVE**  
STA: 14+00 TO  
STA: 21+57.60

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	47.40'	30.27'	42.62'	N44°43'37"E	90°31'09"
C2	30.00'	46.85'	29.73'	42.23'	S45°16'23"E	89°28'51"
C3	30.00'	47.40'	30.28'	42.62'	S44°43'47"W	90°31'30"
C4	30.00'	46.85'	29.73'	42.23'	N45°16'13"W	89°28'30"



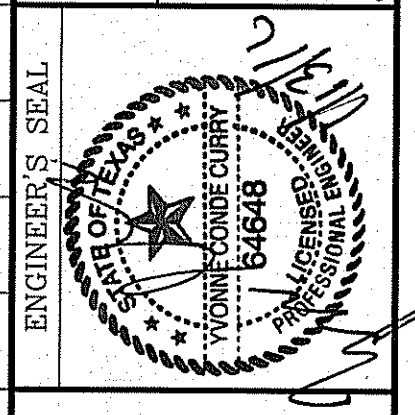
H/O RAMPS TO BE DONE BY DEVELOPER



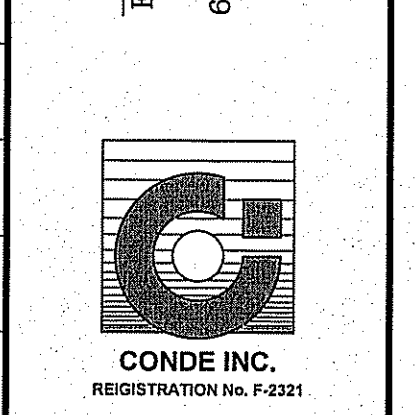
BENCHMARK	CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT ELEVATION 4023.97
DATE	
REVISIONS	
BY	

**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, EL PASO COUNTY TEXAS  
 CONTAINING: 127.832± ACRES

SCALE  
 HORIZ: 1" = 30'  
 VERT: 1" = 10'  
 DATE: JUL. 2014  
 DESIGN BY: YC  
 INITIATED BY: DN  
 CHECKED BY: YC  
 JOB NO.: 713-31



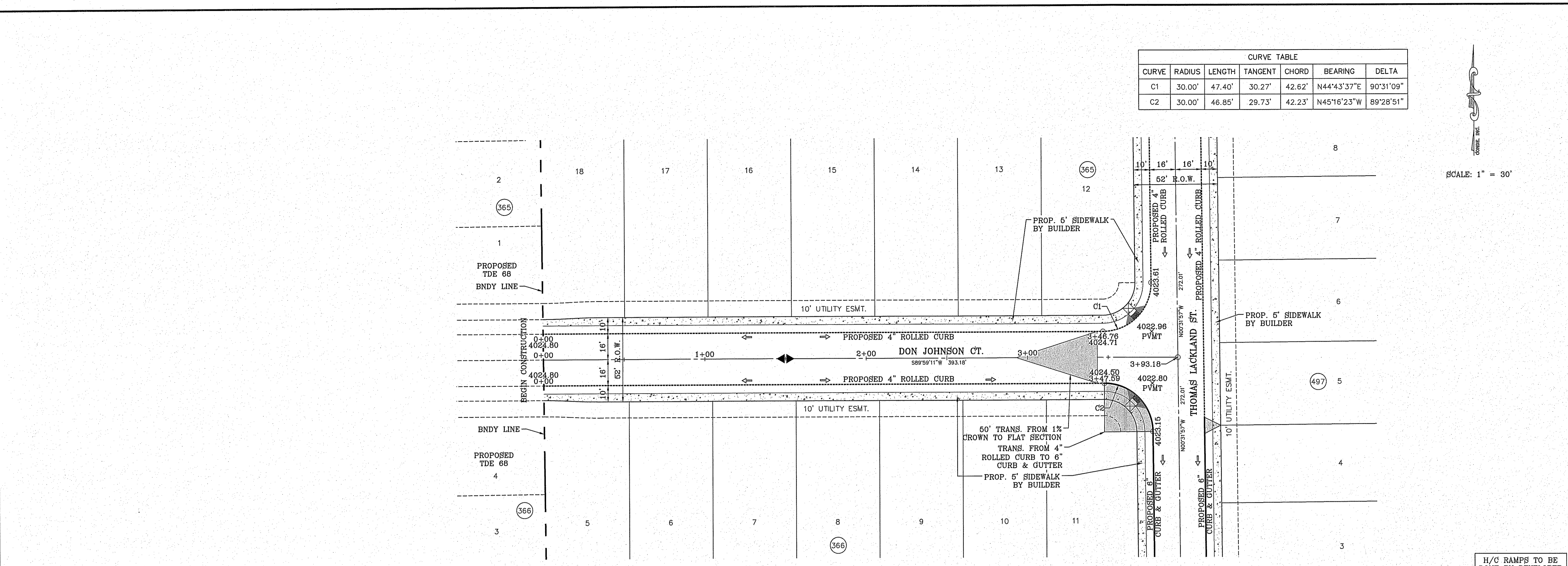
**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6080 SURETY DR. SITE 00  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0283  
 FAX: (915) 592-0286



SHEET TITLE  
 STREET  
**CON LOCKHART PL**  
 STA: 0+00 TO  
 STA: 7+22.66

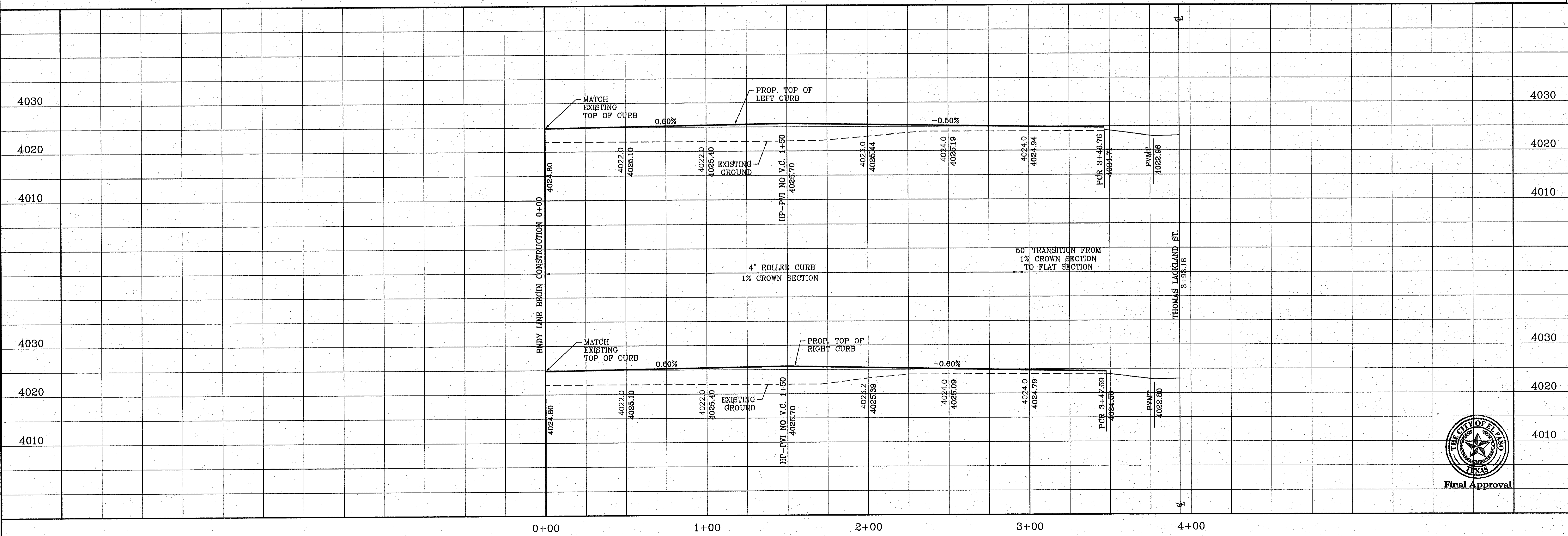
FILE S:\Subdivisions\THE 7810\NGR\CON LOCKHART PL PLOTTED Wednesday, January 13, 2016 8:13:34 AM

FILE: SA\_Subdivisions\TIE 78\DWG\PP-10N\_JOHNSON CT PLOTTED Wednesday, January 13, 2016 8:19:54 AM



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	47.40'	30.27'	42.62'	N44°43'37"E	90°31'09"
C2	30.00'	46.85'	29.73'	42.23'	N45°16'23"W	89°28'51"

SCALE: 1" = 30'



H/C RAMPS TO BE DONE BY DEVELOPER

**CONDE INC.**  
 ENGINEERING / PLANNING / SURVEYING / GPS  
 6080 SURETY DR. STE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0283  
 FAX: (915) 592-0286

**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS  
 CONTAINING: 127.892± ACRES

**DON JOHNSON CT**  
 STA: 0+00 TO STA: 3+93.18

**SHT 21 OF 79**

**ENGINEER'S SEAL**  
 HONORABLE CURRY  
 64848  
 STATE OF TEXAS  
 PROFESSIONAL ENGINEER  
 CIVIL

**SCALE**  
 HORIZ: 1" = 30'  
 VERT: 1" = 10'  
 DATE: JUL. 2014  
 DESIGN BY: YC  
 INITIATED BY: DN  
 CHECKED BY: YC  
 JOB NO.: 719-31

**BENCHMARK**  
 CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT. ELEVATION 4023.87  
 NAVD88 DATUM

**REVISIONS**

DATE	REVISIONS	BY

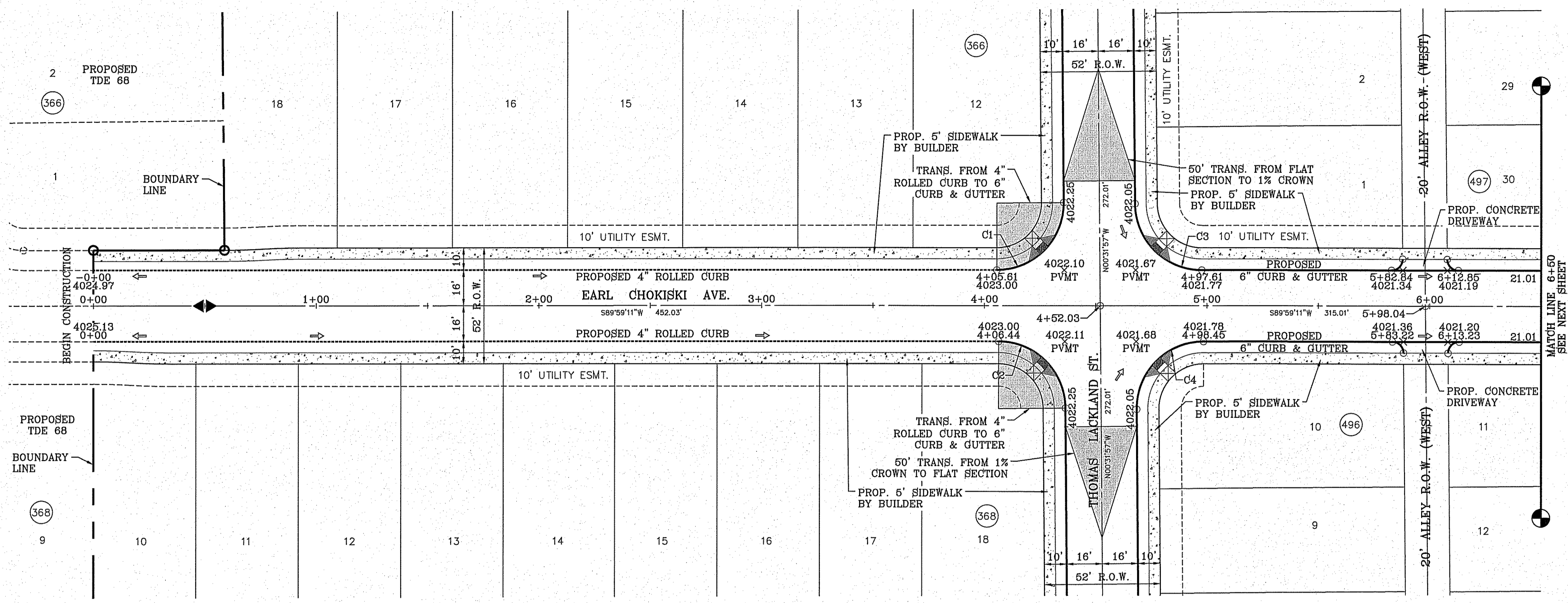
**PROJECT NAME**  
 TIERRA DEL ESTE UNIT SEVENTY EIGHT



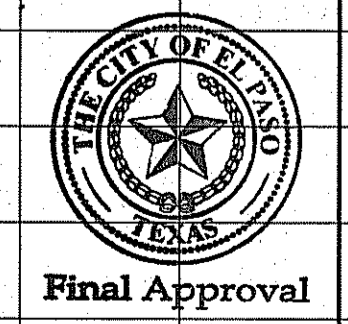
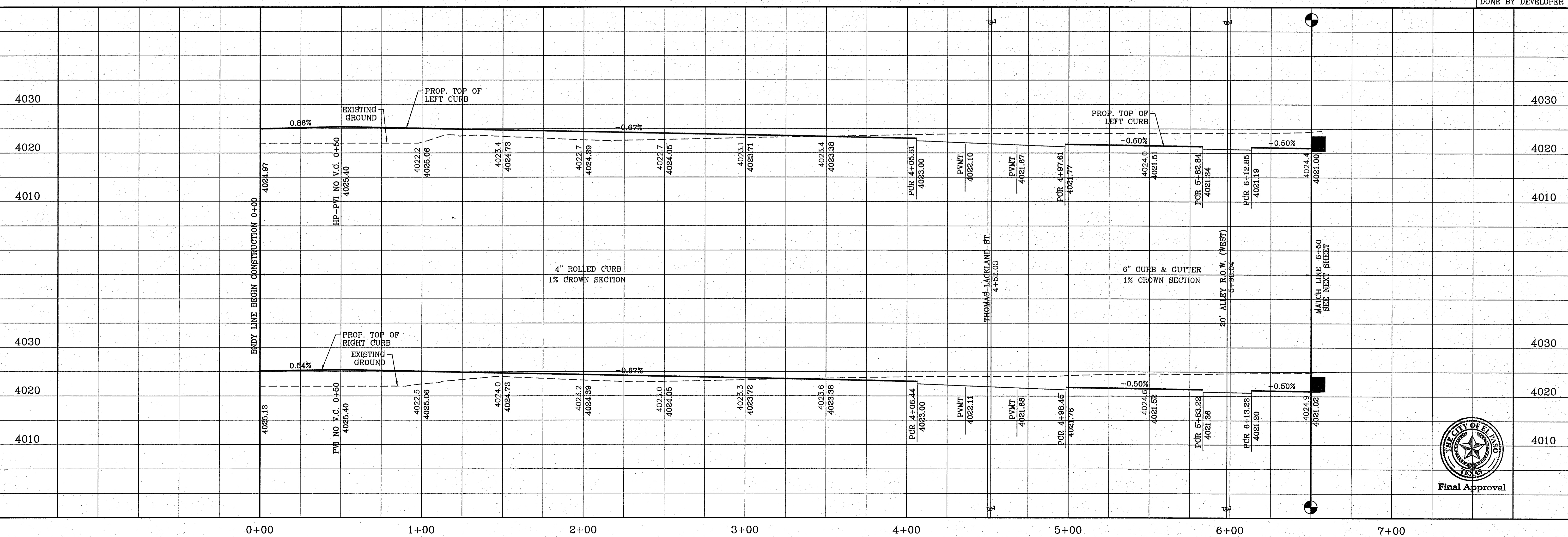
FILE S:\Subdivisions\TDE 78\DWG\PA-P-EARL CHOKISKI AVE EAST PLUTTED Wednesday, January 13, 2016 8:42:00 AM

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	47.40'	30.27'	42.62'	N44°43'37"E	90°31'09"
C2	30.00'	46.85'	29.73'	42.23'	N45°16'23"W	89°28'51"
C3	30.00'	46.85'	29.73'	42.23'	S45°16'23"E	89°28'51"
C4	30.00'	47.40'	30.27'	42.62'	S44°43'37"W	90°31'09"

SCALE: 1" = 30'



H/C RAMPS TO BE DONE BY DEVELOPER



BENCHMARK	CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR PARKWAY ELEVATION 4023.97
DATE	REVISIONS
BY	

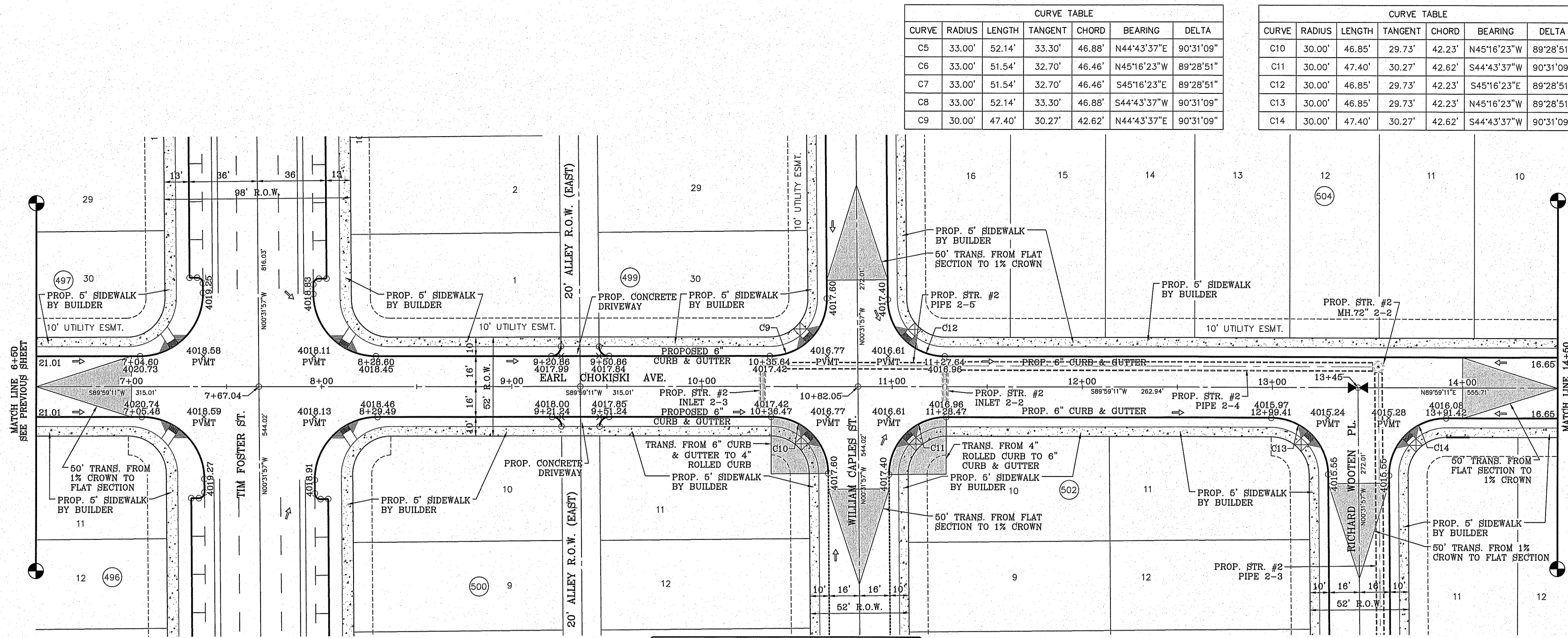
**PROJECT NAME**  
**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND D. PACIFIC RAILWAY CO. SURVEY, CONTAINING: 127.882± ACRES

**SCALE**  
 HORIZ: 1" = 30'  
 VERT: 1" = 10'  
 DATE: JUL. 2014  
 DESIGN BY: YC  
 INITIATED BY: DN  
 CHECKED BY: YC  
 JOB NO.: 713-31

**ENGINEER'S SEAL**  
 CONDE INC.  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6080 SURETY DR. STE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0283  
 FAX: (915) 692-0286

**SHEET TITLE**  
 STREET  
 PLAN-PROFILE  
**EARL CHOKISKI AVE. (EAST)**  
 STA: 0+00 TO  
 STA: 6+50

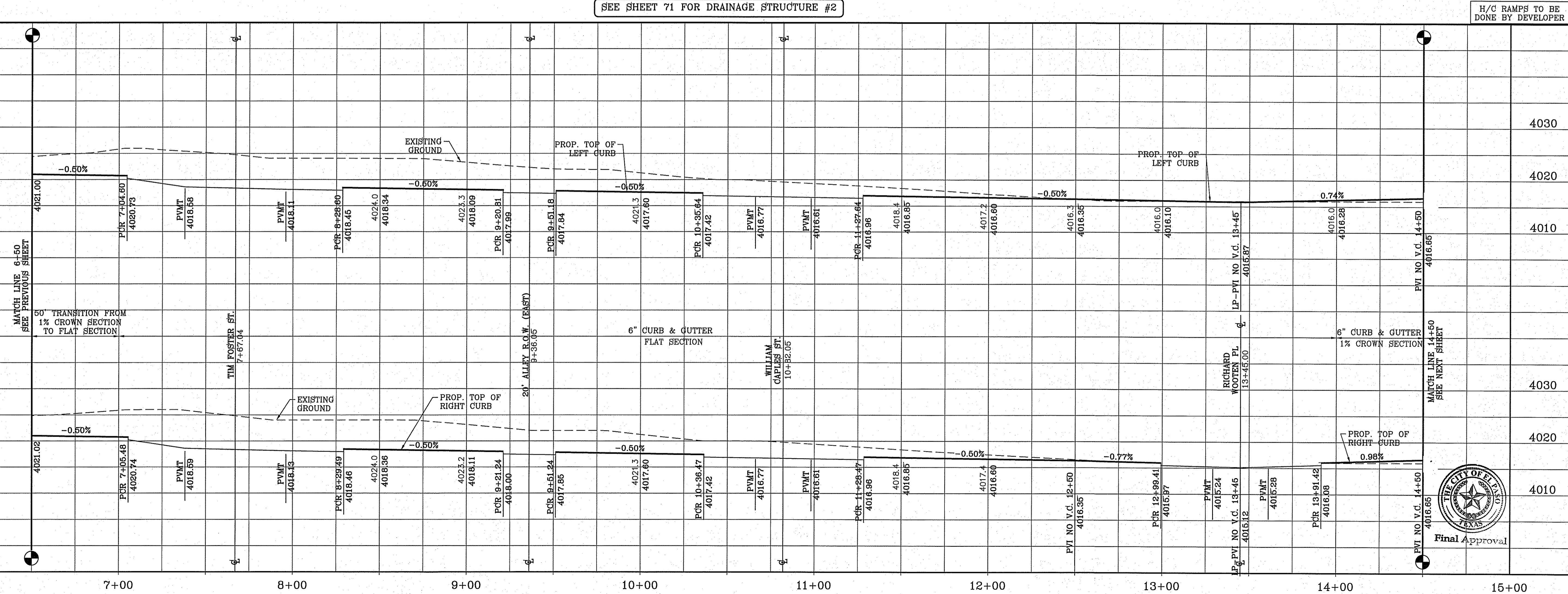
FILE S:\Subdivisions\78.DWG\PA-P-EARL CHOKISKI AVE EAST PLUTTED Wednesday, January 13, 2016 8:42:27 AM



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C5	33.00'	52.14'	33.30'	46.88'	N44°43'37"E	90°31'09"
C6	33.00'	51.54'	32.70'	46.46'	N45°16'23"W	89°28'51"
C7	33.00'	51.54'	32.70'	46.46'	S45°16'23"E	89°28'51"
C8	33.00'	52.14'	33.30'	46.88'	S44°43'37"W	90°31'09"
C9	30.00'	47.40'	30.27'	42.62'	N44°43'37"E	90°31'09"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C10	30.00'	46.85'	29.73'	42.23'	N45°16'23"W	89°28'51"
C11	30.00'	47.40'	30.27'	42.62'	S44°43'37"W	90°31'09"
C12	30.00'	46.85'	29.73'	42.23'	S45°16'23"E	89°28'51"
C13	30.00'	46.85'	29.73'	42.23'	N45°16'23"W	89°28'51"
C14	30.00'	47.40'	30.27'	42.62'	S44°43'37"W	90°31'09"

SCALE: 1" = 30'



H/C RAMPS TO BE DONE BY DEVELOPER

STATION	EXISTING GROUND	PROP. TOP OF LEFT CURB	PROP. TOP OF RIGHT CURB
6+00	4021.00	4018.00	4021.00
7+00	4020.73	4018.58	4020.73
8+00	4018.11	4018.11	4018.11
9+00	4018.09	4018.09	4018.09
10+00	4017.80	4017.80	4017.80
11+00	4016.77	4016.77	4016.77
12+00	4016.60	4016.60	4016.60
13+00	4016.35	4016.35	4016.35
14+00	4016.08	4016.08	4016.08
15+00	4015.87	4015.87	4015.87

TIERRA DEL ESTE UNIT SEVENTY EIGHT

**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6080 SURETY DR, STE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0263  
 FAX: (915) 592-0286

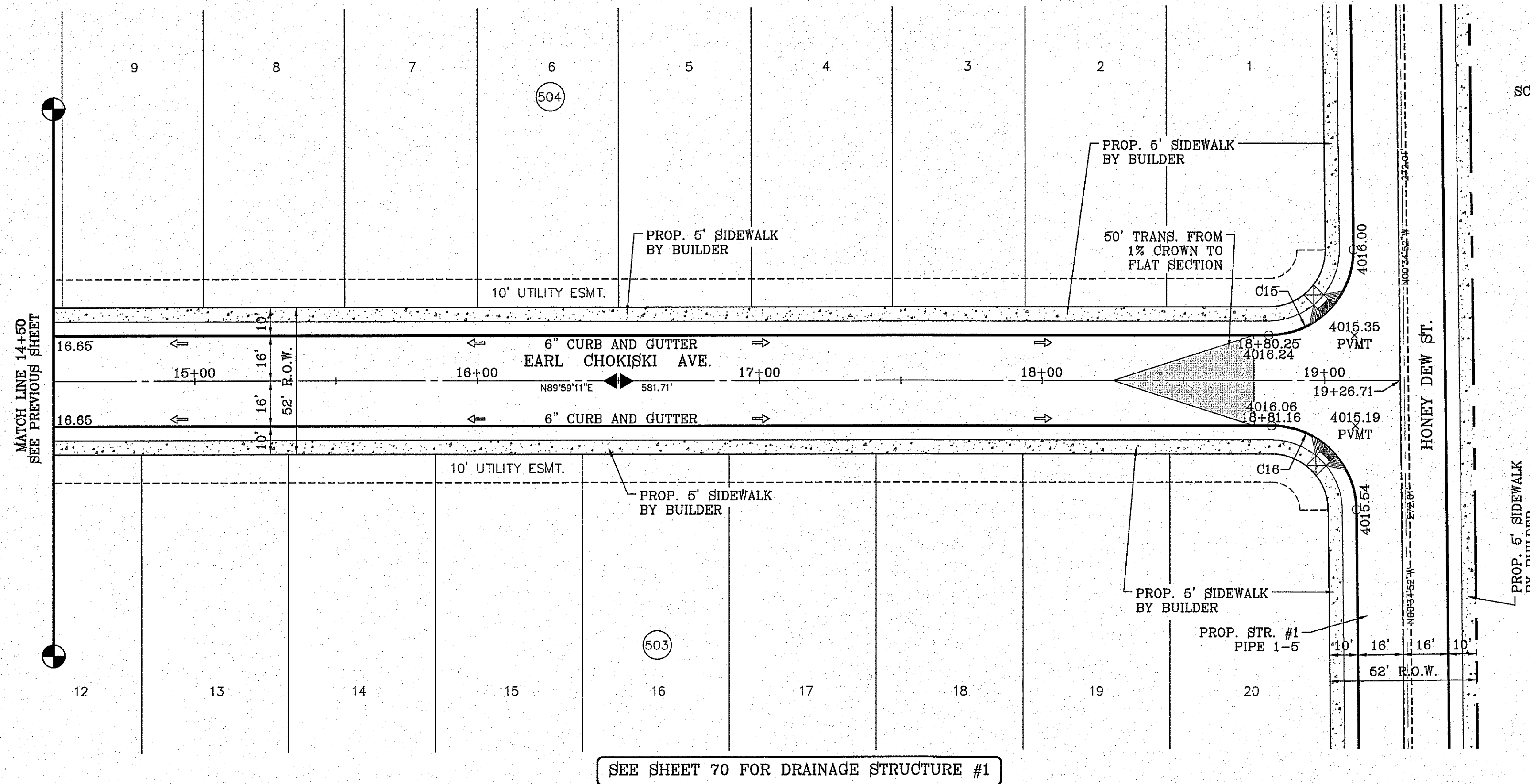
**SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,  
 TEXAS AND PACIFIC RAILWAY CO. SURVEYS,  
 EL PASO COUNTY, TEXAS  
 CONTAINING: 127,862± ACRES

**EARL CHOKISKI**  
 AVE. (EAST)  
 STA: 6+50 TO  
 STA: 14+50

**SHT 23 OF 79**

FILE S:\Subdivisions\78\DWG\PRP-EARL CHOKISKI AVE EAST PLOTTED Wednesday, January 13, 2016 8:43:33 AM

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C15	30.00'	47.42'	30.30'	42.64'	N44°42'10"E	90°34'03"
C16	30.00'	46.83'	29.70'	42.22'	N45°17'50"W	89°25'57"

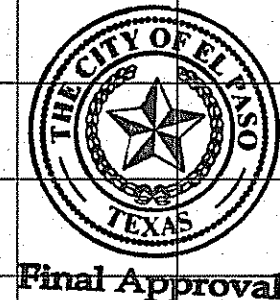
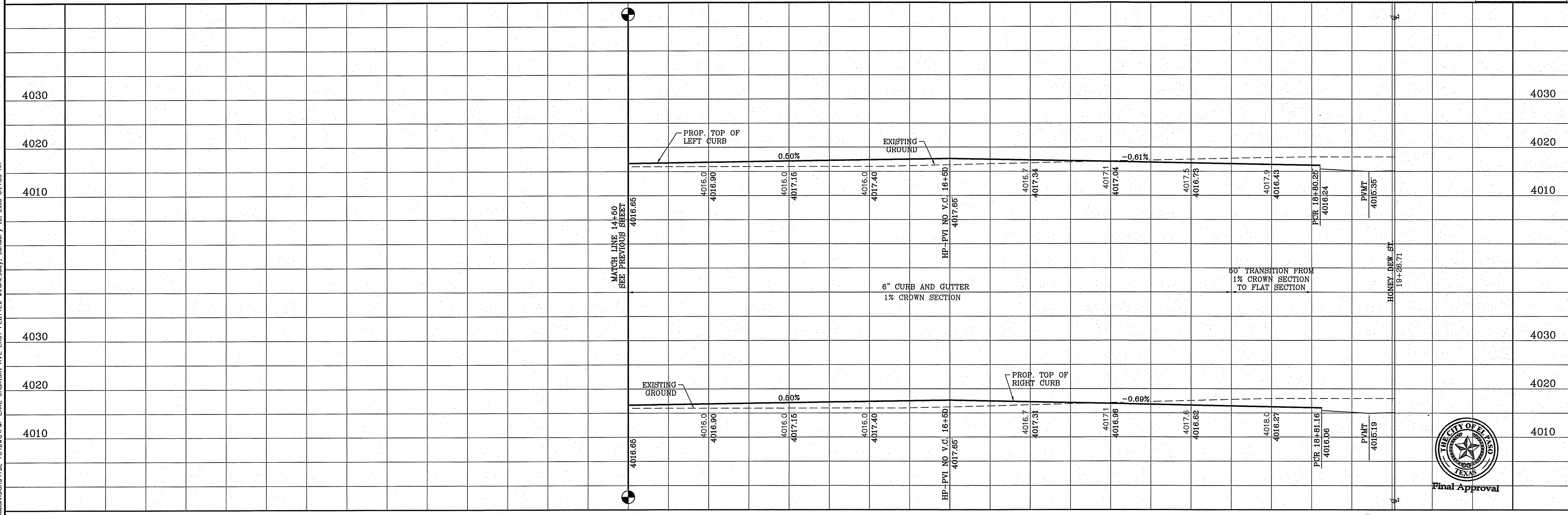


SCALE: 1" = 30'



SEE SHEET 70 FOR DRAINAGE STRUCTURE #1

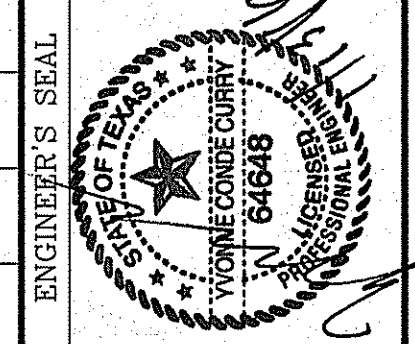
H/C RAMPS TO BE DONE BY DEVELOPER



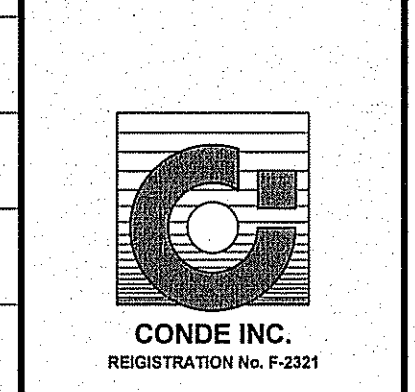
BENCHMARK	CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT.
DATE	05/26/15
REVISIONS	CHANGE OF 4' CURB TO 6"
BY	
R.E.	

**PROJECT NAME**  
**TERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 8, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS  
 CONTAINING: 127.632± ACRES

**SCALE**  
 HORIZ: 1" = 30'  
 VERT: 1" = 10'  
 DATE: JUL. 2014  
 DESIGN BY: YC  
 INITIATED BY: DN  
 CHECKED BY: YC  
 JOB NO.: 713-31



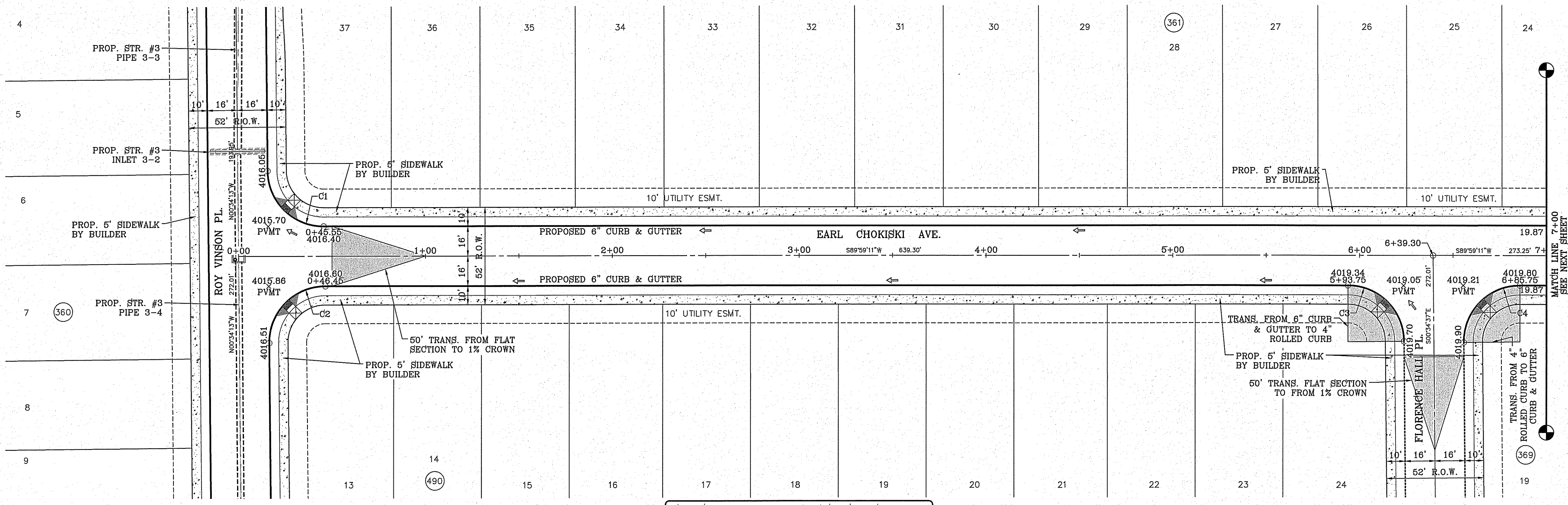
**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6080 SURETT DR. STE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0283  
 FAX: (915) 592-0286



**SHEET TITLE**  
 STREET  
 PLAN-PROFILE  
**EARL CHOKISKI AVE. (EAST)**  
 STA: 14+50 TO  
 STA: 19+26.71

FILE S:\Subdivisions\76\DMGAP-EARL CHOKISKI AVE PLOTTED Wednesday, January 13, 2016 8:44:54 AM

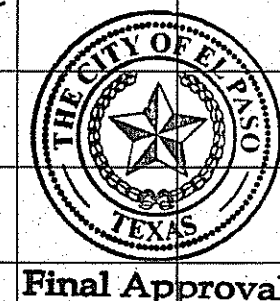
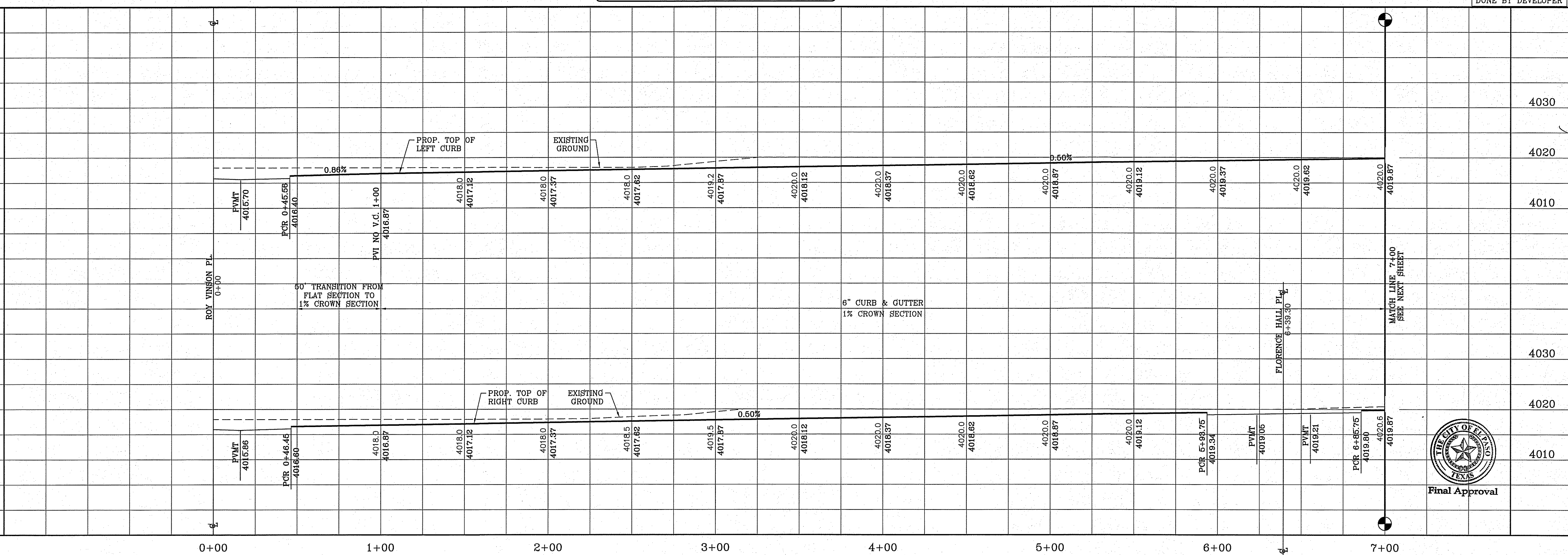
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	46.83'	29.71'	42.22'	S45°17'31"E	89°26'36"
C2	30.00'	47.42'	30.29'	42.63'	S44°42'29"W	90°33'24"
C3	30.00'	46.83'	29.71'	42.22'	N45°17'43"W	89°26'12"
C4	30.00'	47.42'	30.30'	42.63'	S44°42'17"W	90°33'48"



SCALE: 1" = 30'

SEE SHEET 72 FOR DRAINAGE STRUCTURE #3

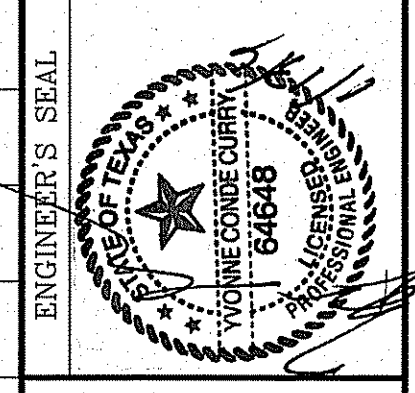
H/C RAMPS TO BE DONE BY DEVELOPER



BENCHMARK	CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT ELEVATION 4023.97	DATE	REVISIONS	BY
PROJECT NAME	TIERRA DEL ESTE UNIT SEVENTY EIGHT			
DESCRIPTION	BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PLAT 100, EL PASO COUNTY, TEXAS, CONTAINING: 127.832± ACRES			

PROJECT NAME  
**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PLAT 100, EL PASO COUNTY, TEXAS, CONTAINING: 127.832± ACRES

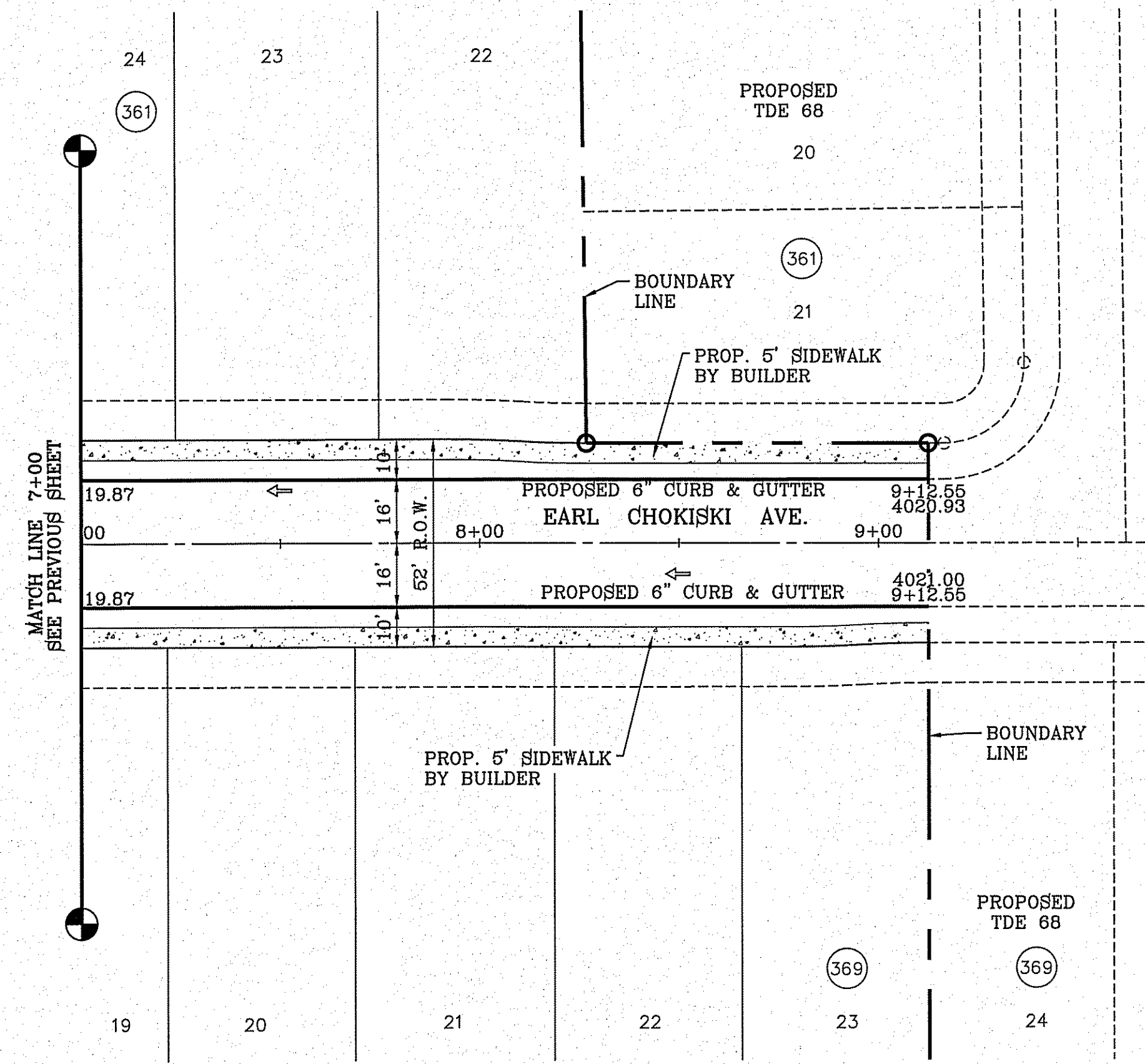
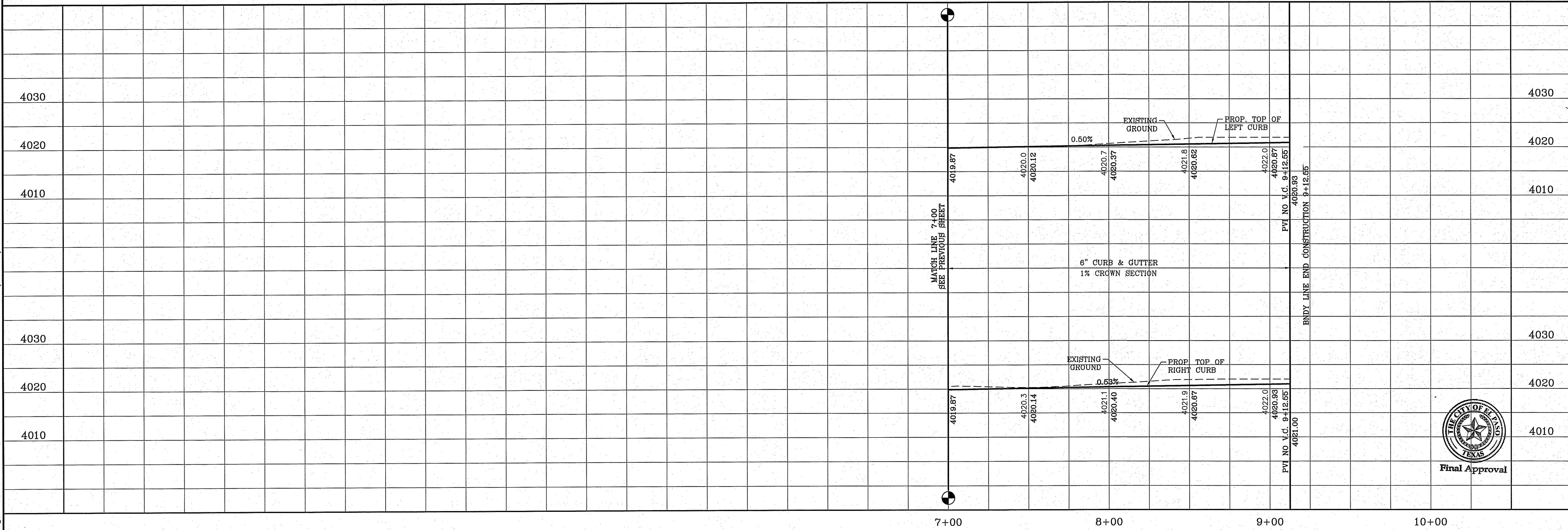
SCALE  
 HORIZ: 1" = 30'  
 VERT: 1" = 10'  
 DATE: JUL. 2014  
 DESIGN BY: YC  
 INITIATED BY: DN  
 CHECKED BY: YC  
 JOB NO.: 713-31



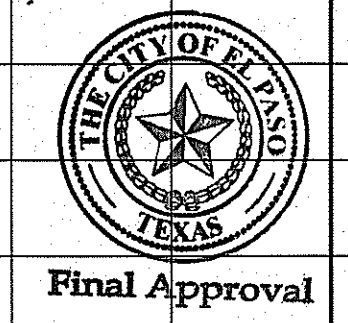
CONDE INC.  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6080 SURETY DR. STE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0283  
 FAX: (915) 592-0286

SHEET TITLE  
**EARL CHOKISKI AVE. (WEST)**  
 STA: 0+00 TO 7+00

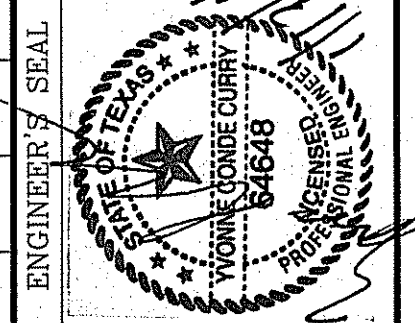
FILE S:\Subdivisions\TBE 78\DWG\PP-EARL CHOKISKI AVE PLOTTED Wednesday, January 13, 2016 8:50:01 AM



SCALE: 1" = 30'



SCALE: HORIZ: 1" = 30' VERT: 1" = 10' DATE: JUL. 2014 DESIGN BY: YC INITIATED BY: DN CHECKED BY: YC JOB NO.: 713-31



CONDE INC. ENGINEERING / PLANNING SURVEYING / GPS 6080 SURVEY DR. STE 100 EL PASO, TEXAS 79905 PHONE: (915) 592-0285 FAX: (915) 592-0286

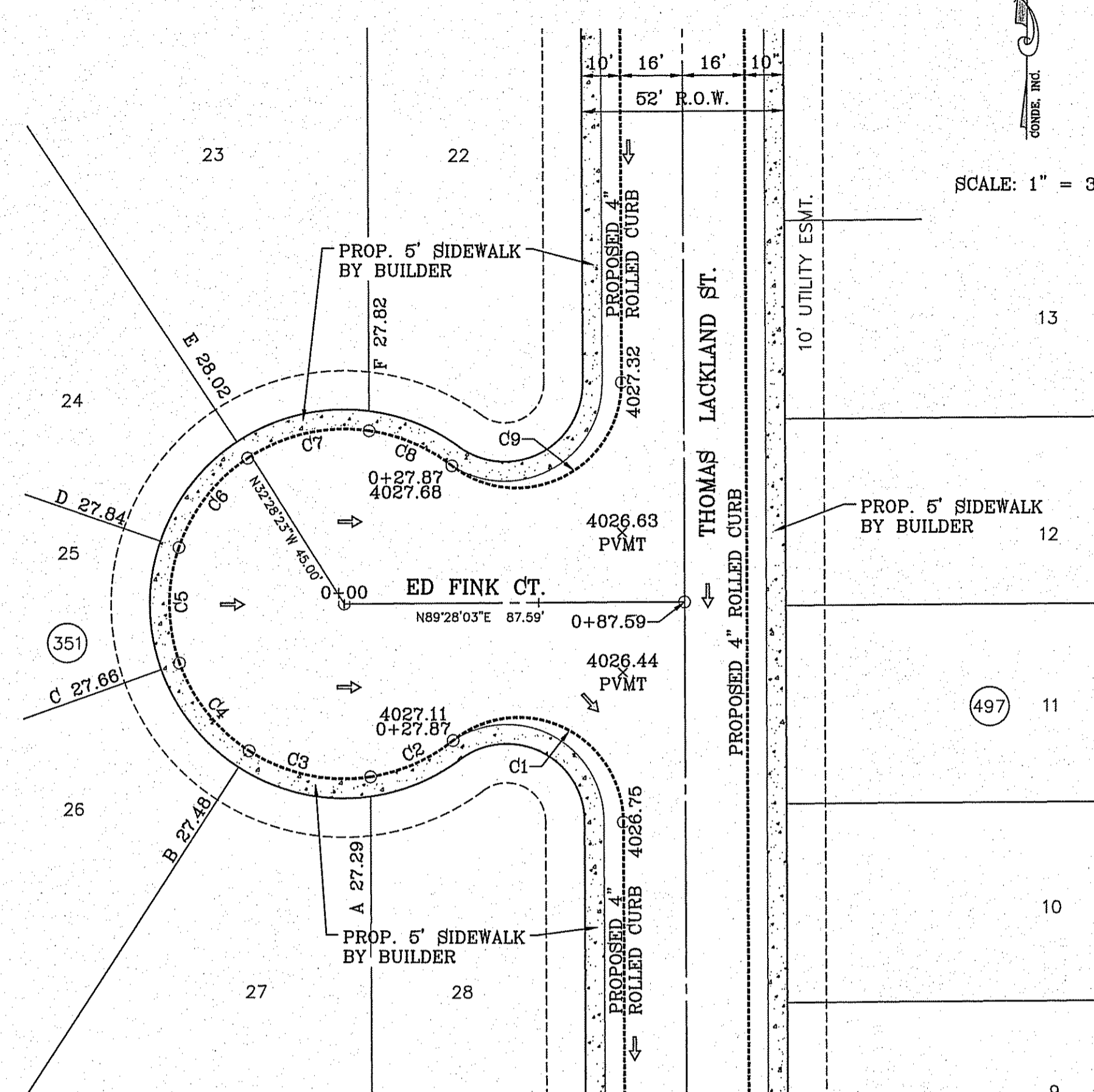


SHEET TITLE: STREET PLAN-PROFILE EARL CHOKISKI AVE. (WEST) STA: 7+00 TO STA: 9+12.55

SHT 26 OF 79

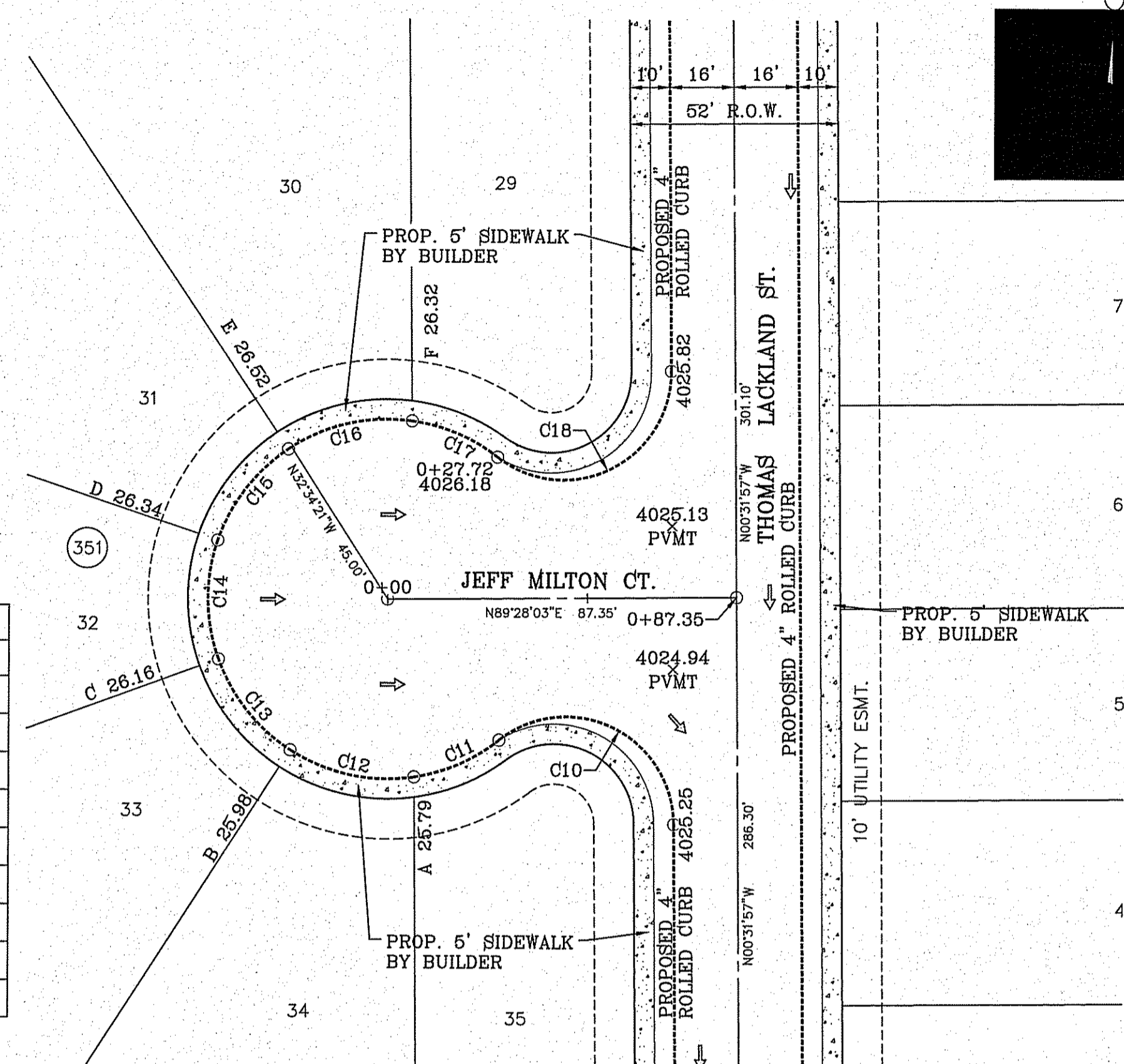
BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT. ELEVATION 4023.97 NAVD83 DATUM

PROJECT NAME: TIERRA DEL ESTE UNIT SEVENTY EIGHT  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS  
 CONTAINING: 127.832± ACRES

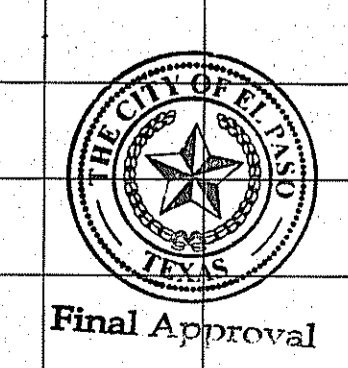
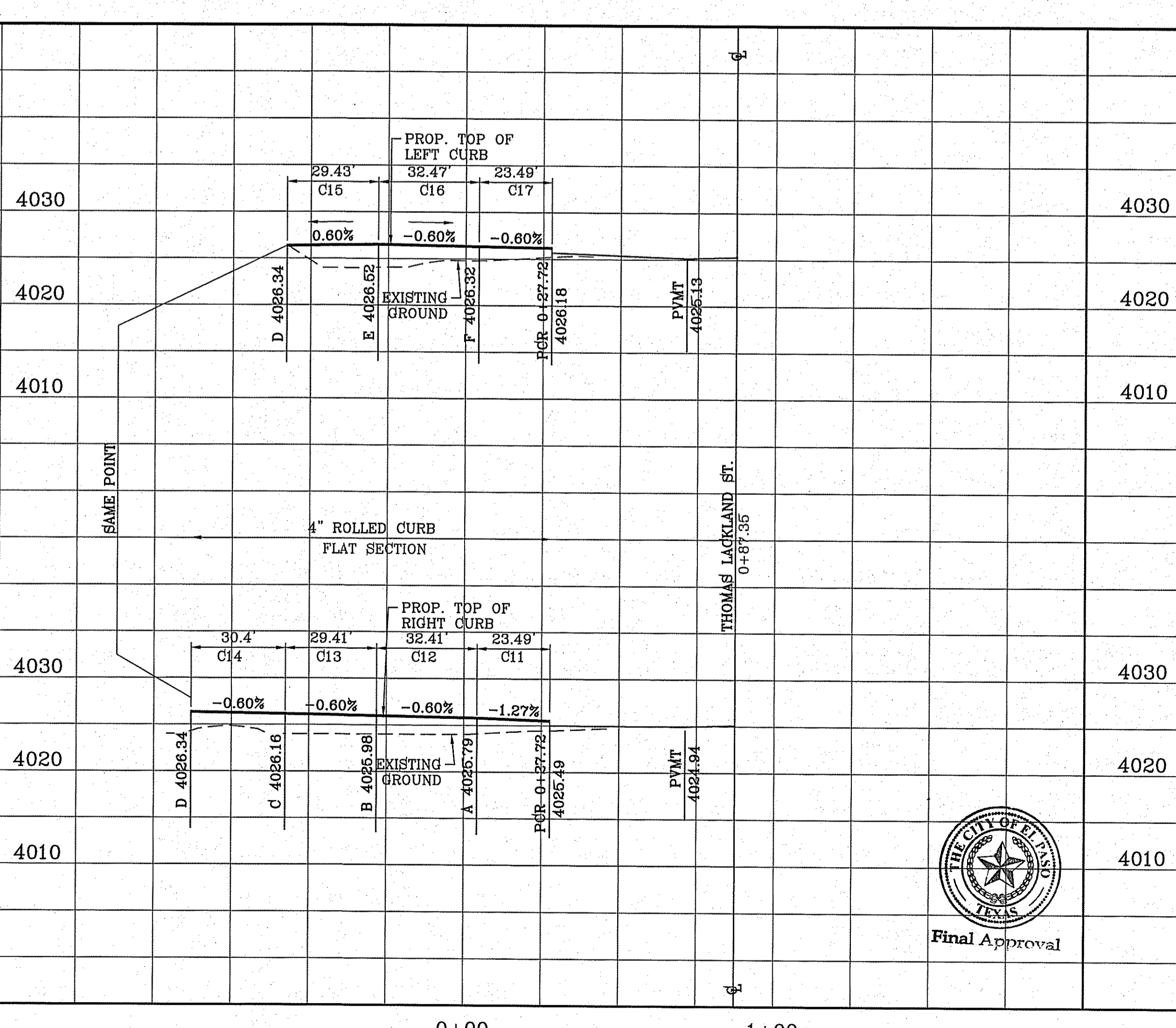
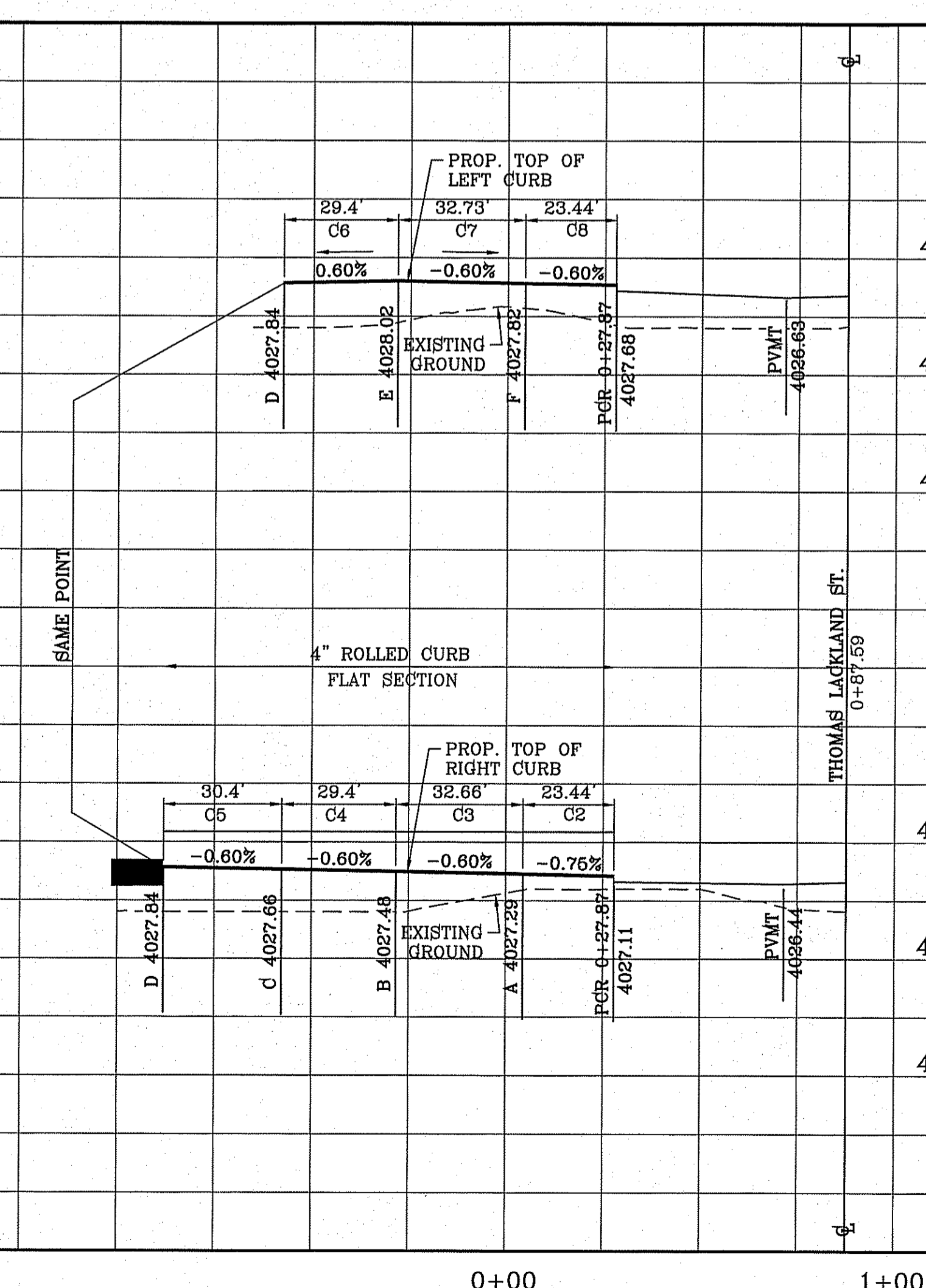


CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	27.00'	60.44'	55.68'	48.59'	N64°39'47\"W	128°15'39\"
C2	45.00'	23.44'	11.99'	23.18'	N66°07'46\"E	29°50'45\"
C3	45.00'	32.66'	17.09'	31.95'	S78°09'25\"E	41°34'53\"
C4	45.00'	29.40'	15.25'	28.88'	S38°38'59\"E	37°26'00\"
C5	45.00'	30.40'	15.81'	29.82'	S0°34'49\"E	38°42'19\"
C6	45.00'	29.40'	15.25'	28.88'	S37°29'20\"W	37°26'00\"
C7	45.00'	32.73'	17.13'	32.02'	S77°02'38\"W	41°40'37\"
C8	45.00'	23.44'	11.99'	23.18'	N67°11'41\"W	29°50'45\"
C9	27.00'	60.44'	55.68'	48.59'	N63°35'52\"E	128°15'39\"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C10	27.00'	60.33'	55.39'	48.54'	N64°32'42\"W	128°01'28\"
C11	45.00'	23.49'	12.02'	23.22'	N66°23'47\"E	29°54'25\"
C12	45.00'	32.41'	16.95'	31.72'	S78°00'57\"E	41°16'08\"
C13	45.00'	29.41'	15.25'	28.89'	S38°39'26\"E	37°26'54\"
C14	45.00'	30.40'	15.81'	29.82'	S0°34'49\"E	38°42'19\"
C15	45.00'	29.43'	15.26'	28.90'	S37°30'20\"W	37°28'00\"
C16	45.00'	32.47'	16.98'	31.77'	S76°54'37\"W	41°20'35\"
C17	45.00'	23.49'	12.02'	23.23'	N67°27'47\"W	29°54'36\"
C18	27.00'	60.33'	55.39'	48.54'	N63°28'47\"E	128°01'28\"



FILE S:\Subdivisions\TDE 78 DWG\PRP-ED FINK CT & JEFF MILTON CT. PLOTTED Wednesday, January 13, 2016 8:15:23 AM



**TIERRA DEL ESTE UNIT SEVENTY EIGHT**

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND COUNTY OF TARRANT COUNTY, TEXAS, SURVEYED, CONTAINING: 127.832± ACRES

PROJECT NAME: TIERRA DEL ESTE UNIT SEVENTY EIGHT

BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTEWOOD ST. AND HONOUR PLYNDRE DATUM ELEVATION 4023.97

SCALE: HORIZ: 1" = 30' VERT: 1" = 10' DATE: JUL. 2014

DESIGNED BY: YC INITIATED BY: DN CHECKED BY: YC

JOB NO.: 713-31

ENGINEER'S SEAL:

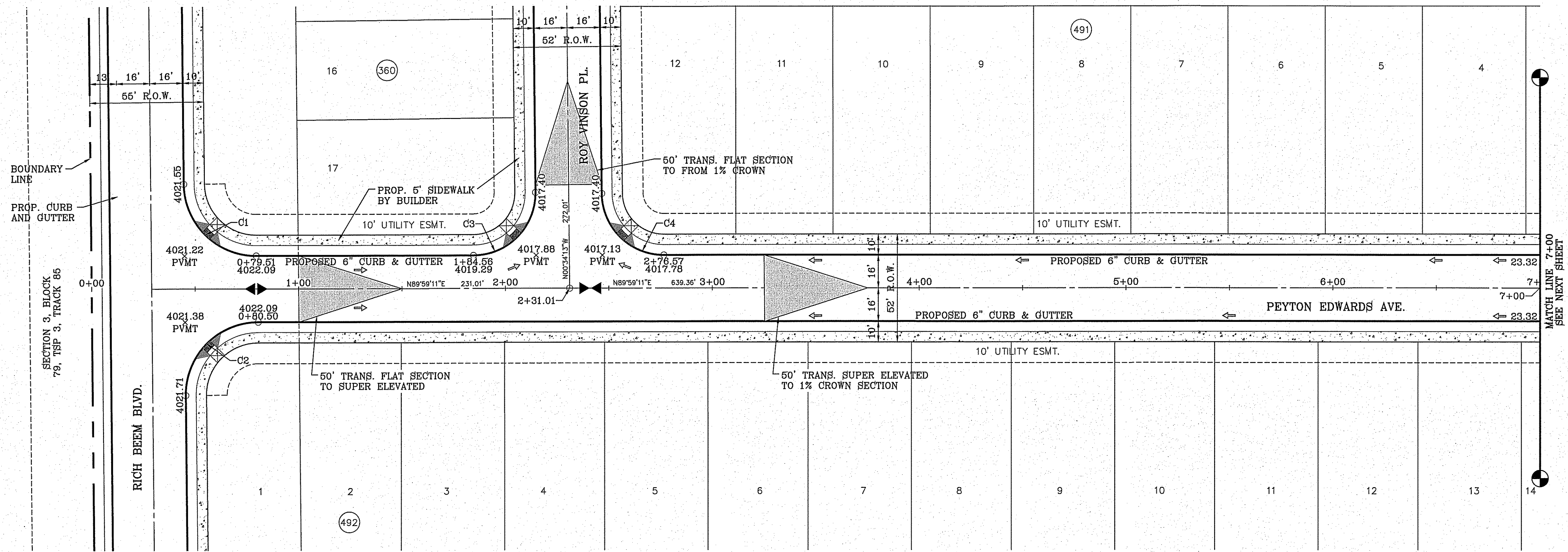
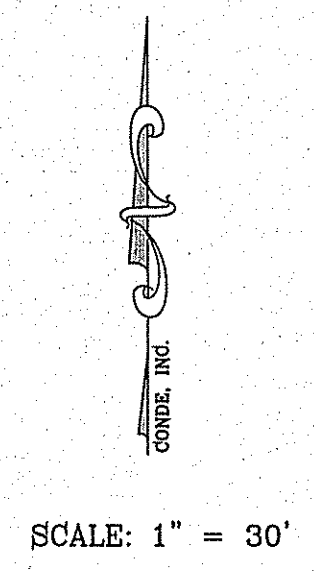
**CONDE INC.**  
ENGINEERING / PLANNING / SURVEYING / GPS  
6080 SURVEY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 592-0286

SHEET TITLE: ED FINK CT & JEFF MILTON CT.  
ALL STREET

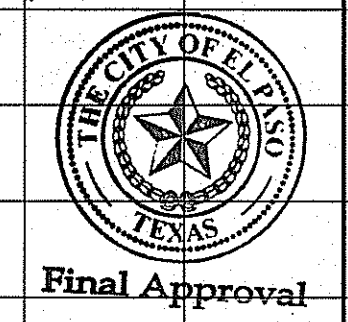
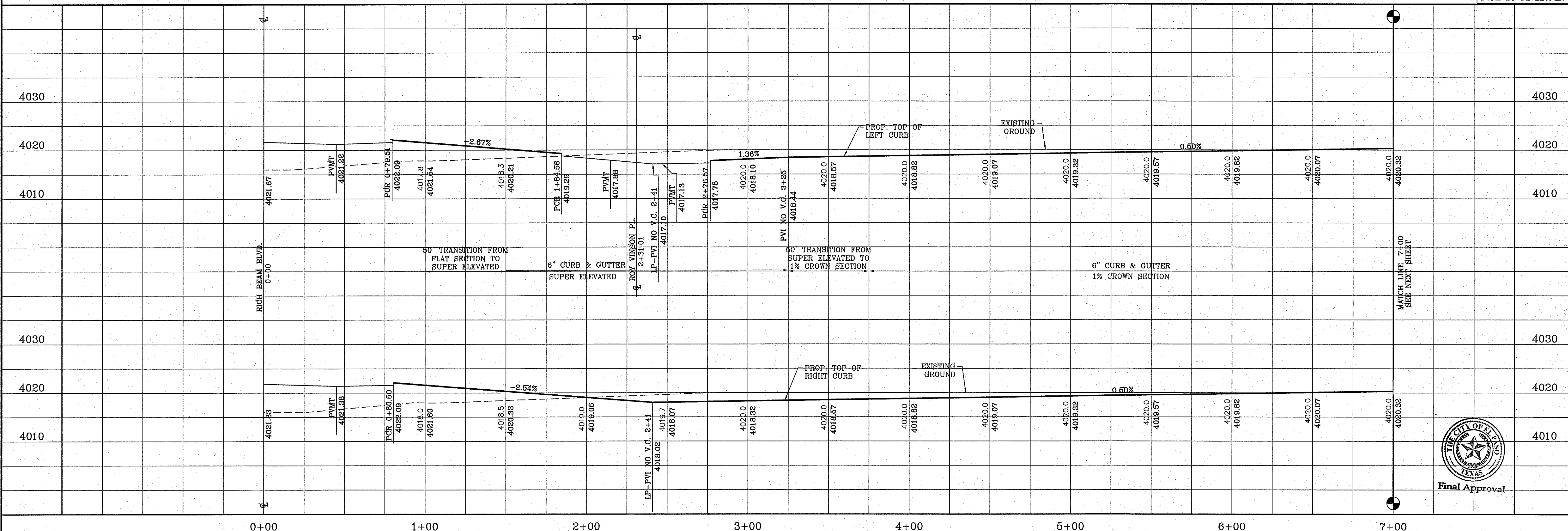
SHT 27 OF 79

FILE: S:\Subdivisions\TIE 78\DWG\PP-EDWARDS & WOOTEN PLOTTED Wednesday, January 13, 2016 8:55:50 AM

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	35.00'	54.64'	34.66'	49.26'	S45°17'31"E	89°26'36"
C2	35.00'	55.32'	35.34'	49.74'	S44°42'29"W	90°33'24"
C3	30.00'	47.42'	30.29'	42.63'	N44°42'29"E	90°33'24"
C4	30.00'	46.83'	29.71'	42.22'	S45°17'31"E	89°26'36"



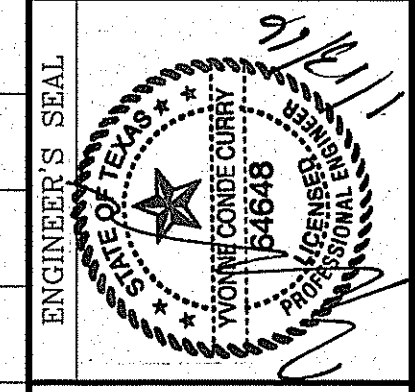
H/C RAMPS TO BE DONE BY DEVELOPER



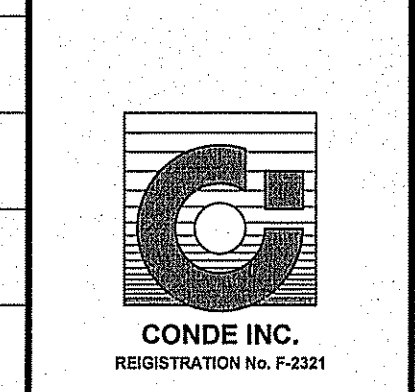
REVISIONS		BY

**PROJECT NAME**  
**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CONTAINING 127.88± ACRES

**SCALE**  
 HORIZ: 1" = 30'  
 VERT: 1" = 10'  
 DATE: JUL 2014  
 DESIGN BY: YC  
 INITIATED BY: DN  
 CHECKED BY: YC  
 JOB NO.: 713-31

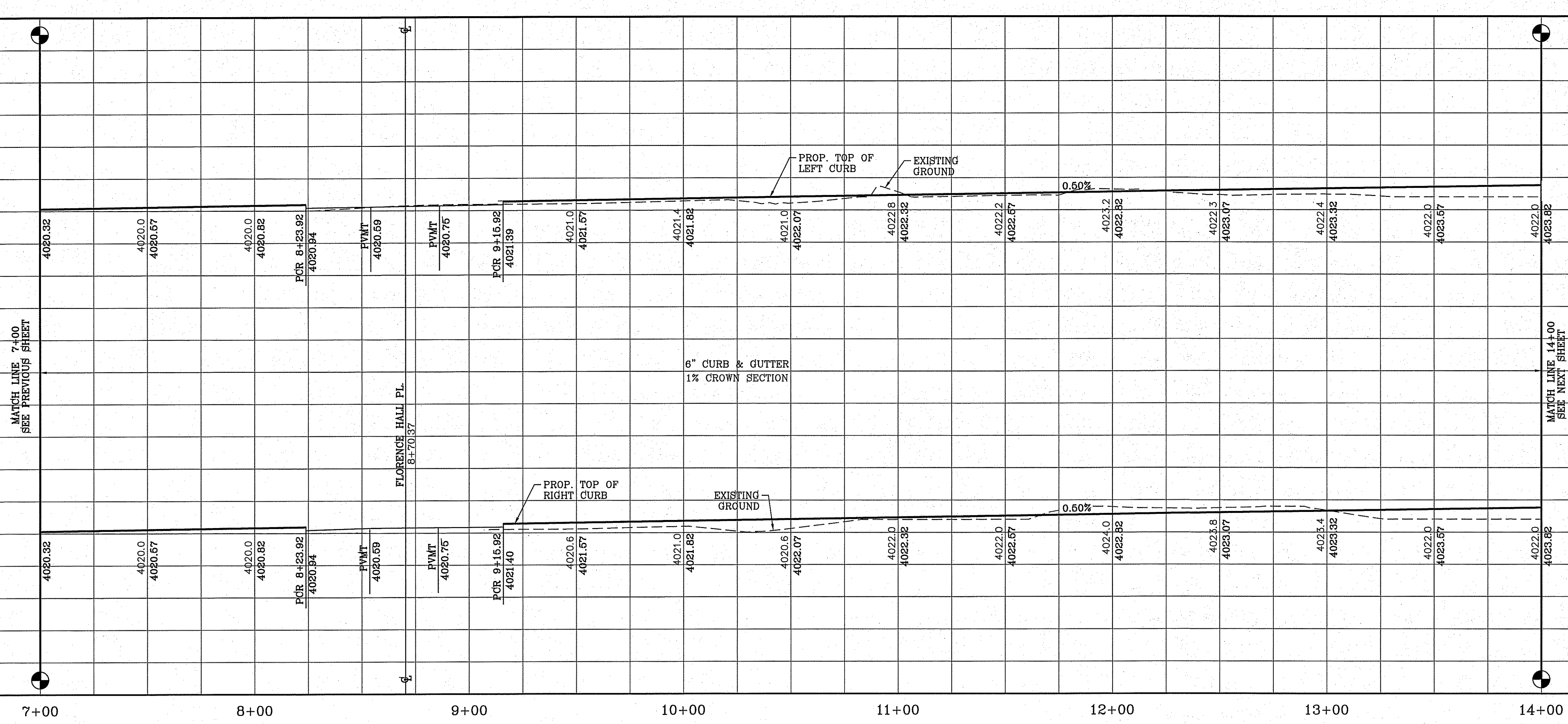
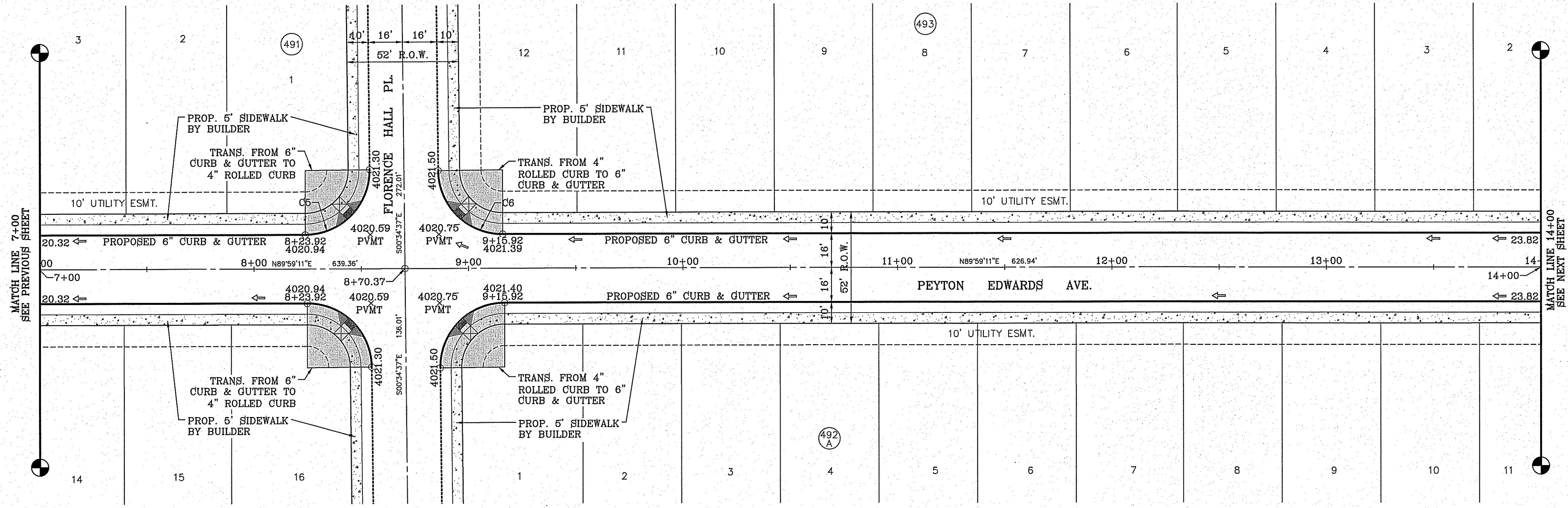
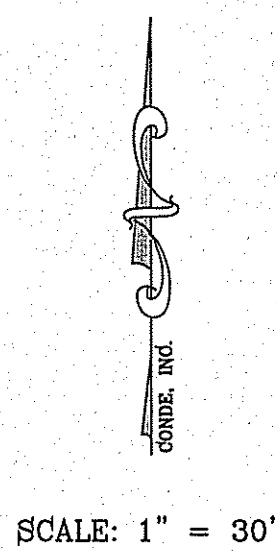


**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6080 SURETY DR. STE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0263  
 FAX: (915) 692-0266



**SHEET TITLE**  
 STREET  
 PLAN-PROFILE  
**PEYTON EDWARDS AVE.**  
 STA: 0+00 TO  
 STA: 7+00

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C5	30.00'	47.42'	30.30'	42.63'	N44°42'17"E	90°33'48"
C6	30.00'	46.83'	29.71'	42.22'	S45°17'43"E	89°26'12"

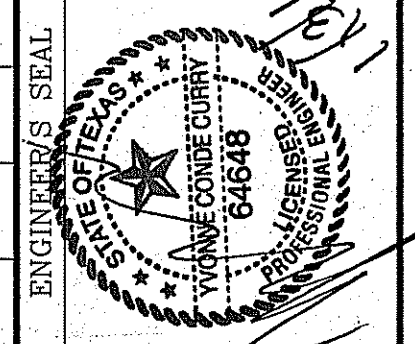


H/G RAMPS TO BE DONE BY DEVELOPER

BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT.	ELEVATION 4023.97
DATE	REVISIONS

**PROJECT NAME**  
**TERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS  
 CONTAINING: 127.835± ACRES

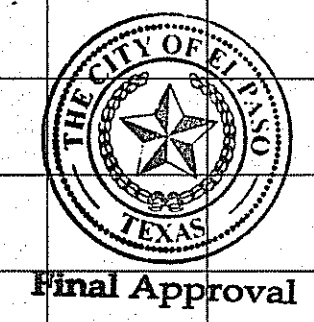
**SCALE**  
 HORIZ: 1" = 30'  
 VERT: 1" = 10'  
 DATE: JUL. 2014  
 DESIGN BY: YC  
 INITIATED BY: DN  
 CHECKED BY: YC  
 JOB NO.: 713-91



**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6080 SURETY DR. STE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0283  
 FAX: (915) 592-0286



**SHEET TITLE**  
 STREET  
 PLAN-PROFILE  
**PEYTON EDWARDS AVE.**  
 STA: 7+00 TO  
 STA: 14+00



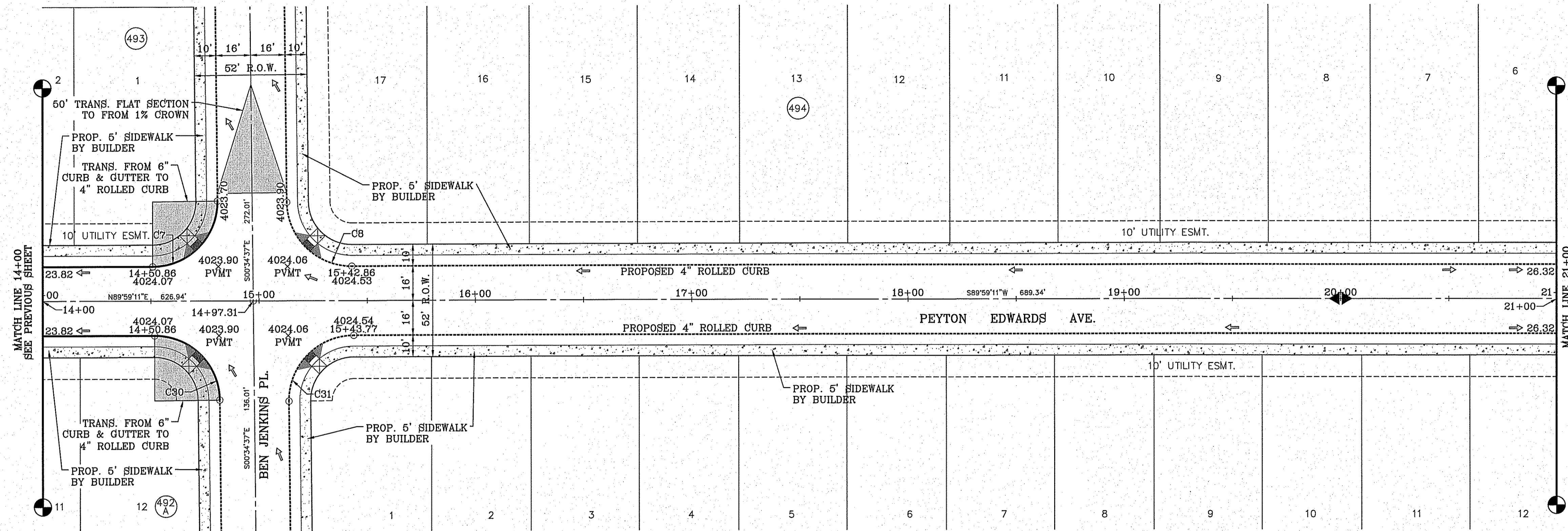
FILE S:\Subdivisions\TIE 78\DWG\PRP-EDWARDS & WOOTEN PLOTTED Wednesday, January 13, 2016 8:55:58 AM



FILE: S:\\_Subdivision\7610\DWG\PEP-EDWARDS & VODTEN PLOTTED Wednesday, January 13, 2016 8:16:05 AM

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C7	30.00'	47.42'	30.30'	42.63'	N44°42'17"E	90°33'48"
C8	30.00'	46.83'	29.71'	42.22'	S45°17'43"E	89°26'12"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C30	30.00'	46.83'	29.71'	42.63'	N45°17'43"W	89°33'48"
C31	30.00'	47.42'	30.30'	42.63'	S44°42'17"W	90°33'48"

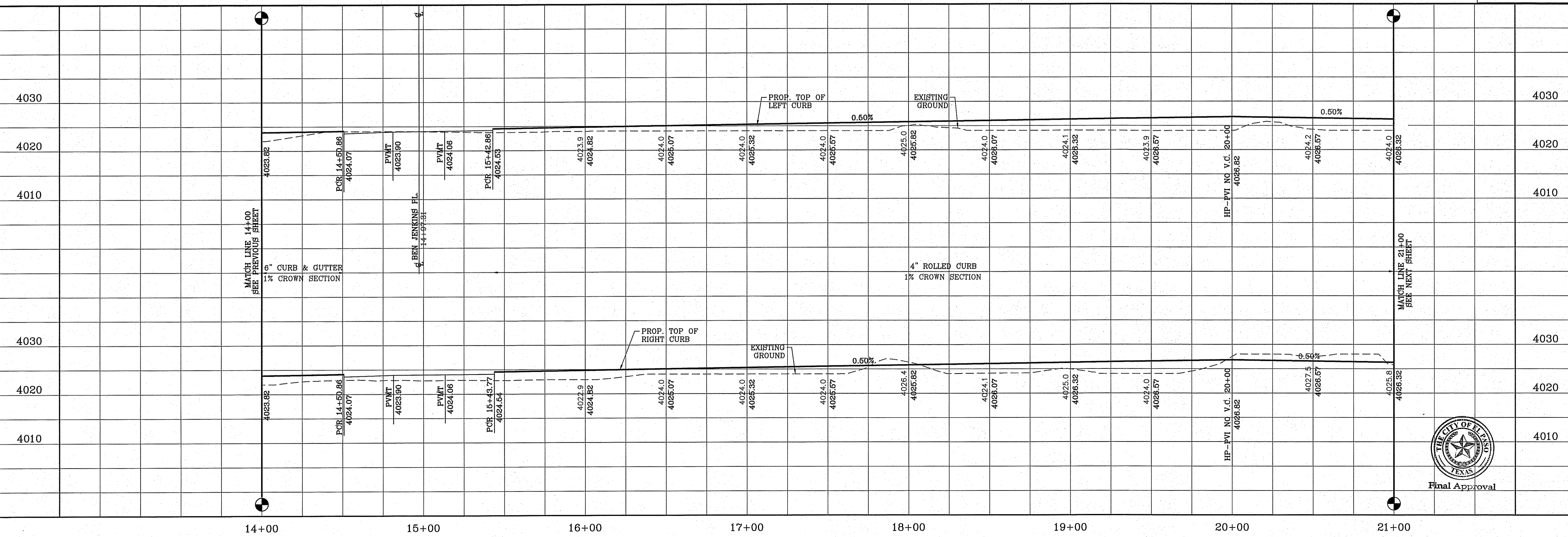


SCALE: 1" = 30'



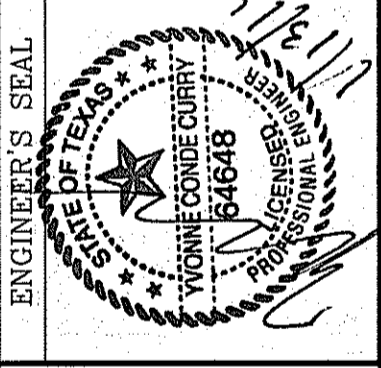
BENCHMARK	CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LUNYWOOD ST. AND HONOUR POINT
DATE	ELEVATION 4023.97
REVISIONS	.....NAVD88 DATUM
BY	

**PROJECT NAME**  
**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND TARRANT COUNTY, TEXAS  
 CONTAINING: 127.682± ACRES



H/C RAMPS TO BE DONE BY DEVELOPER

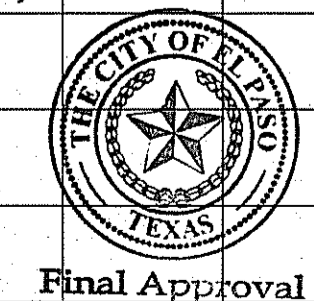
<b>SCALE</b>	HORIZ: 1" = 30'
	VERT: 1" = 10'
<b>DATE</b>	JUL. 2014
<b>DESIGN BY</b>	YC
<b>INITIATED BY</b>	DN
<b>CHECKED BY</b>	YC
<b>JOB NO.</b>	713-81



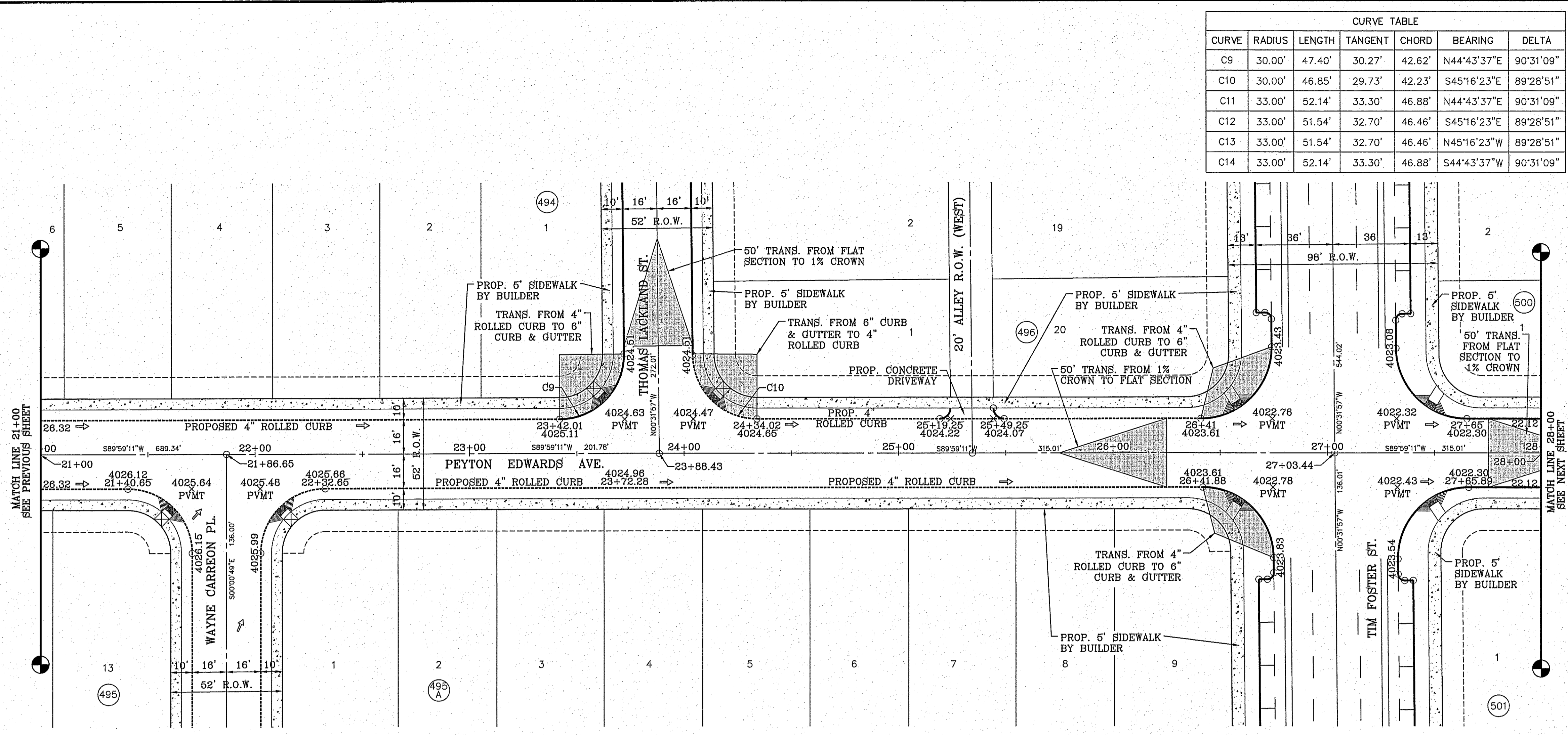
**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6080 SURETY DR. STE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0283  
 FAX: (915) 592-0286



**SHEET TITLE**  
 STREET  
 PLAN-PROFILE  
**PEYTON EDWARDS AVE.**  
 STA: 14+00 TO  
 STA: 21+00

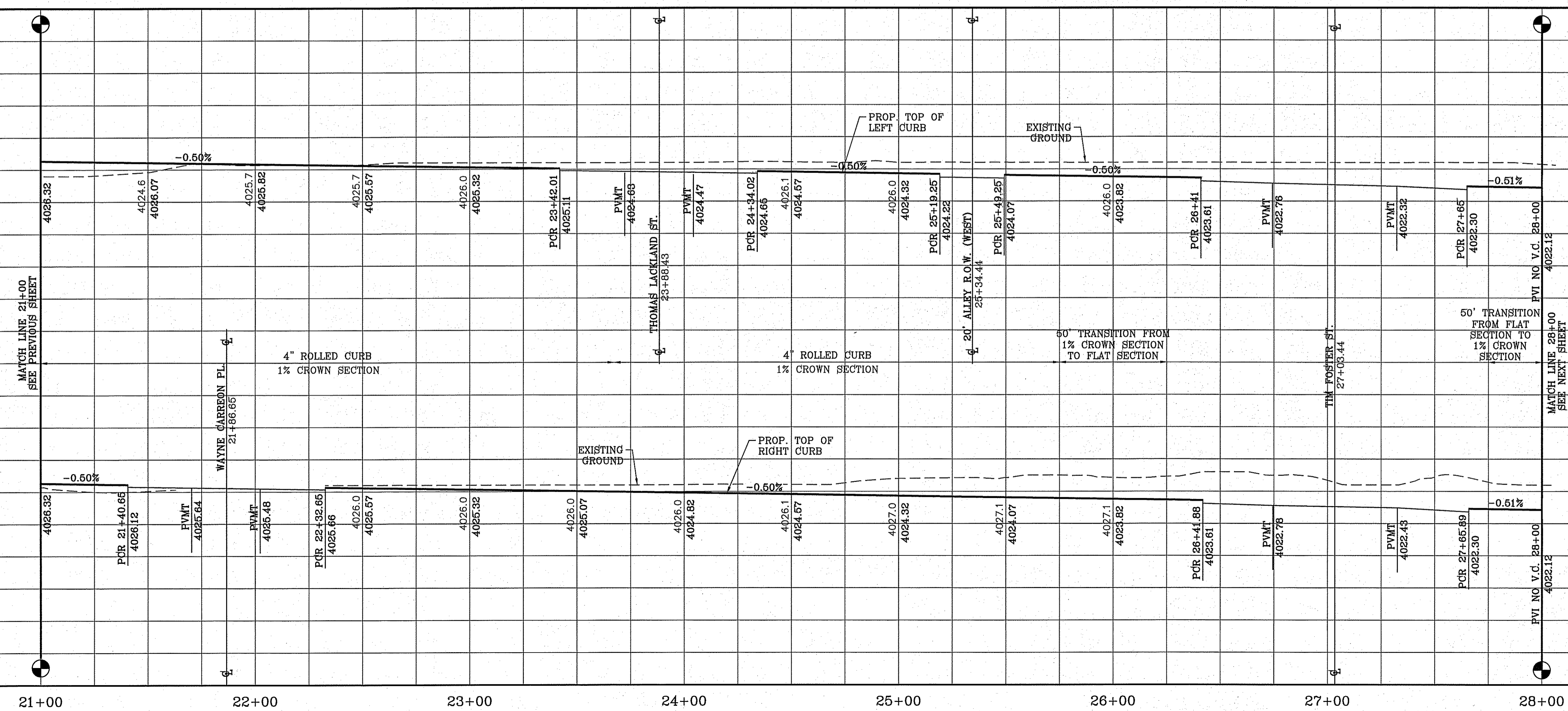


FILE S:\Subdivisions\76\DMG\PEP-EDWARDS & WOOTEN PLOTTED Wednesday, January 13, 2016 8:16:12 AM

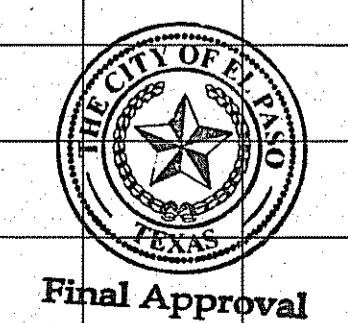


CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C9	30.00'	47.40'	30.27'	42.62'	N44°43'37"E	90°31'09"
C10	30.00'	46.85'	29.73'	42.23'	S45°16'23"E	89°28'51"
C11	33.00'	52.14'	33.30'	46.88'	N44°43'37"E	90°31'09"
C12	33.00'	51.54'	32.70'	46.46'	S45°16'23"E	89°28'51"
C13	33.00'	51.54'	32.70'	46.46'	N45°16'23"W	89°28'51"
C14	33.00'	52.14'	33.30'	46.88'	S44°43'37"W	90°31'09"

SCALE: 1" = 30'



H/C RAMPS TO BE DONE BY DEVELOPER



**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6000 SUBURBY DR STE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0263  
 FAX: (915) 592-0266

**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS, CONTAINING: 127.532± ACRES

**PROJECT NAME**  
 TIERRA DEL ESTE UNIT SEVENTY EIGHT

**BENCHMARK**  
 CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT. ELEVATION 4023.87

**REVISIONS**

DATE	BY	REVISIONS

**SCALES**  
 HORIZ: 1" = 30'  
 VERT: 1" = 10'  
 DATE: JUL 2014  
 DESIGN BY: YC  
 INITIATED BY: DN  
 CHECKED BY: YC  
 JOB NO.: 743-31

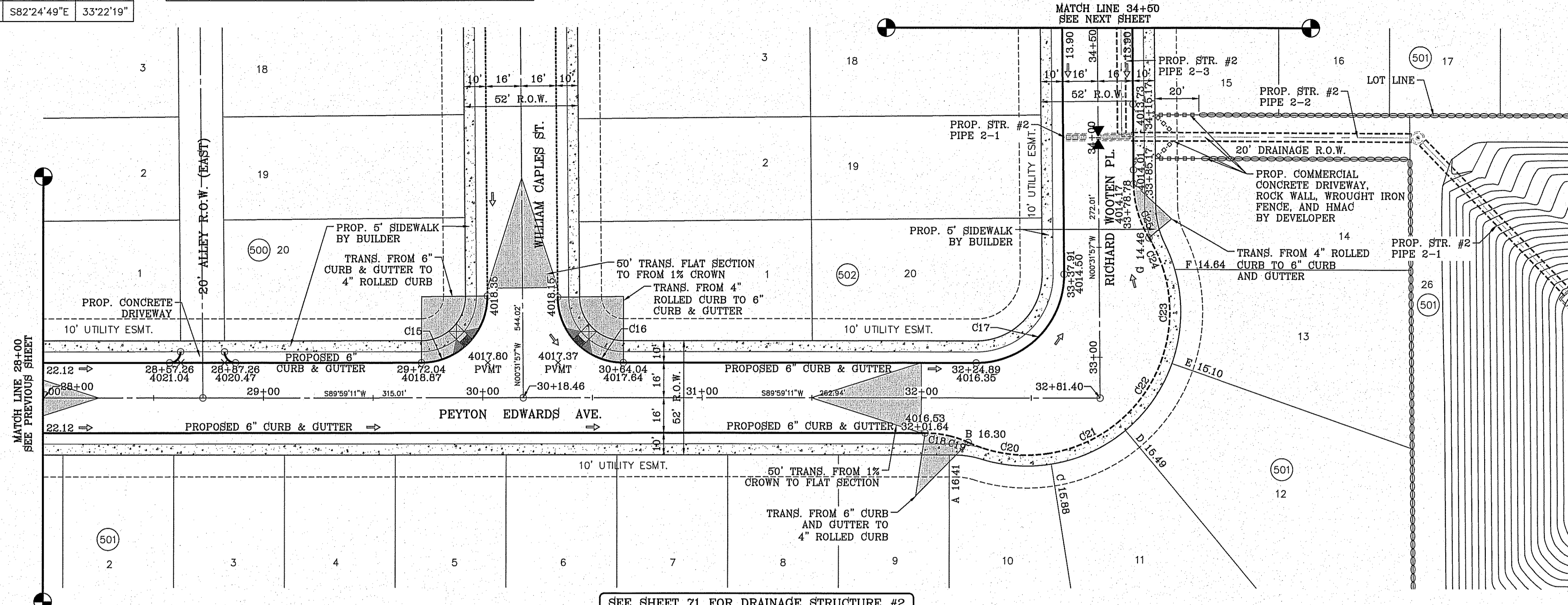
**SHEET TITLE**  
 STREET PLAN-PROFILE

**PEYTON EDWARDS AVE.**  
 STA: 21+00 TO STA: 28+00

**SHT 31 OF 79**

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C15	30.00'	47.40'	30.27'	42.62'	N44°43'37"E	90°31'09"
C16	30.00'	46.85'	29.73'	42.23'	S45°16'23"E	89°28'51"
C17	40.00'	63.19'	40.36'	56.82'	N44°43'37"E	90°31'09"
C18	48.00'	11.14'	5.60'	11.12'	N83°21'52"W	13°17'53"
C19	48.00'	9.21'	4.62'	9.19'	N71°13'18"W	10°59'16"
C20	65.00'	37.86'	19.48'	37.33'	S82°24'49"E	33°22'19"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C21	65.00'	34.89'	17.88'	34.48'	N65°31'16"E	30°45'32"
C22	65.00'	34.89'	17.88'	34.48'	N34°45'44"E	30°45'32"
C23	65.00'	41.81'	21.66'	41.09'	N0°57'18"E	36°51'22"
C24	65.00'	15.87'	7.97'	15.83'	N24°28'03"W	13°59'19"
C25	48.00'	25.91'	13.28'	25.60'	S15°59'50"E	30°55'45"

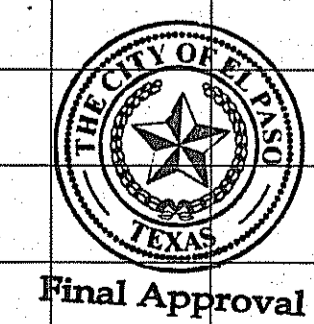
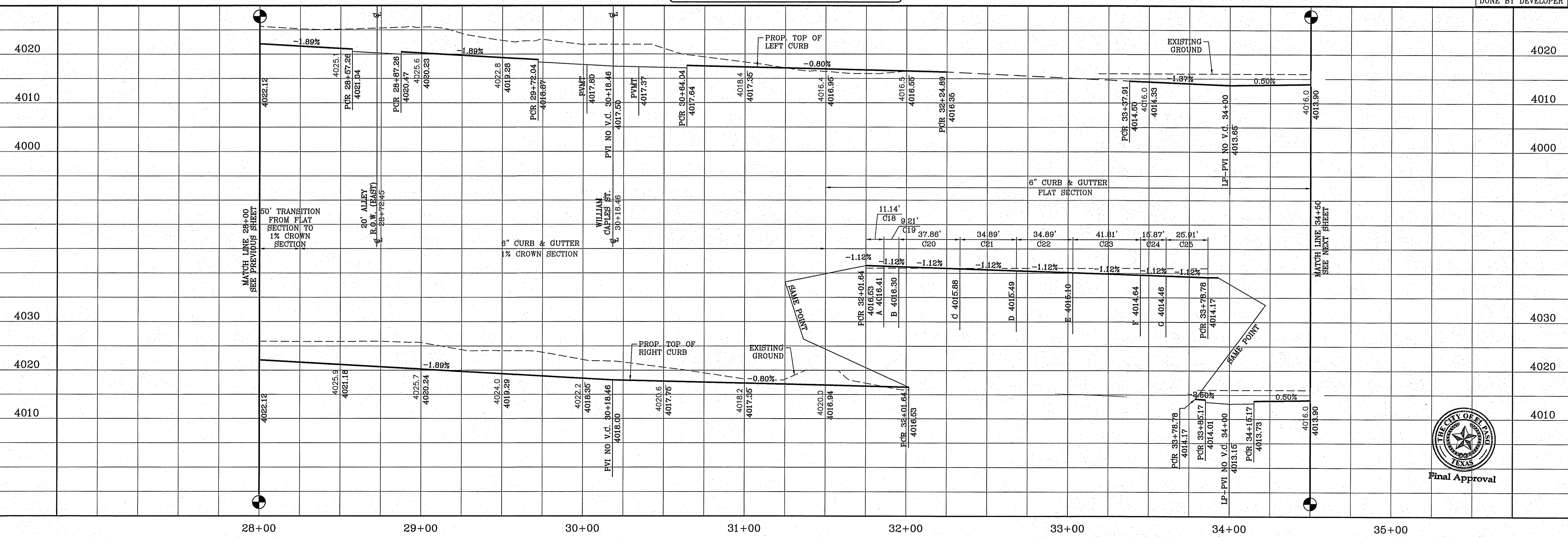


SCALE: 1" = 30'

SEE SHEET 71 FOR DRAINAGE STRUCTURE #2

H/C RAMPS TO BE DONE BY DEVELOPER

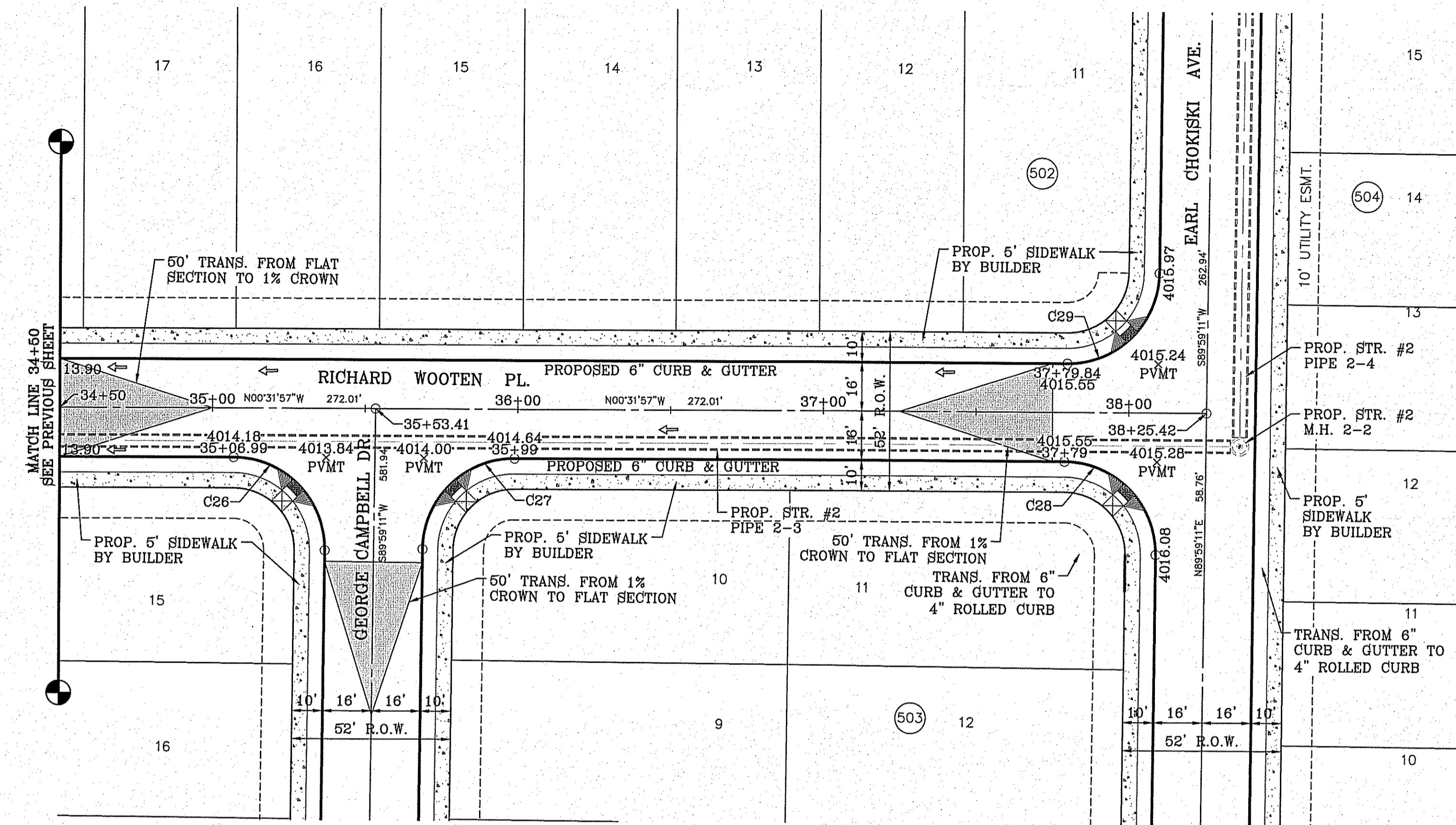
FILE S:\Subdivisions\78-DV\ENR-P-EDWARDS & WOOTEN PLOTTED Wednesday, January 13, 2016 8:16:22 AM



PROJECT NAME <b>TIERRA DEL ESTE UNIT SEVENTY EIGHT</b> BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND BEING PART OF CURB AND GUTTER CONTAINING: 127,852± ACRES	BENCHMARK CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT ELEVATION 4023.97
	REVISIONS DATE: 07/20/15 REVISIONS MADE DUE TO CITY COMMENTS BY: R.R.
SCALE HORIZ: 1" = 30' VERT: 1" = 10' DATE: JUL. 2014 DESIGN BY: YG INITIATED BY: DN CHECKED BY: YC JOB NO.: 713-31	ENGINEER'S SEAL 
CONDE INC. ENGINEERING / PLANNING SURVEYING / GIS 6080 SURETY DR. STE 100 EL PASO, TEXAS 79905 PHONE: (915) 592-0283 FAX: (915) 592-0286	SHEET TITLE <b>STREET PLAN-PROFILE</b> <b>PEYTON EDWARDS AVE. &amp; RICHARD WOOTEN PL.</b> STA: 28+00 TO STA: 34+50
<b>SHT 32 OF 79</b>	

FILE S:\Subdivisions\78-DW\5\5\1P-EDWARDS & WOOTEN PLOTTED Wednesday, January 13, 2016 8:16:30 AM

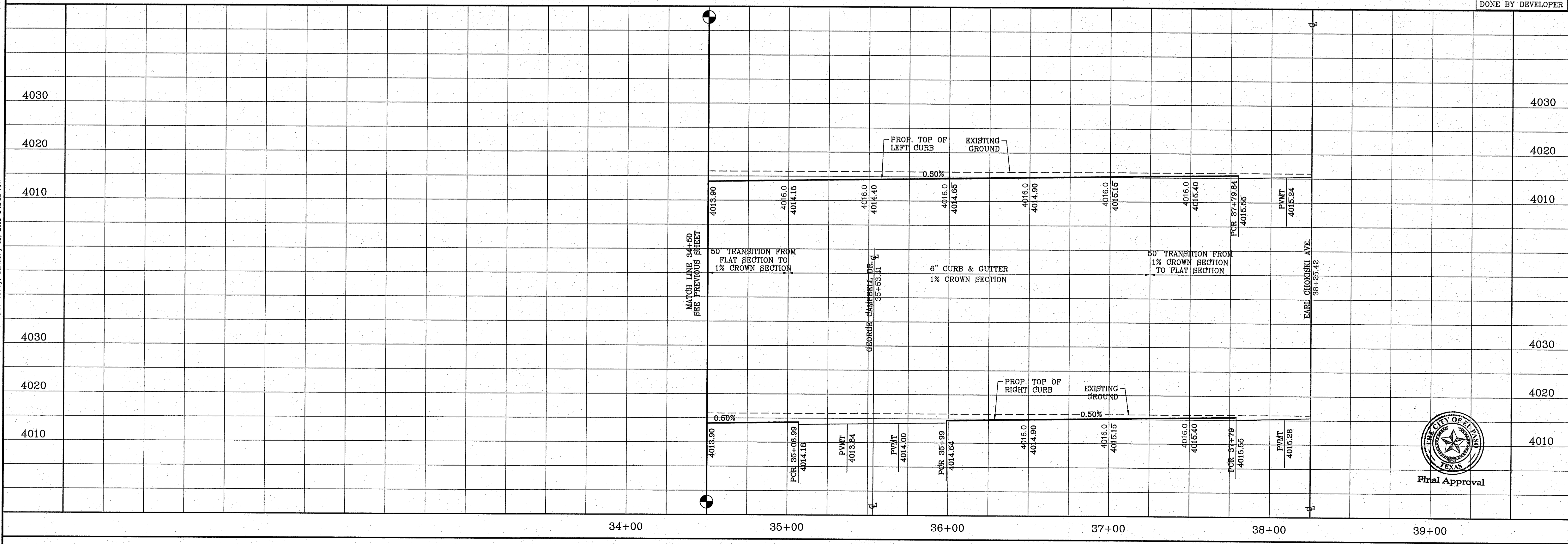
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C26	30.00'	47.40'	30.27'	42.62'	S44°43'37"W	90°31'09"
C27	30.00'	46.85'	29.73'	42.23'	S45°16'23"E	89°28'51"
C28	30.00'	47.40'	30.27'	42.62'	S44°43'37"W	90°31'09"
C29	30.00'	46.85'	29.73'	42.23'	N45°16'23"W	89°28'51"



SCALE: 1" = 30'

SEE SHEET 71 FOR DRAINAGE STRUCTURE #2

H/C RAMPS TO BE DONE BY DEVELOPER



DATE	REVISIONS	BY

**PROJECT NAME**  
**TERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, RANGE 10D, TARRANT COUNTY, TEXAS, SURVEYED BY F. J. WOOTEN, LICENSED SURVEYOR, CONTAINING 127.832± ACRES

**SCALE**  
 HORIZ: 1" = 30'  
 VERT: 1" = 10'  
 DATE: JUL. 2014  
 DESIGN BY: YC  
 INITIATED BY: DN  
 CHECKED BY: YC  
 JOB NO.: 713-31

**ENGINEER'S SEAL**

**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6080 SURVEY DR. SUITE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0283  
 FAX: (915) 592-0286

**CONDE INC.**  
 REGISTRATION No. F-2321

**SHEET TITLE**  
 STREET  
 PLAN - PROFILE

**RICHARD WOOTEN PL.**  
 STA: 34+50 TO  
 STA: 38+25.42

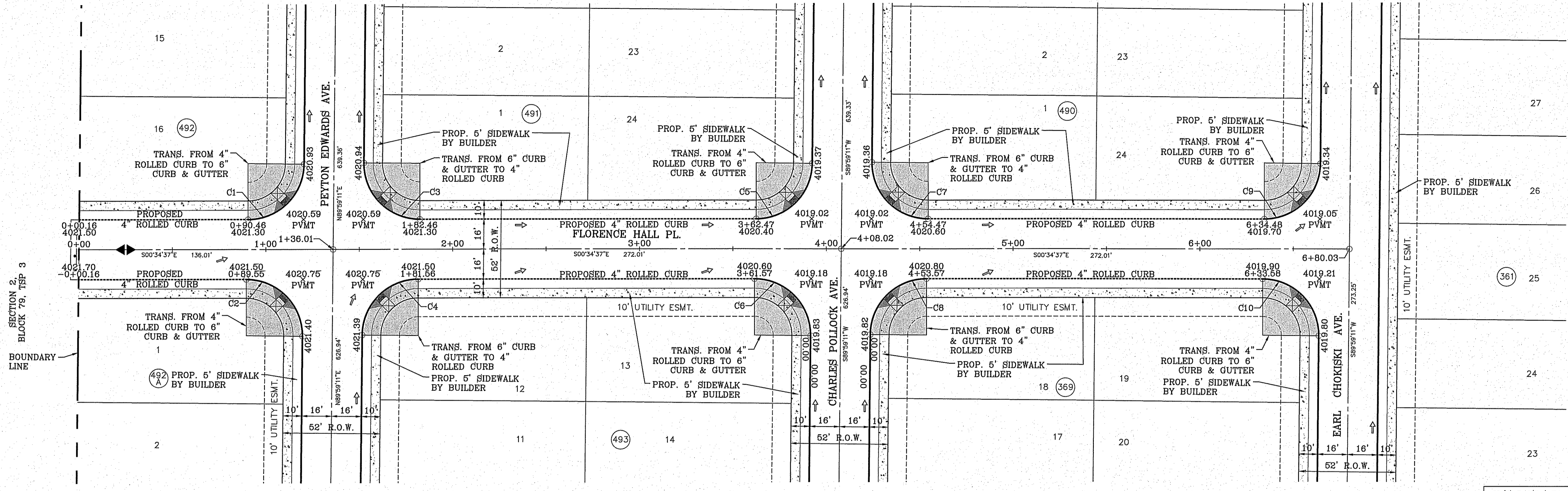
**SHT 33 OF 79**

FILE S:\Subdivisions\78-DWG-P-FLORENCE HALL PL. PLOTTED Wednesday, January 13, 2016 8:16:52 AM

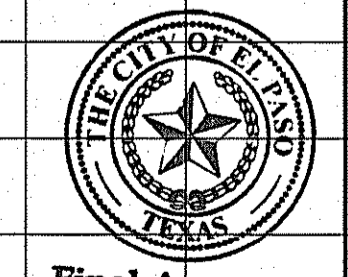
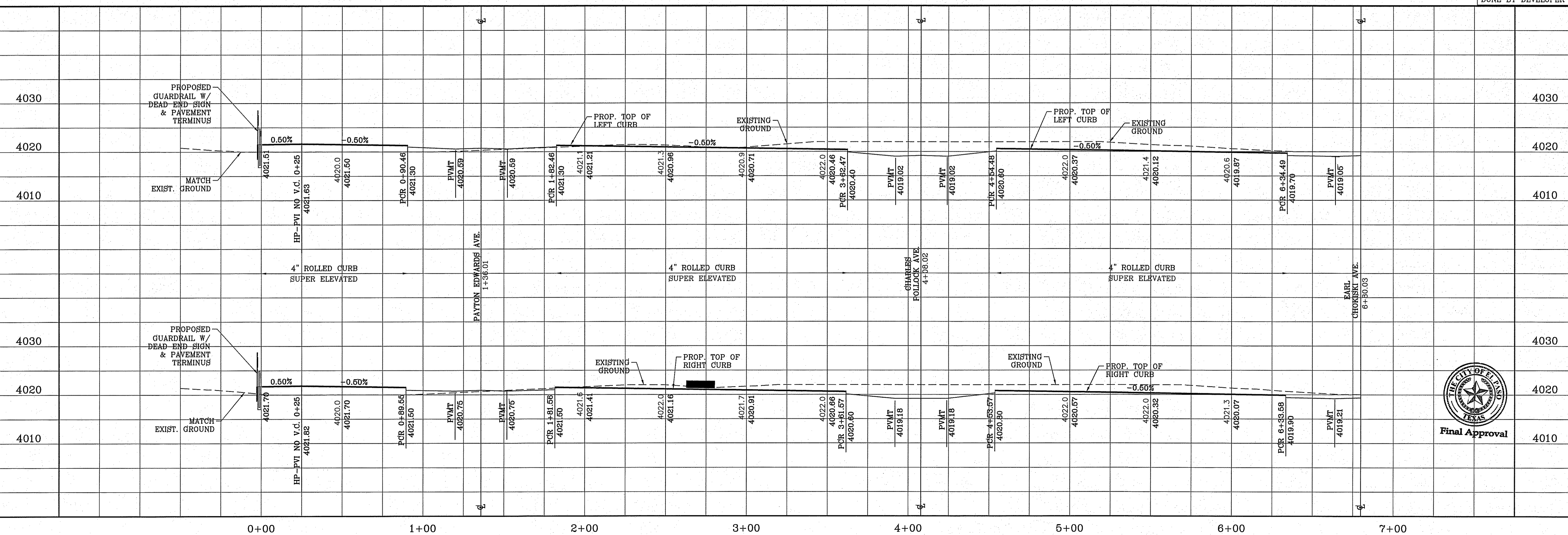
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	46.83'	29.71'	42.22'	N45°17'43"W	89°26'12"
C2	30.00'	47.42'	30.30'	42.63'	S44°42'17"W	90°33'48"
C3	30.00'	47.42'	30.30'	42.63'	N44°42'17"E	90°33'48"
C4	30.00'	46.84'	29.72'	42.23'	S45°18'33"E	89°27'52"
C5	30.00'	46.83'	29.71'	42.22'	N45°17'43"W	89°26'12"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C6	30.00'	47.42'	30.30'	42.63'	S44°42'17"W	90°33'48"
C7	30.00'	47.42'	30.30'	42.63'	N44°42'17"E	90°33'48"
C8	30.00'	46.83'	29.71'	42.22'	S45°17'43"E	89°26'12"
C9	30.00'	46.83'	29.71'	42.22'	N45°17'43"W	89°26'12"
C10	30.03'	47.44'	30.30'	42.66'	S44°40'38"W	90°30'56"

CONDE, INC.  
SCALE: 1" = 30'



H/C RAMPS TO BE DONE BY DEVELOPER



Final Approval

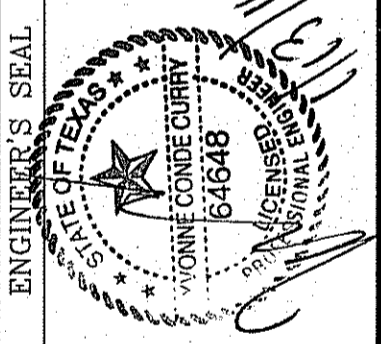
BENCHMARK	CITY MONUMENT AT THE CENTERLINE INTERSECTION OF FLORENCE ST. AND HONOUR WAY/DB8 DATUM
DATE	ELEVATION 4023.97
REVISIONS	
BY	

PROJECT NAME  
**TERRA DEL ESTE UNIT SEVENTY EIGHT**

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CONTAINING: 127.852± ACRES

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

DATE: JUL. 2014  
DESIGN BY: YC  
INITIATED BY: DN  
CHECKED BY: YC  
JOB NO.: 713-91



**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 592-0286

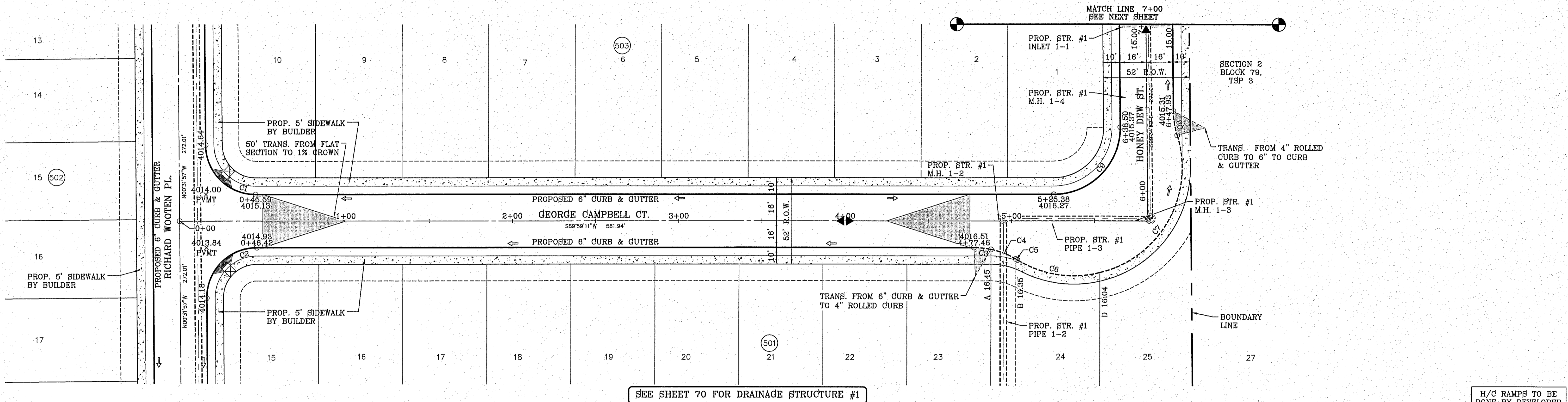


SHEET TITLE  
**FLORENCE HALL PL.**  
STA: 0+00 TO STA: 5+44.03

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	46.85'	29.73'	42.23'	S45°16'23"E	89°28'51"
C2	30.00'	47.40'	30.27'	42.62'	S44°43'37"W	90°31'09"
C3	50.00'	10.29'	5.16'	10.27'	N84°07'03"W	11°47'32"
C4	50.00'	16.14'	8.14'	16.07'	N68°58'23"W	18°29'49"
C5	50.00'	1.09'	0.55'	1.09'	N59°05'54"W	1°15'10"

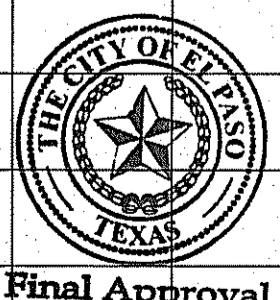
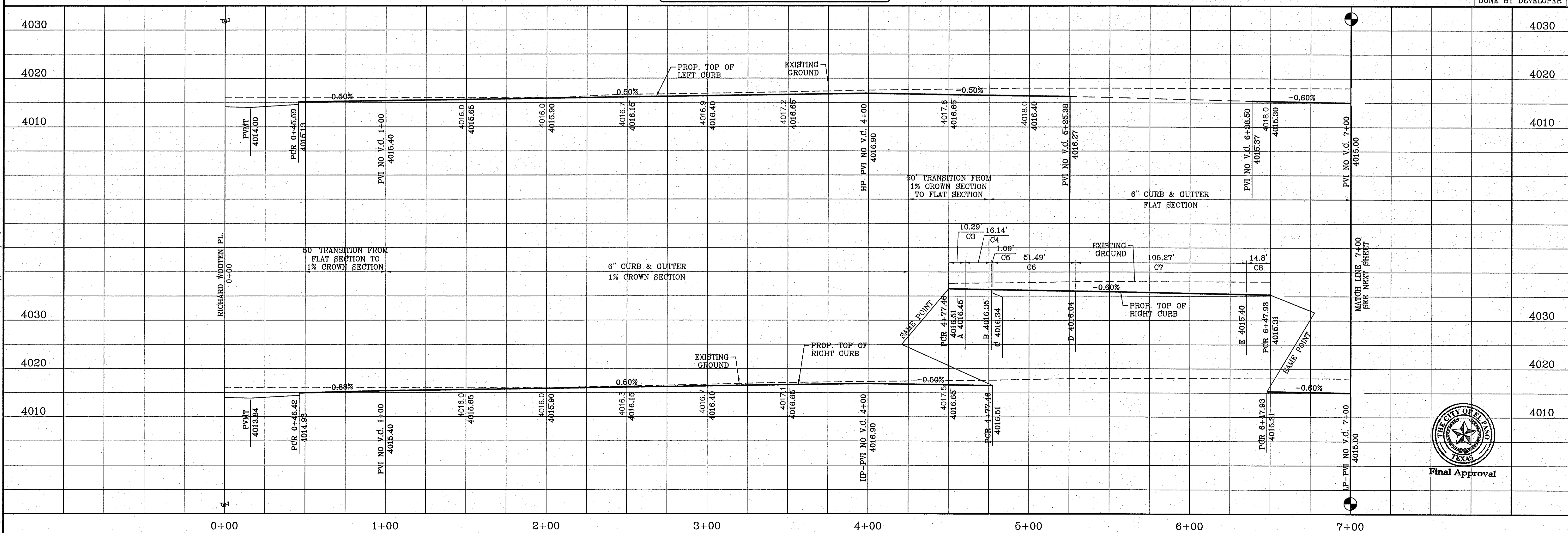
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C6	65.00'	51.49'	27.18'	50.16'	S81°10'03"E	45°23'29"
C7	65.00'	106.27'	69.31'	94.82'	N29°17'57"E	93°40'31"
C8	50.00'	14.80'	7.45'	14.74'	S9°03'35"E	16°57'27"
C9	40.00'	63.23'	40.40'	56.85'	N44°42'10"E	90°34'03"

SCALE: 1" = 30'



SEE SHEET 70 FOR DRAINAGE STRUCTURE #1

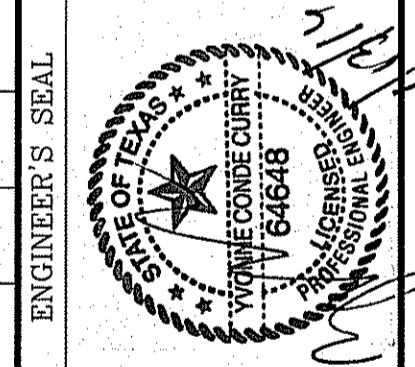
H/C RAMPS TO BE DONE BY DEVELOPER



BENCHMARK	CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT. ELEVATION 4023.97
DATE	.....
REVISIONS	.....
BY	.....

**PROJECT NAME**  
**TERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS  
 CONTAINING: 127.632± ACRES

**SCALE**  
 HORIZ: 1" = 30'  
 VERT: 1" = 10'  
 DATE: JUL. 2014  
 DESIGN BY: YC  
 INITIATED BY: DN  
 CHECKED BY: YC  
 JOB NO.: 719-31

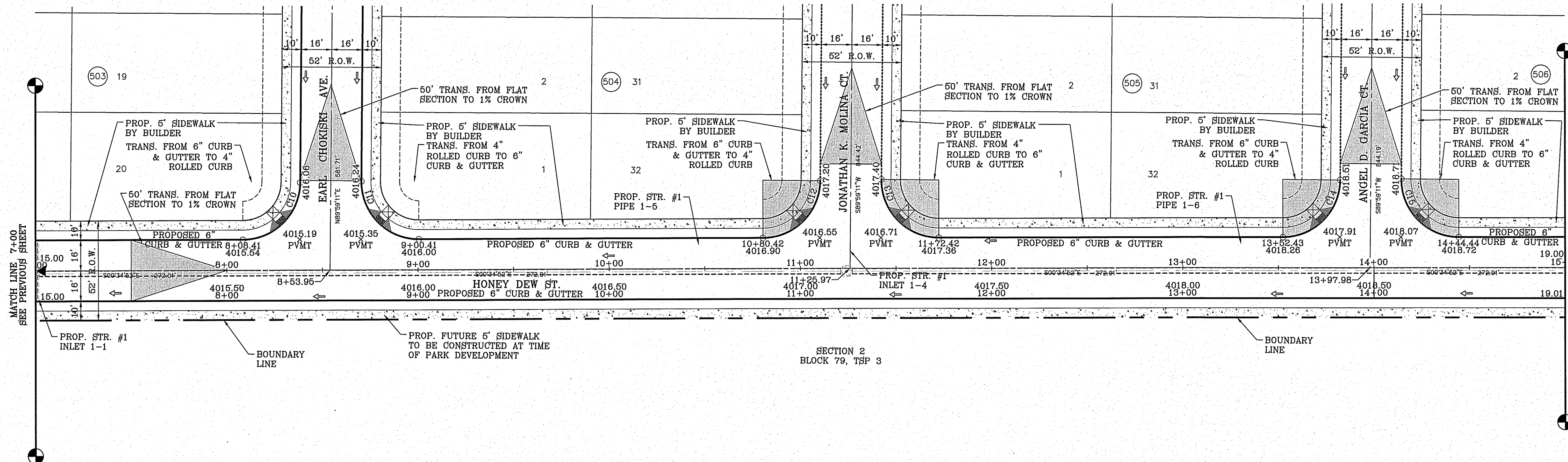


**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6090 SURETY DR. STE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 692-0285  
 FAX: (915) 692-0286

**CONDE INC.**  
 REGISTRATION No. F-2321  
**SHEET TITLE**  
 STREET  
 PLAN-PROFILE  
**GEORGE CAMPBELL CT. & HONEY DEW ST.**  
 STA: 0+00 TO STA: 7+00

FILE S:\Subdivisions\78\UNVAP-P-GEORGE CAMPBELL DR PLOTTED Wednesday, January 13, 2016 8:17:20 AM

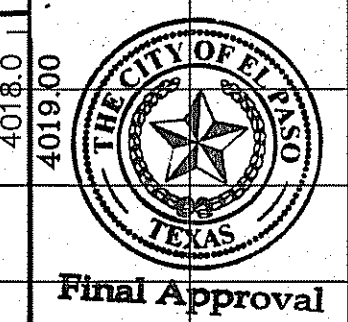
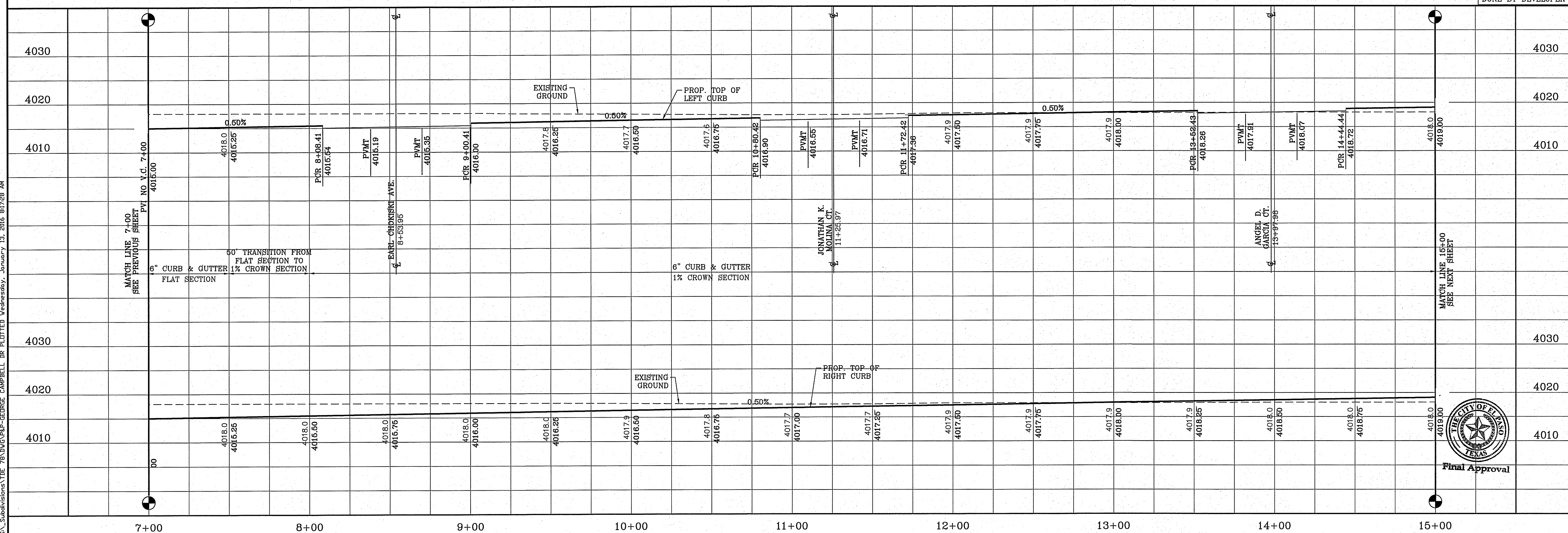
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C10	30.00'	46.83'	29.70'	42.22'	N45°17'50"W	89°25'57"
C11	30.00'	47.42'	30.30'	42.64'	N44°42'10"E	90°34'03"
C12	30.00'	46.83'	29.70'	42.22'	N45°17'50"W	89°25'57"
C13	30.00'	47.42'	30.30'	42.64'	N44°42'10"E	90°34'03"
C14	30.00'	46.83'	29.70'	42.22'	N45°17'50"W	89°25'57"
C15	30.00'	47.42'	30.30'	42.64'	N44°42'10"E	90°34'03"



SCALE: 1" = 30'

SEE SHEET 70 FOR DRAINAGE STRUCTURE #1

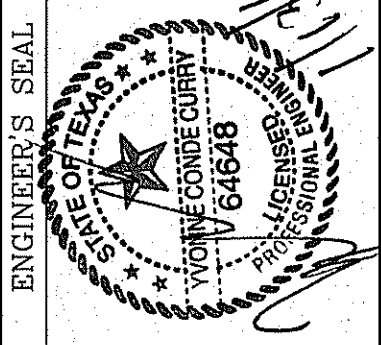
H/C RAMPS TO BE DONE BY DEVELOPER



DATE	REVISIONS	BY

**PROJECT NAME**  
**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY TEXAS CONTAINING: 127.852± ACRES

**SCALE**  
 HORIZ: 1" = 30'  
 VERT: 1" = 10'  
 DATE: JUL. 2014  
 DESIGN BY: YC  
 INITIATED BY: DN  
 CHECKED BY: YC  
 JOB NO.: 713-31



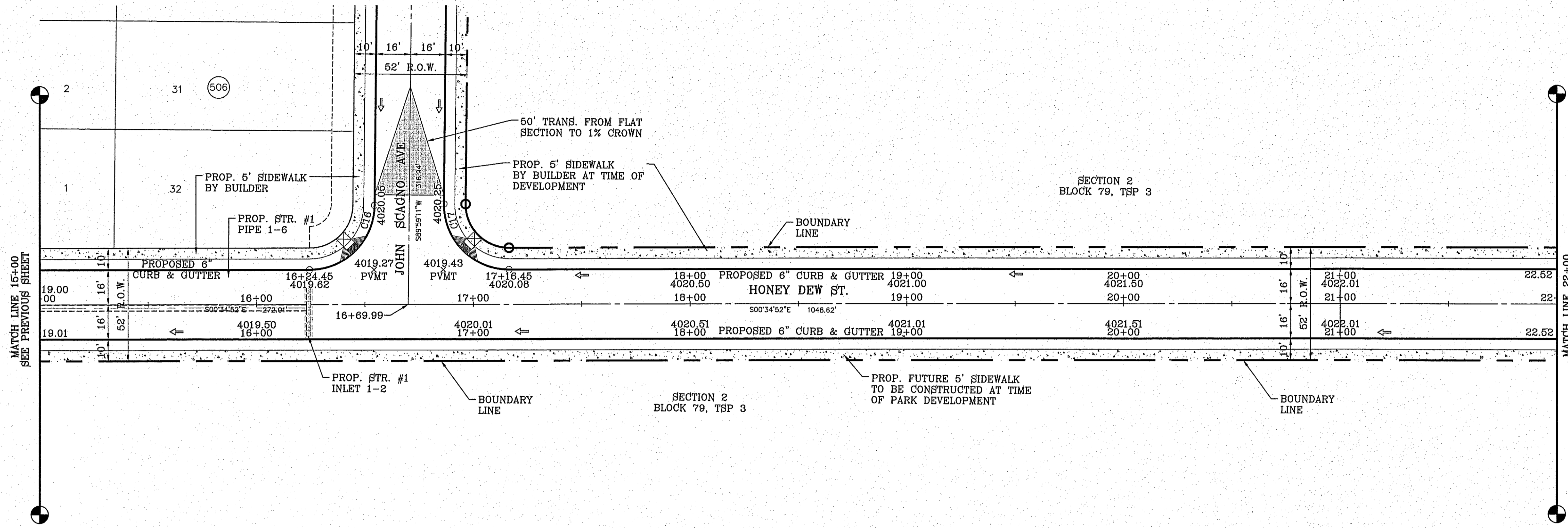
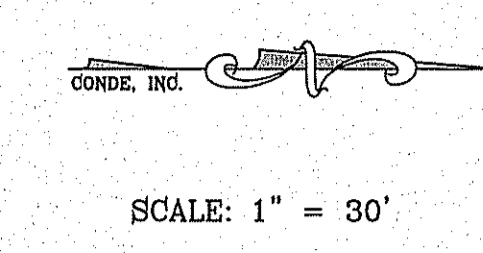
**CONDE INC.**  
 ENGINEERING / PLANNING SURVEYING / GPS  
 6080 SURETY DR. STE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0283  
 FAX: (915) 592-0286



**SHEET TITLE**  
**STREET PLAN-PROFILE**  
**HONEY DEW ST.**  
 STA: 7+00 TO STA: 15+00

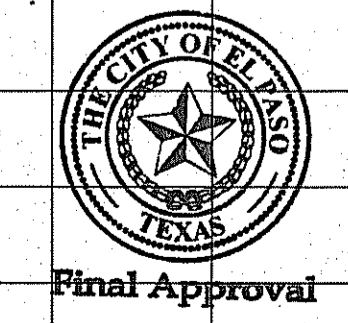
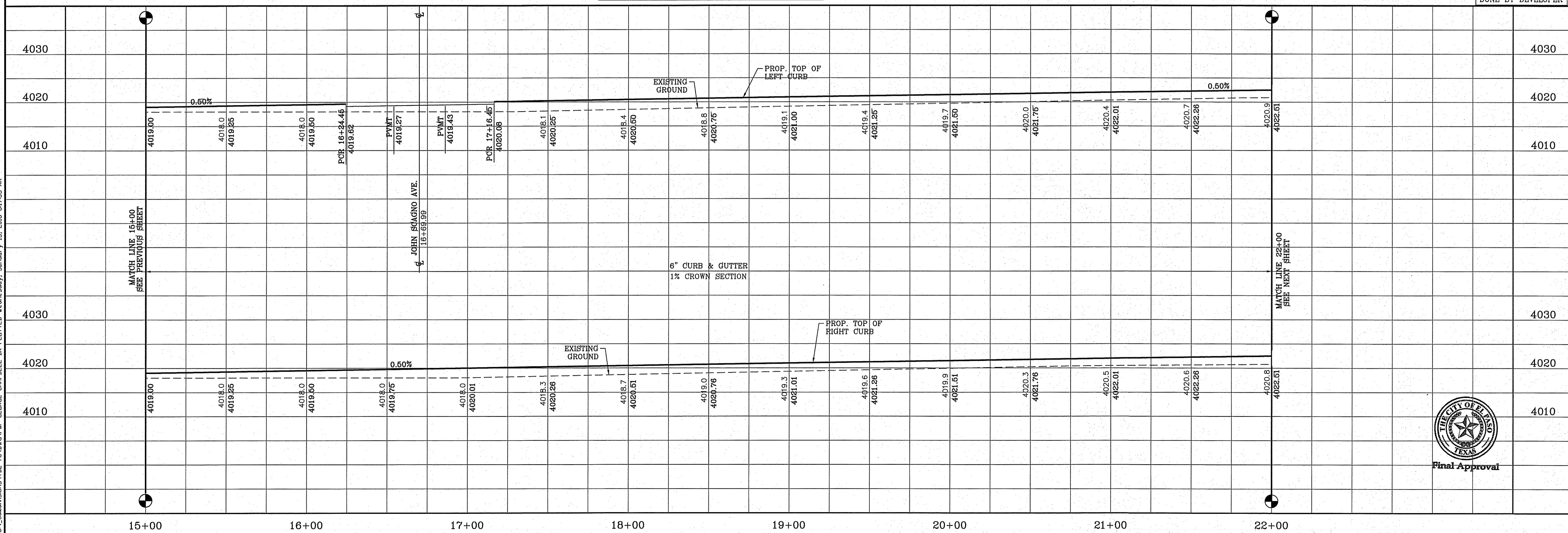
FILE: S:\Subdivisions\TIE 78\DWG\PROP-GEORGE CAMPBELL DR. PLOTTED Wednesday, January 13, 2016 9:17:28 AM

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C16	30.00'	46.83'	29.70'	42.22'	N45°17'50"W	89°25'57"
C17	30.00'	47.42'	30.30'	42.64'	N44°42'10"E	90°34'03"



SEE SHEET 70 FOR DRAINAGE STRUCTURE #1

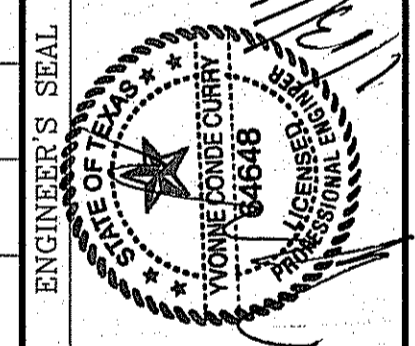
H/C RAMPS TO BE DONE BY DEVELOPER



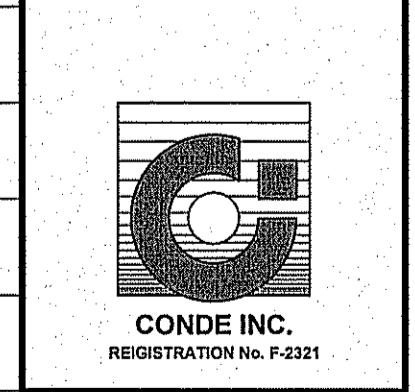
BENCHMARK	CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT ELEVATION 4023.97
DATE	.....
REVISIONS	.....
BY	.....

**PROJECT NAME**  
**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PART OF RANGE SURVEYS, EL PASO COUNTY, TEXAS  
 CONTAINING: 127.882± ACRES

**SCALE**  
 HORIZ: 1" = 30'  
 VERT: 1" = 10'  
 DATE: JUL. 2014  
 DESIGN BY: YC  
 INITIATED BY: DN  
 CHECKED BY: YC  
 JOB NO.: 713-31



**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6000 SURETY DR. STE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0283  
 FAX: (915) 592-0286



**SHEET TITLE**  
 STREET  
 PLAN-PROFILE  
**HONEY DEW ST.**  
 STA: 15+00 TO  
 STA: 22+00

FILE S:\\_Subdivisions\DE 78\INDO\PP-GEORGE CAMPBELL DR PLOTTED Wednesday, January 13, 2016 8:17:35 AM

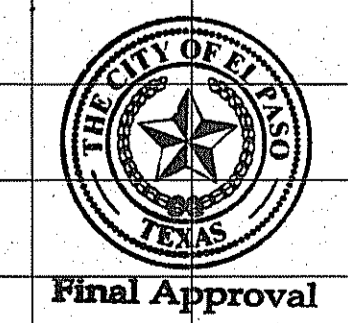
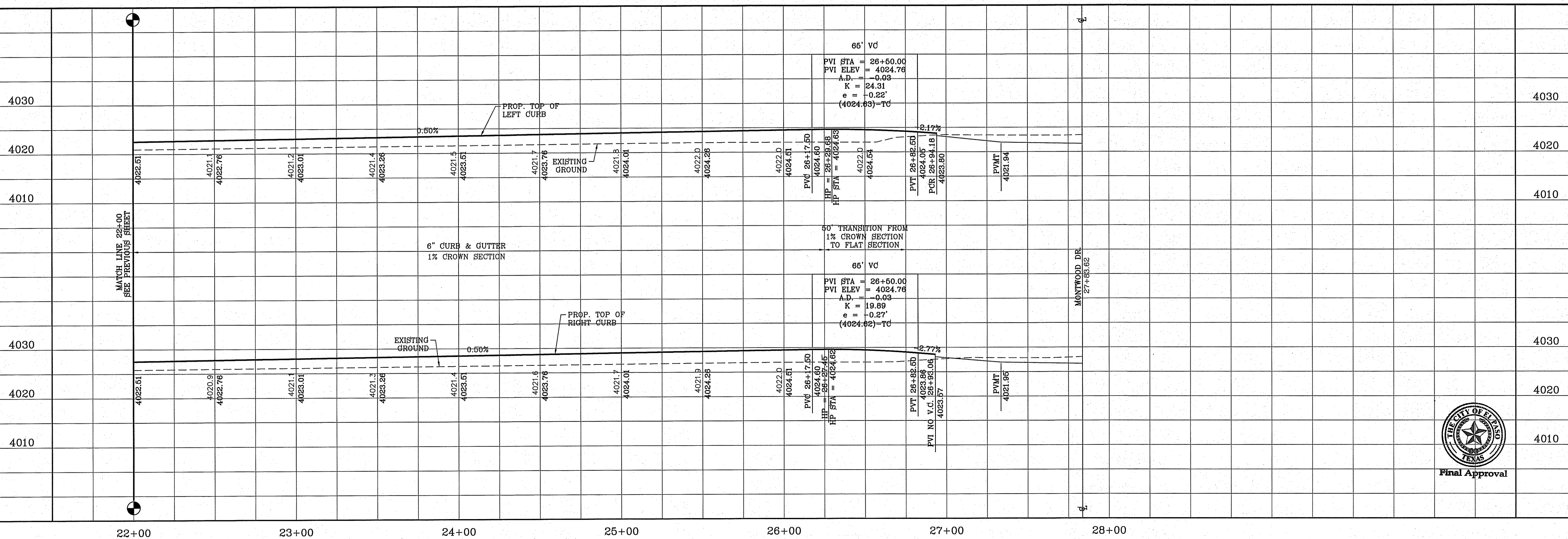
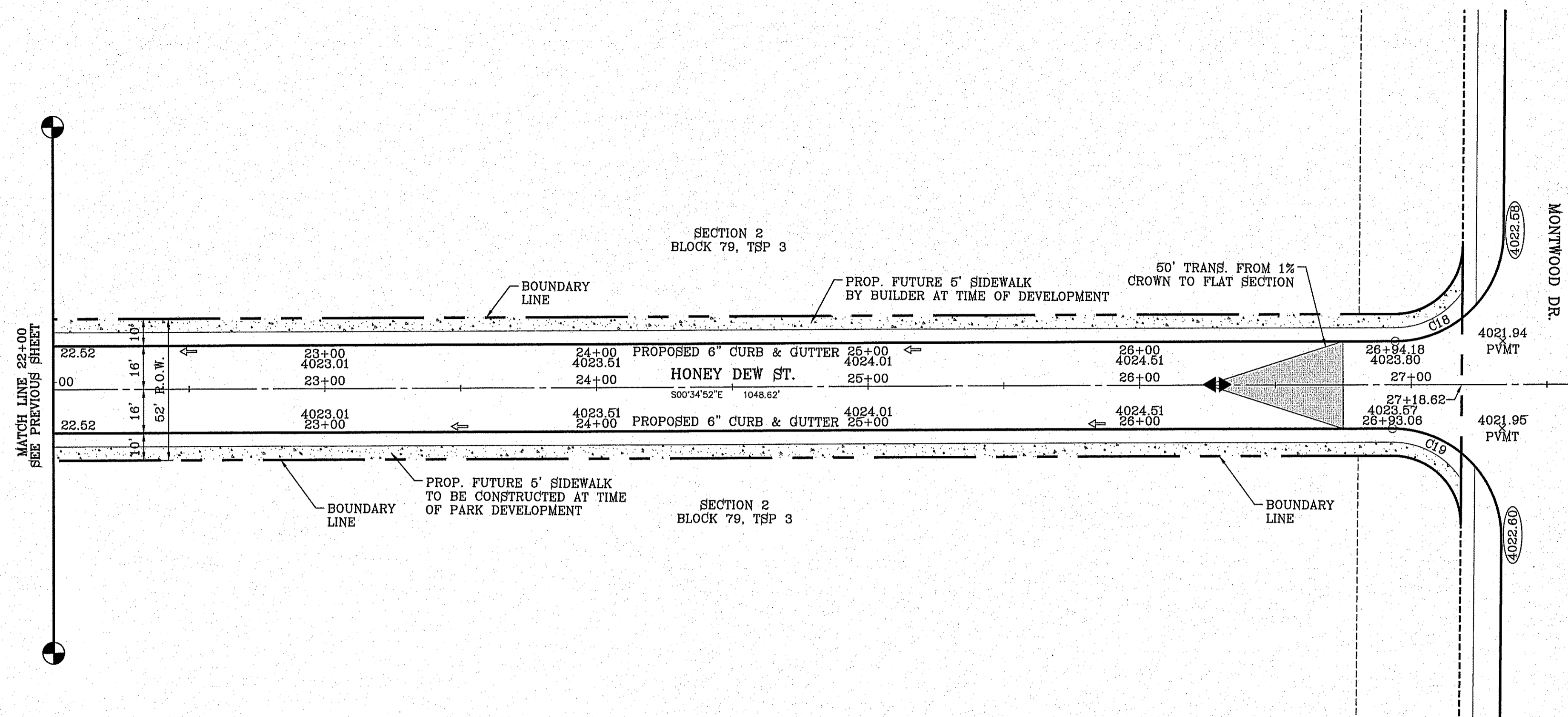


FILE: S:\Subdivisions\TBE 78\DWG\PROP-GEORGE CAMPBELL DR PLOTTED Wednesday, January 13, 2016 9:17:41 AM

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C18	40.00'	62.43'	39.60'	56.28'	N45°17'40"W	89°25'36"
C19	40.00'	63.23'	40.40'	56.85'	S44°42'20"W	90°34'24"



SCALE: 1" = 30'

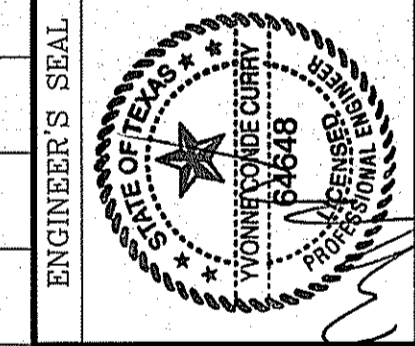


Final Approval

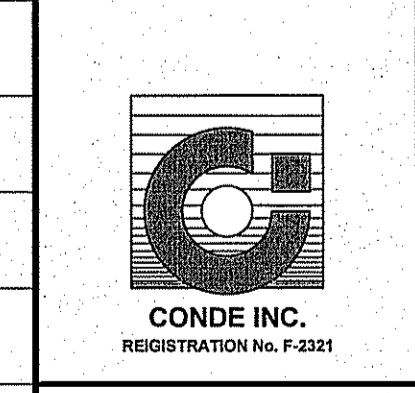
BENCHMARK	CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT
	ELEVATION 4023.97
REVISIONS	DATE
	BY

**PROJECT NAME**  
**TERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS  
 CONTAINING: 127.6622 ACRES

<b>SCALE</b>	HORIZ: 1" = 30'
	VERT: 1" = 10'
<b>DATE</b>	JUL 2014
<b>DESIGN BY:</b>	YC
<b>INITIATED BY:</b>	DN
<b>CHECKED BY:</b>	YC
<b>JOB NO.:</b>	713-81



**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6080 SURETY DR. STE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0283  
 FAX: (915) 592-0286

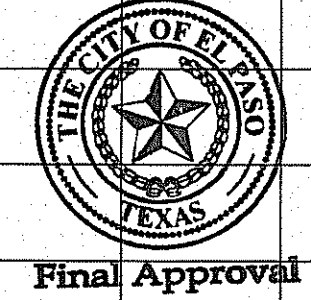
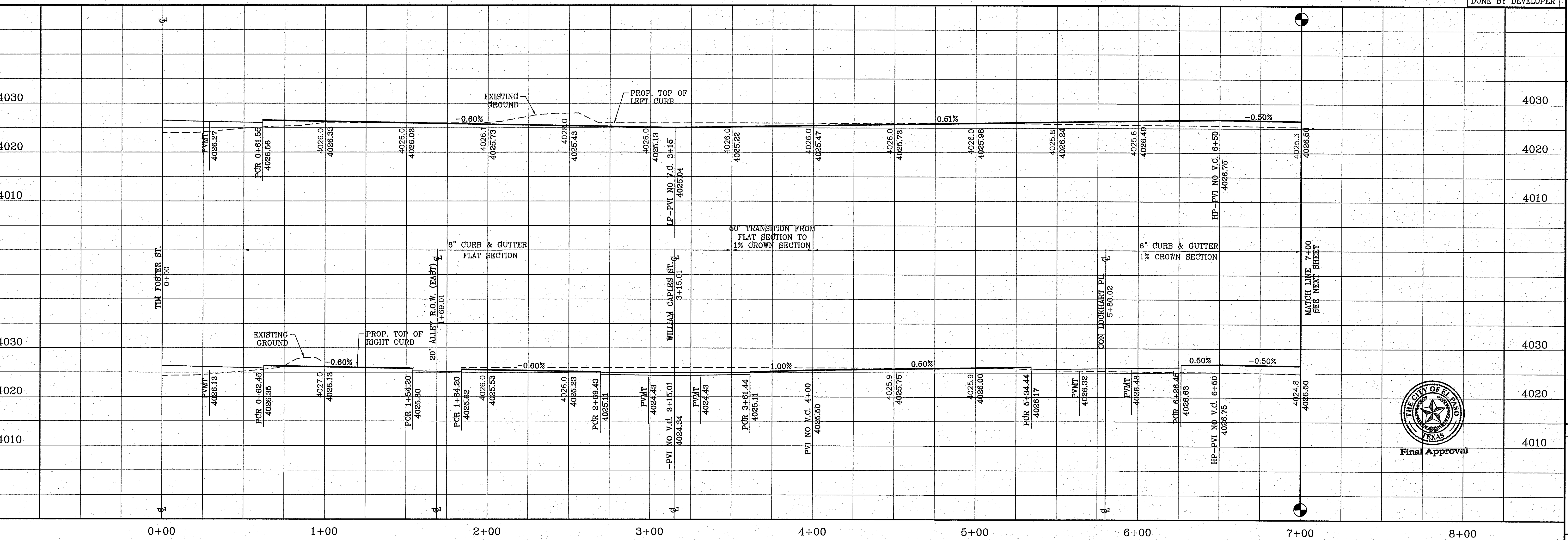
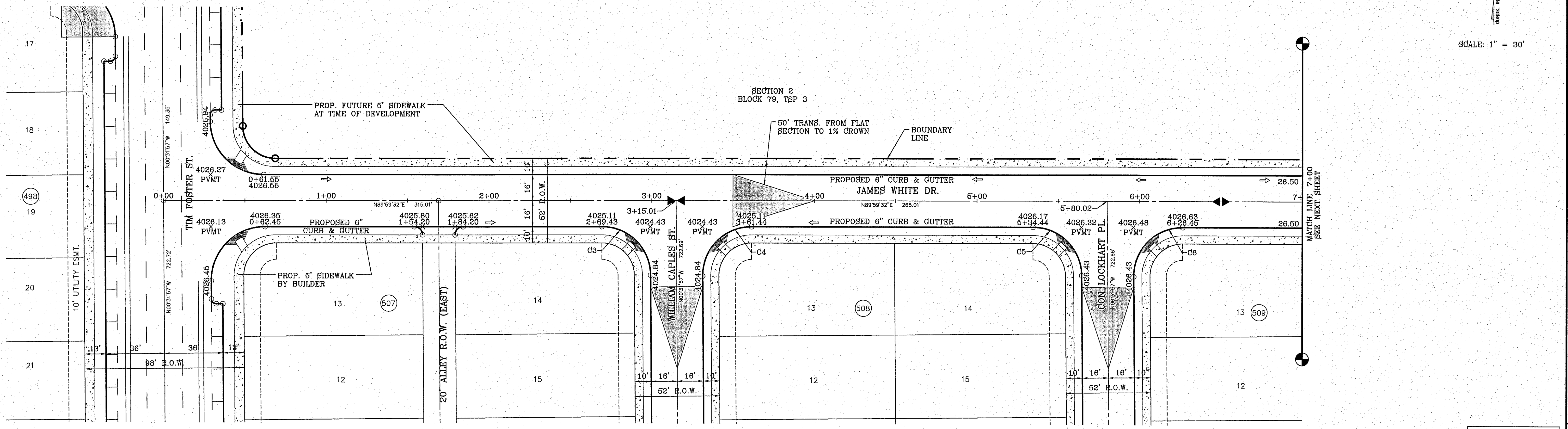


**SHEET TITLE**  
 STREET  
 PLAN-PROFILE  
**HONEY DEW ST.**  
 STA: 22+00 TO  
 STA: 27+18.62

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	33.00'	51.53'	32.70'	46.45'	S45°16'13"E	89°28'30"
C2	33.00'	52.14'	33.30'	46.88'	S44°43'47"W	90°31'30"
C3	30.00'	46.85'	29.73'	42.23'	N45°16'13"W	89°28'30"
C4	30.00'	47.40'	30.28'	42.62'	S44°43'47"W	90°31'30"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C5	30.00'	46.85'	29.73'	42.23'	N45°16'13"W	89°28'30"
C6	30.00'	47.40'	30.28'	42.62'	S44°43'47"W	90°31'30"

SCALE: 1" = 30'



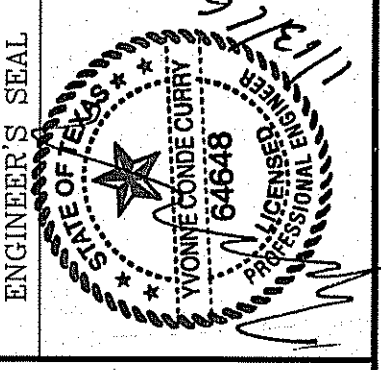
Final Approval

BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF FOSTER ST. AND HONOUR PARKWAY DATUM	ELEVATION 4028.97
DATE	12/24/2014
BY	DN
REVISIONS	LOT REMOVAL & STUB STREET ADDITION

PROJECT NAME  
**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, ALSO CONTAINING 127.8522 ACRES

SCALE  
HORIZ: 1" = 30'  
VERT: 1" = 10'  
DATE: JUL. 2014  
DESIGN BY: YC  
INITIATED BY: DN  
CHECKED BY: YC  
JOB NO.: 713-51



**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6080 SURETY DR. SITE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 592-0286

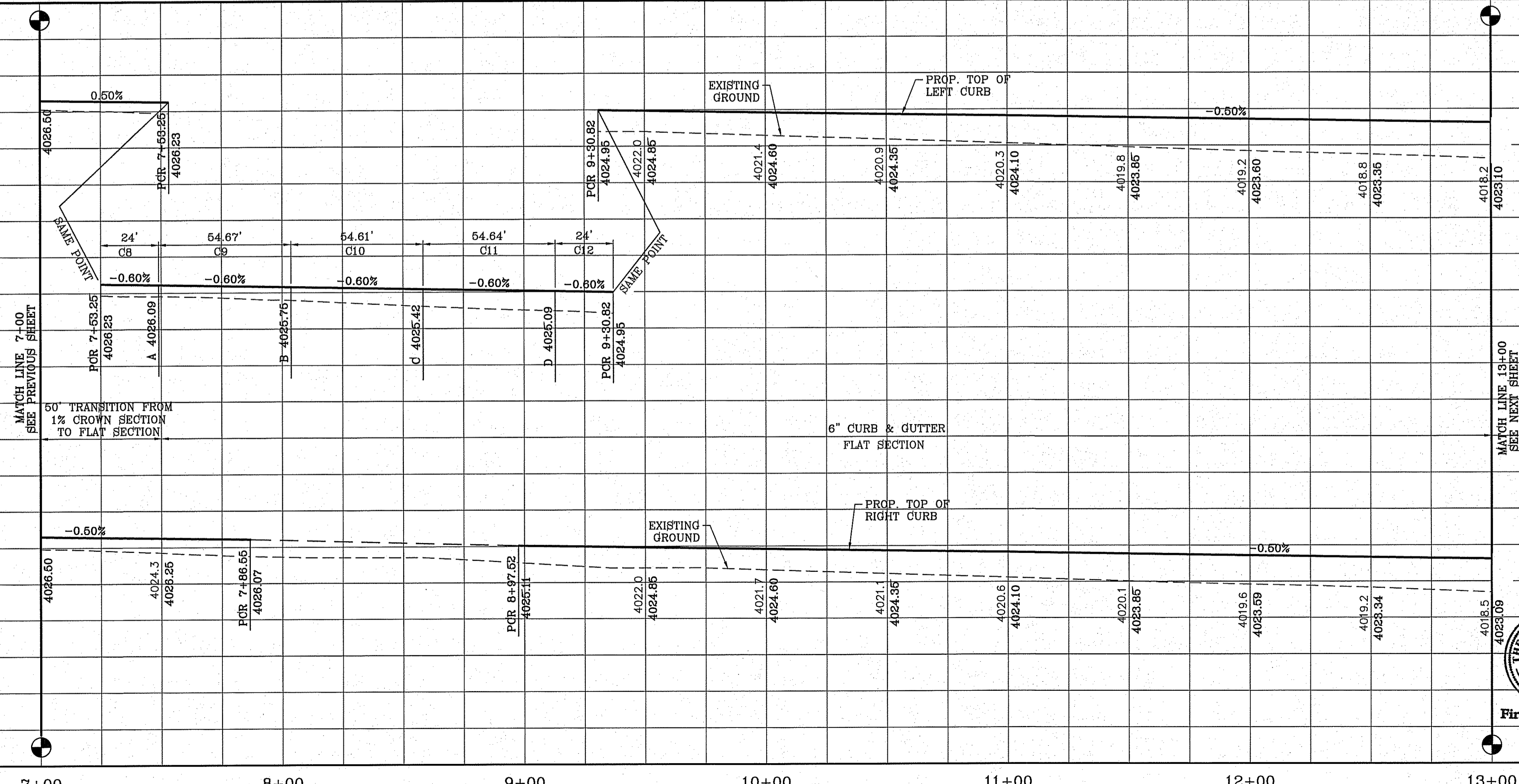
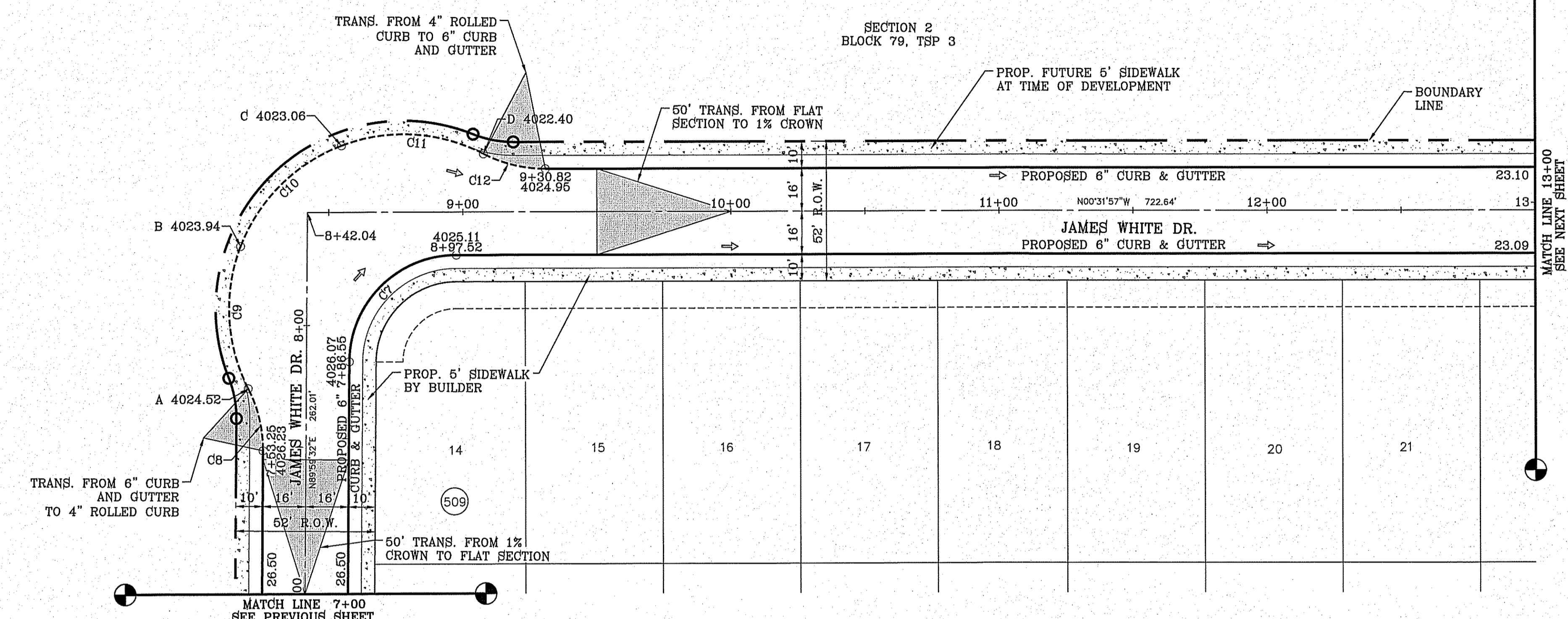
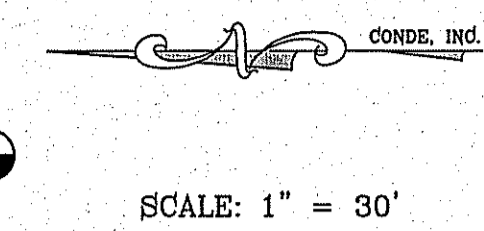


SHEET TITLE  
**STREET PLAN-PROFILE**  
**JAMES WHITE DR.**  
STA: 0+00 TO STA: 7+00  
SHT 39 OF 79

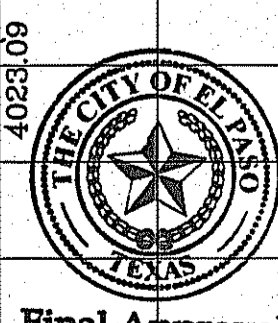
FILE S:\Subdivisions\TDE 78\DWG\VP-JAMES WHITE DR PLTTED Wednesday, January 13, 2016 8:06:05 AM

FILE S:\Subdivisions\78-DWG\PP-JAMES WHITE DR PLOTTED Wednesday, January 13, 2016 9:53:13 AM

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C7	40.00'	62.47'	39.64'	56.31'	N45°16'13"W 89°28'30"
C8	50.00'	24.00'	12.24'	23.77'	N76°14'20"E 27°30'24"
C9	65.00'	54.64'	29.05'	53.04'	S86°34'01"W 48°09'46"
C10	65.00'	54.64'	29.05'	53.04'	N45°16'13"W 48°09'46"
C11	65.00'	54.64'	29.05'	53.04'	N2°53'34"E 48°09'46"
C12	50.00'	24.00'	12.24'	23.77'	S13°13'15"W 27°30'24"



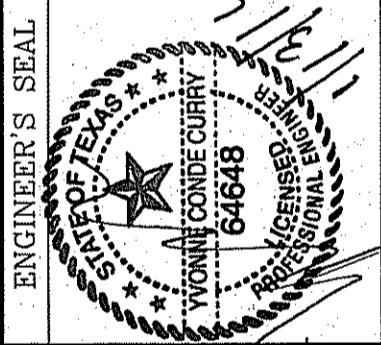
H/C RAMPS TO BE DONE BY DEVELOPER



BENCHMARK	CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT ELEVATION 4023.97
DATE	07/20/15
REVISIONS	REVISIONS MADE DUE TO CITY COMMENTS
BY	R.R.

**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS  
 CONTAINING: 127.6622 ACRES

SCALE  
 HORIZ: 1" = 30'  
 VERT: 1" = 10'  
 DATE: JUL 2014  
 DESIGN BY: YC  
 INITIATED BY: DN  
 CHECKED BY: YC  
 JOB NO.: 713-81



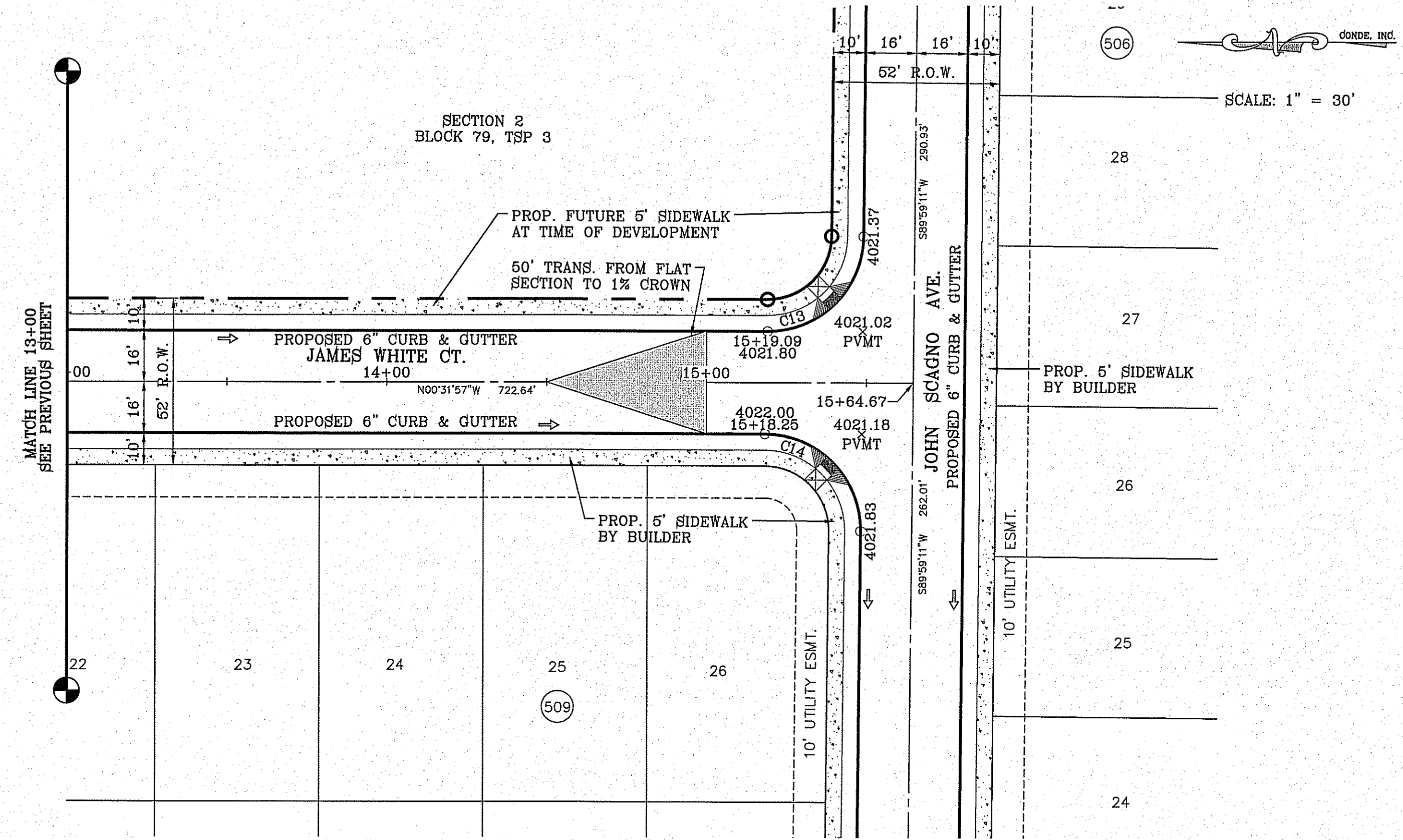
**CONDE INC.**  
 ENGINEERING / PLANNING SURVEYING / GPS  
 6080 SURETY DR. STE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0283  
 FAX: (915) 592-0286



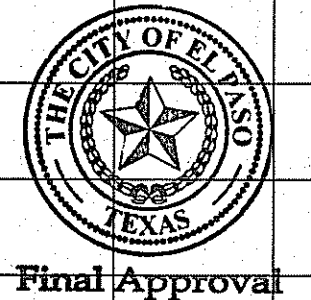
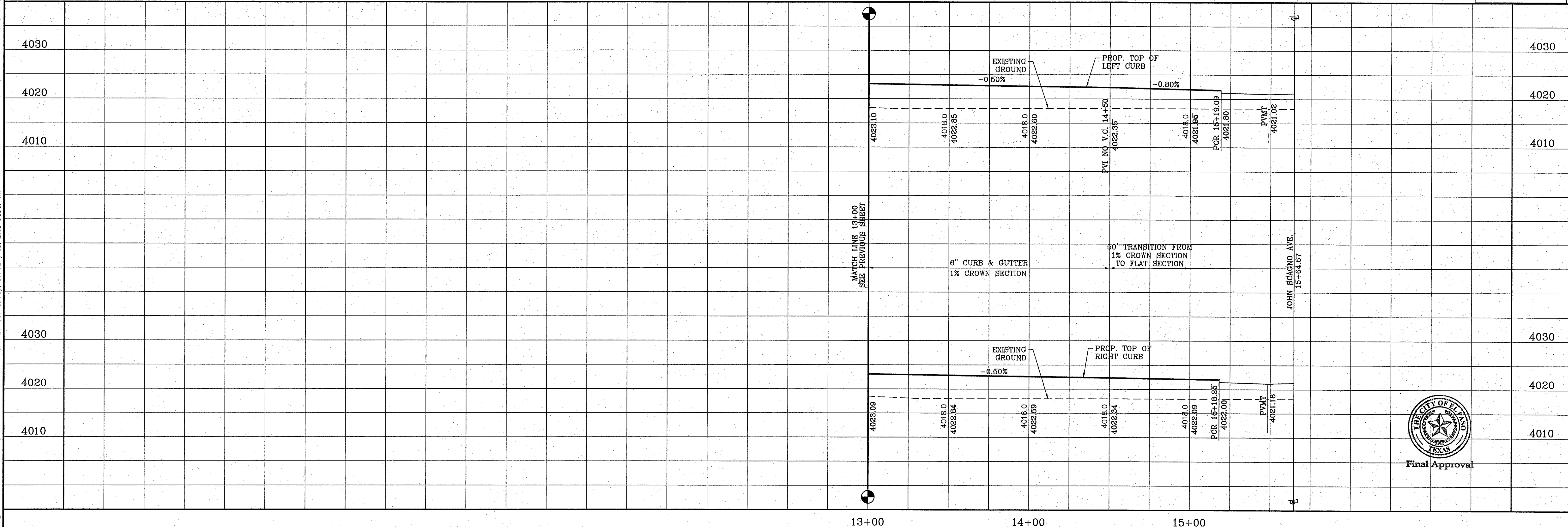
SHEET TITLE  
 STREET PLAN-PROFILE  
**JAMES WHITE DR.**  
 STA: 7+00 TO STA: 13+00

FILE S:\\_Subdivisions\76\76JWD\76JWD-PAP-JAMES WHITE DR PLOTTED Wednesday, January 13, 2016 8:18:19 AM

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C13	30.00'	46.85'	29.73'	42.23'	S45°16'23"E	89°28'51"
C14	30.00'	47.40'	30.27'	42.62'	N44°43'37"E	90°31'09"



H/C RAMPS TO BE DONE BY DEVELOPER



BENCHMARK	CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT ELEVATION 4023.97	DATE	REVISIONS	BY
-----------	---	------	-----------	----

**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, RANGE 10 AND PACIFIC RAILWAY SURVEY, EL PASO COUNTY, TEXAS  
 CONTAINING: 127.832± ACRES

SCALE  
 HORIZ: 1" = 30'  
 VERT: 1" = 10'  
 DATE: JUL. 2014  
 DESIGNED BY: YC  
 INITIATED BY: DN  
 CHECKED BY: YC  
 JOB NO.: 719-31

**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6080 SURVEY DR. SUITE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0283  
 FAX: (915) 592-0286

**CONDE INC.**  
 REGISTRATION No. F-2321

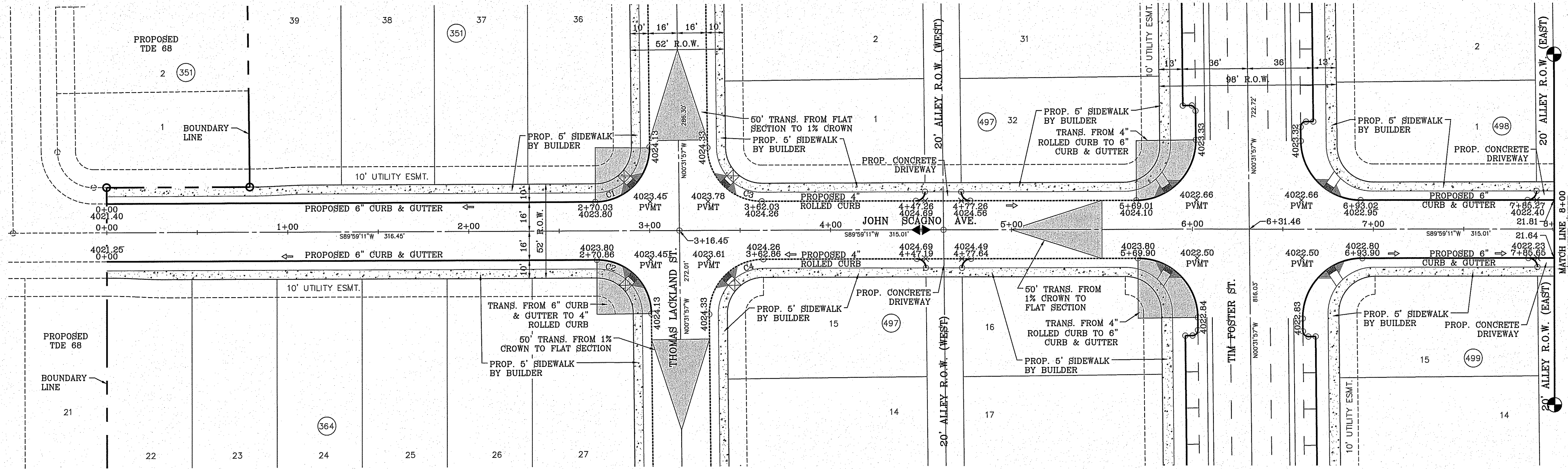
SHEET TITLE  
**STREET PLAN-PROFILE**

**JAMES WHITE DR.**  
 STA: 13+00 TO  
 STA: 15+64.67

FILE S:\Subdivisions\TERRA DEL ESTE UNIT SEVENTY EIGHT\DWG\PLAN\PLAN\_13\_2016\_81843.AW

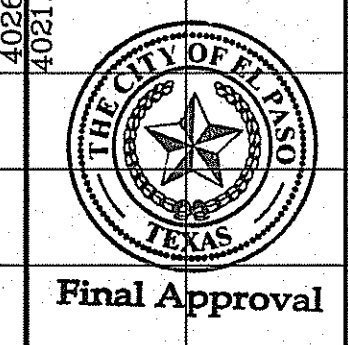
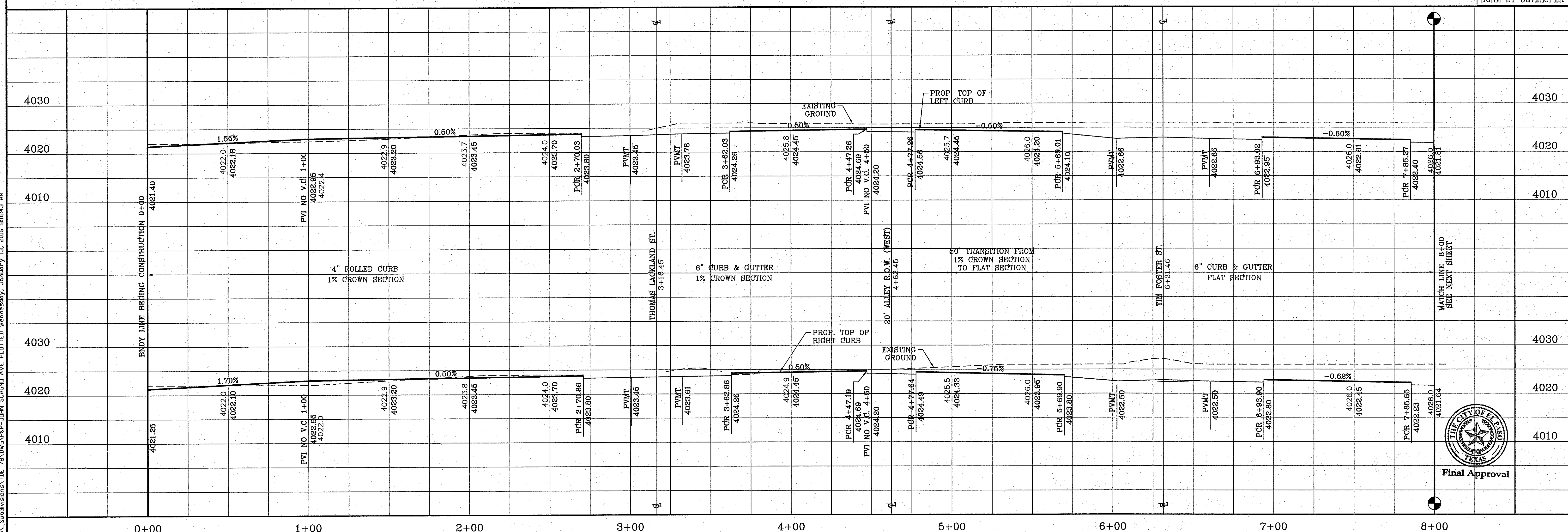
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	47.40'	30.27'	42.62'	N44°43'37"E	90°31'09"
C2	30.00'	46.85'	29.73'	42.23'	N45°16'23"W	89°28'51"
C3	30.00'	46.85'	29.73'	42.23'	S45°16'23"E	89°28'51"
C4	30.00'	47.40'	30.27'	42.62'	S44°43'37"W	90°31'09"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C5	33.00'	52.14'	33.30'	46.88'	N44°43'37"E	90°31'09"
C6	33.00'	51.54'	32.70'	46.46'	N45°16'23"W	89°28'51"
C7	33.00'	51.54'	32.70'	46.46'	S45°16'23"E	89°28'51"
C8	33.00'	52.14'	33.30'	46.88'	S44°43'37"W	90°31'09"



SCALE: 1" = 30'

H/C RAMPS TO BE DONE BY DEVELOPER



Final Approval

BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTGOMERY ST. AND HONOUR POINT	ELEVATION 4023.97
DATE	REVISIONS
12/24/2014	LOT REMOVAL & STUB STREET ADDITION
BY	DN

PROJECT NAME  
**TERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND EL PASO COUNTY, TEXAS SURVEYS, CONTAINING: 127.632± ACRES

SCALE	HORIZ: 1" = 30'	VERT: 1" = 10'
DATE	JUL 2014	DESIGN BY: YC
INITIATED BY: DN	CHECKED BY: YC	JOB NO.: 719-31

ENGINEER'S SEAL

**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6080 SURETY DR. STE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0283  
 FAX: (915) 592-0286

SHEET TITLE  
**STREET PLAN - PROFILE**

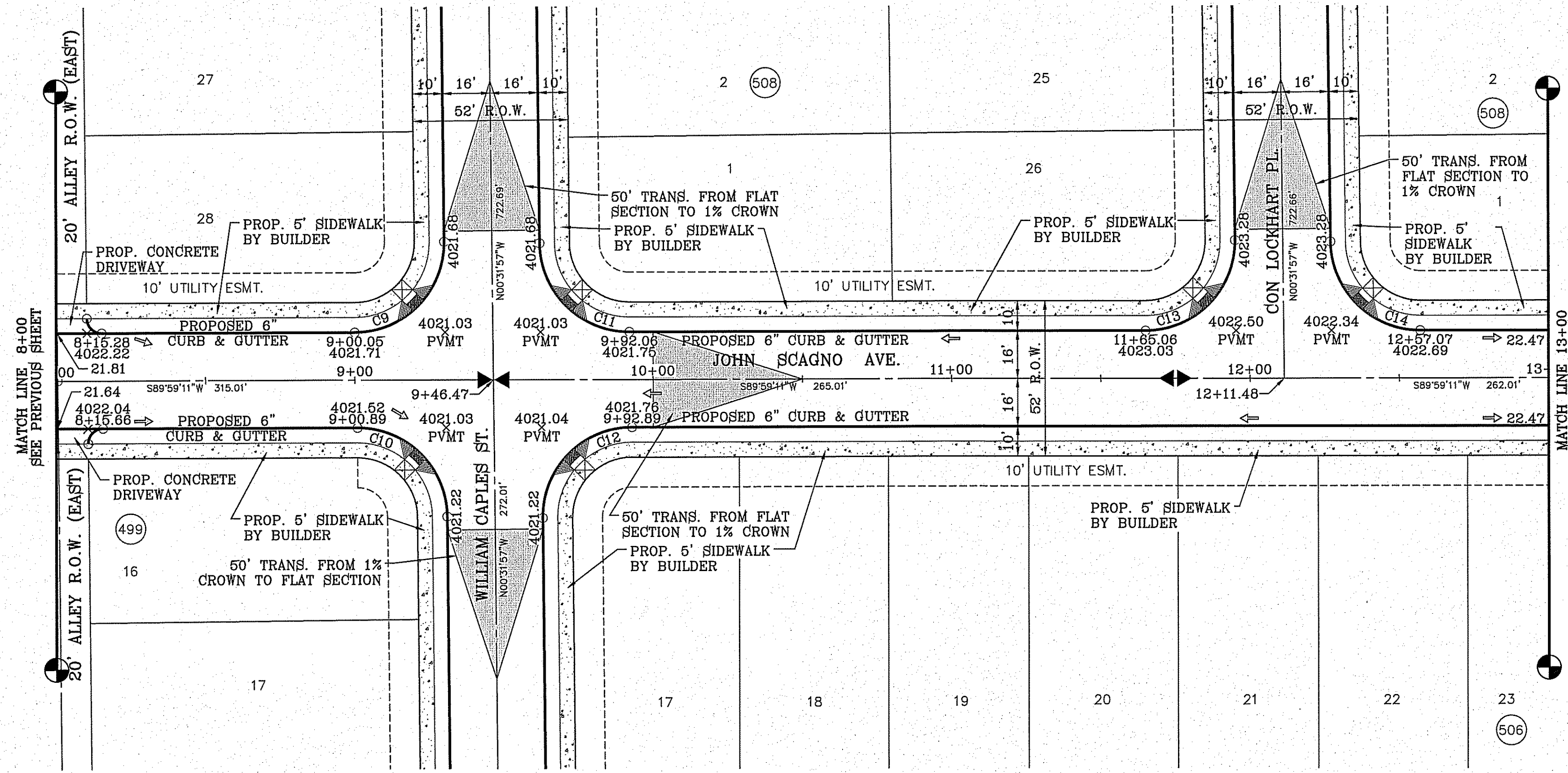
**JOHN SCAGNO**  
 AVE.  
 STA: 0+00 TO  
 STA: 8+00

SHT 42 OF 79

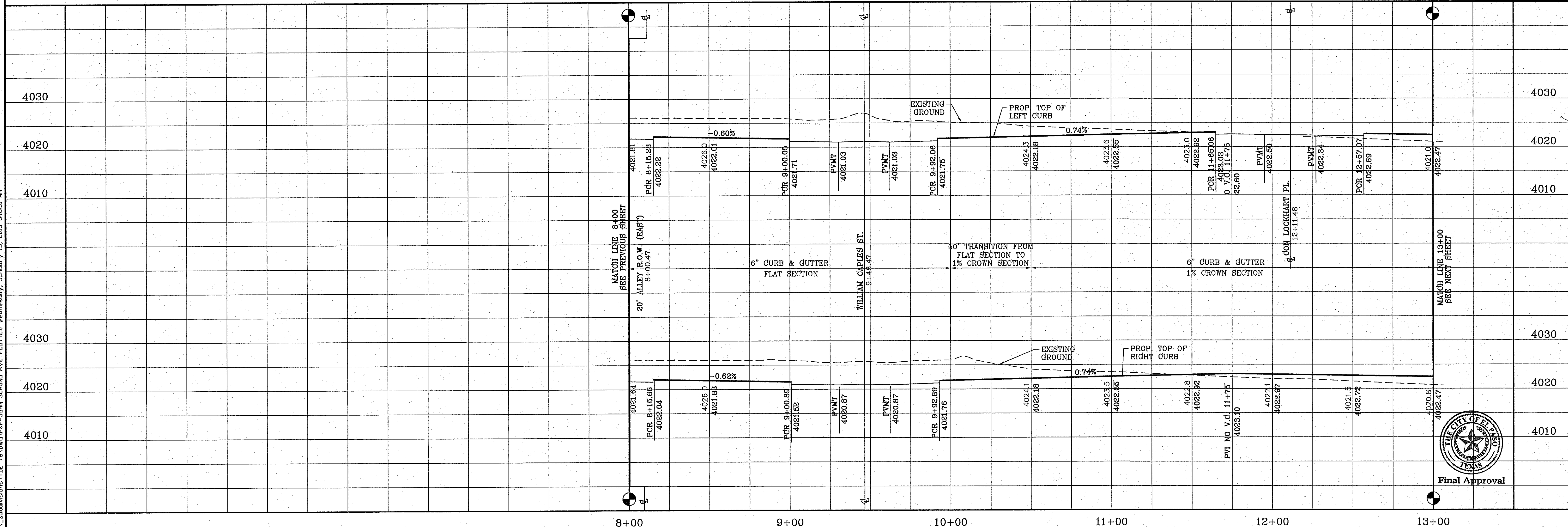
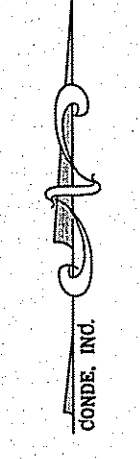
FILE: S:\Subdivisions\78\DWG\PRP-JDN SCAGNO AVE PLOTTED Wednesday, January 13, 2016 8:18:51 AM

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C9	30.00'	47.40'	30.27'	42.62'	N44°43'37"E	90°31'09"
C10	30.00'	46.85'	29.73'	42.23'	N45°16'23"W	89°28'51"
C11	30.00'	46.85'	29.73'	42.23'	S45°16'23"E	89°28'51"
C12	30.00'	47.40'	30.27'	42.62'	S44°43'37"W	90°31'09"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C13	30.00'	47.40'	30.27'	42.62'	N44°43'37"E	90°31'09"
C14	30.00'	46.85'	29.73'	42.23'	S45°16'23"E	89°28'51"



SCALE: 1" = 30'

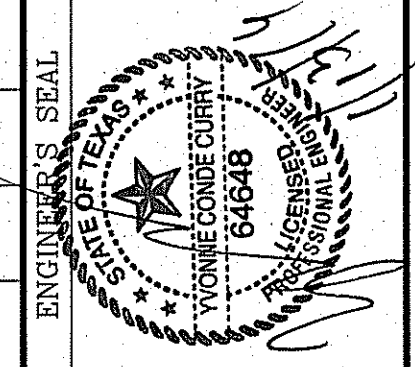


H/C RAMPS TO BE DONE BY DEVELOPER

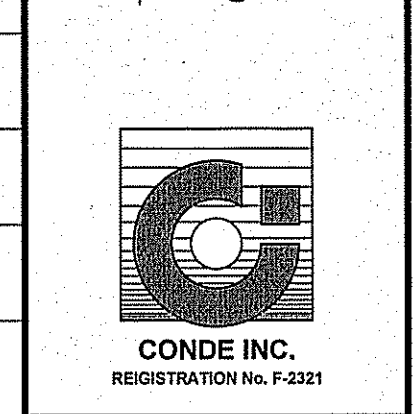
BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT.	ELEVATION 4023.97
DATE	REVISIONS

**PROJECT NAME**  
**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS CONTAINING: 127.932± ACRES

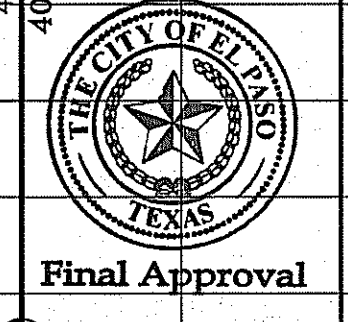
**SCALE**  
 HORIZ: 1" = 30'  
 VERT: 1" = 10'  
 DATE: JUL. 2014  
 DESIGN BY: YC  
 INITIATED BY: DN  
 CHECKED BY: YC  
 JOB NO.: 713-31



**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6080 SURETY DR. STE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0283  
 FAX: (915) 592-0286



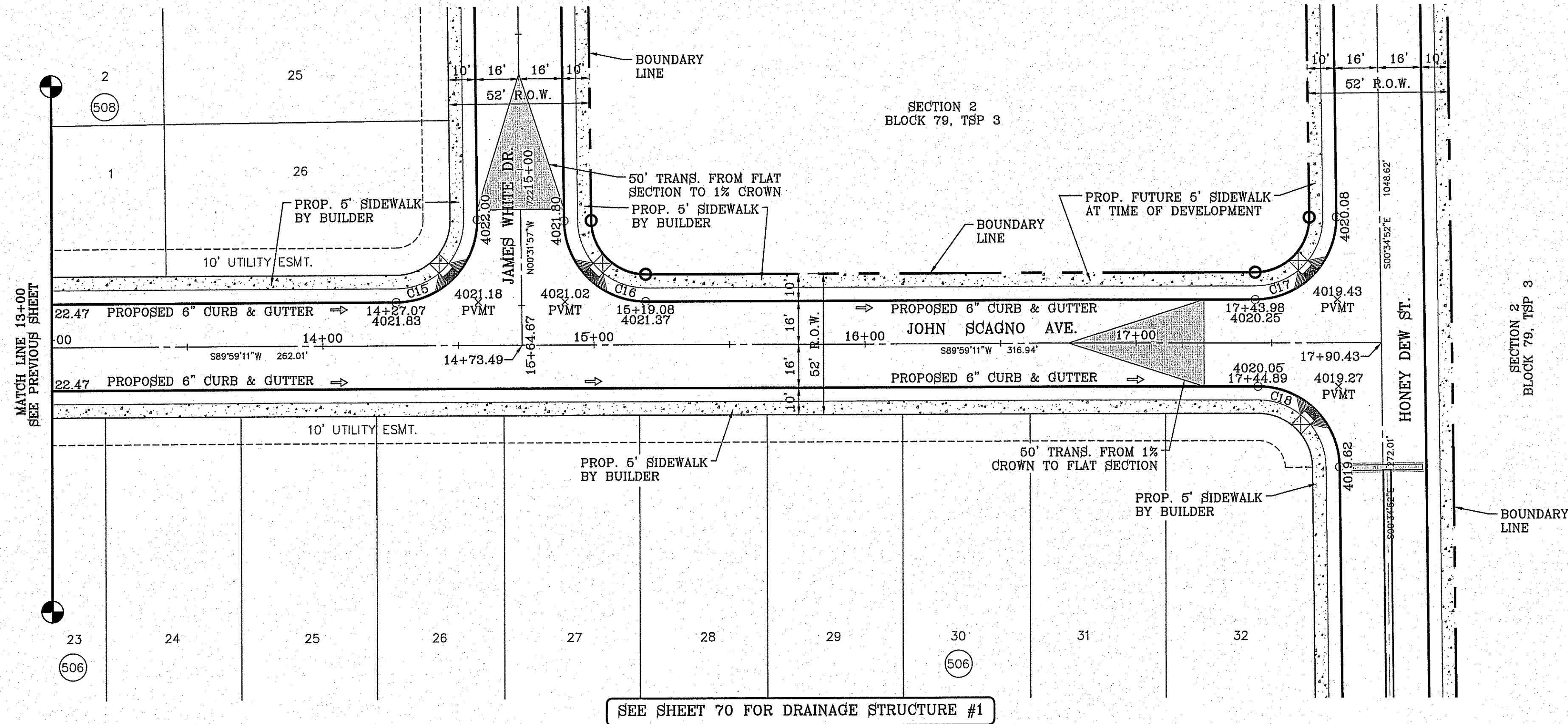
**SHEET TITLE**  
 STREET  
 PLAN-PROFILE  
**JOHN SCAGNO AVE.**  
 STA: 8+00 TO  
 STA: 13+00



FILE S:\Subdivisions\78\JUVG\PKP-EDN SCAGNO AVE PLOTTED Wednesday, January 13, 2016 8:18:58 AM

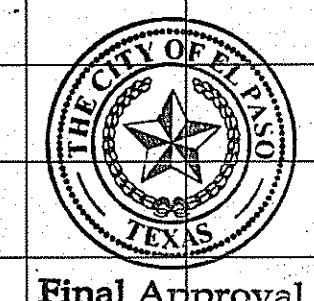
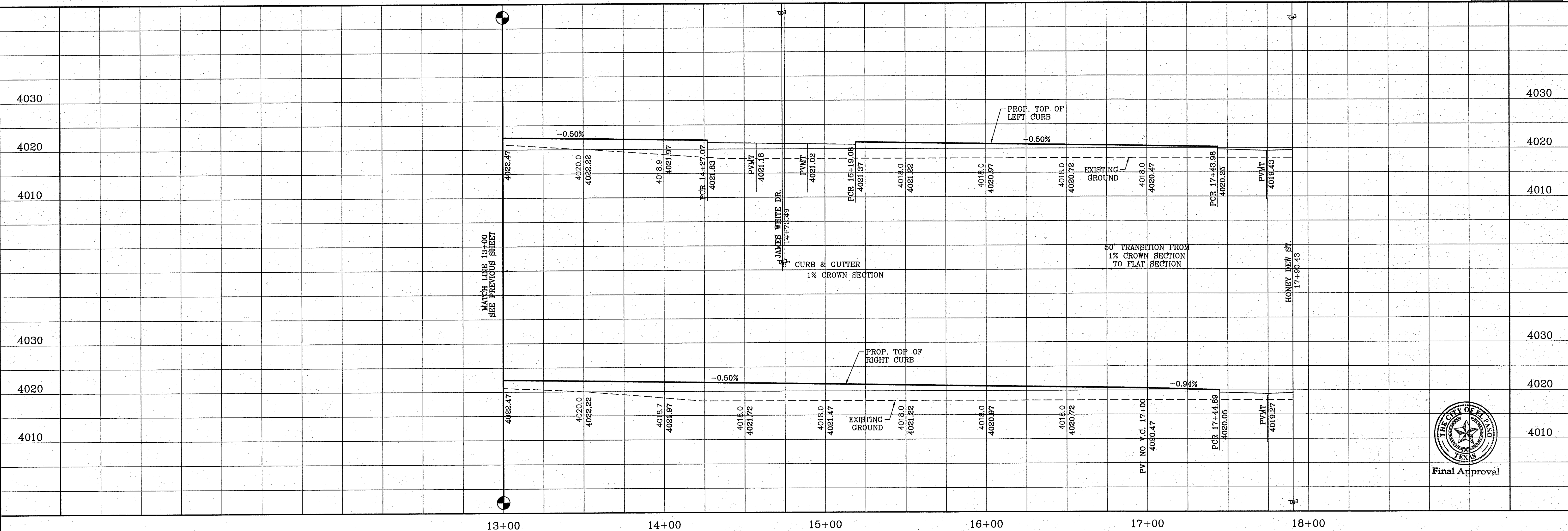
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C15	30.00'	47.40'	30.27'	42.62'	N44°43'37"E	90°31'09"
C16	30.00'	46.85'	29.73'	42.23'	S45°16'23"E	89°28'51"
C17	30.00'	47.42'	30.30'	42.64'	N44°42'10"E	90°34'03"
C18	30.00'	46.83'	29.70'	42.22'	N45°17'50"W	89°25'57"

SCALE: 1" = 30'



SEE SHEET 70 FOR DRAINAGE STRUCTURE #1

H/C RAMPS TO BE DONE BY DEVELOPER

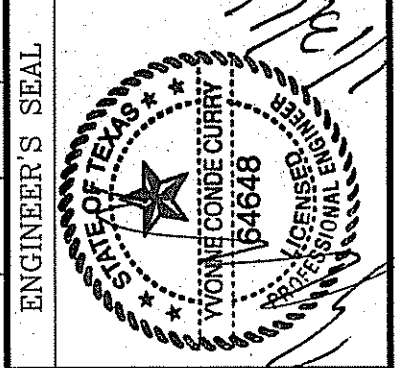


Final Approval

DATE	REVISIONS	BY

**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PART OF RANGE 10E, COUNTY OF EL PASO, TEXAS SURVEYS, CONTAINING: 127.832± ACRES

SCALE  
 HORIZ: 1" = 30'  
 VERT: 1" = 10'  
 DATE: JUL 2014  
 DESIGN BY: YC  
 INITIATED BY: DN  
 CHECKED BY: YC  
 JOB NO.: 713-31



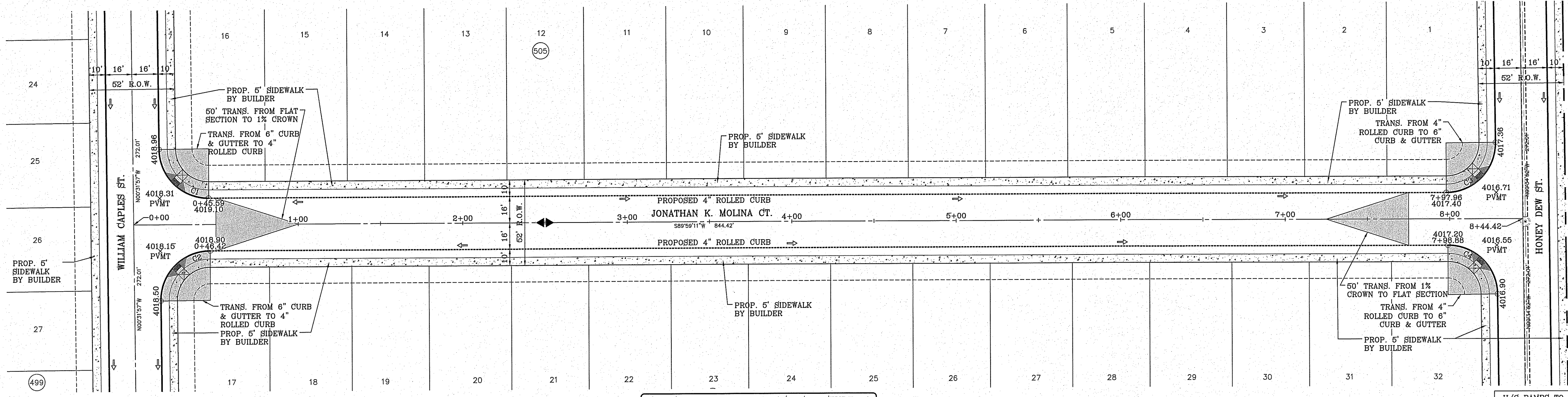
**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6080 SURETY DR. STE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0283  
 FAX: (915) 592-0286



SHEET TITLE  
**STREET PLAN - PROFILE**  
**JOHN SCAGNO AVE.**  
 STA: 13+00 TO  
 STA: 17+90.43

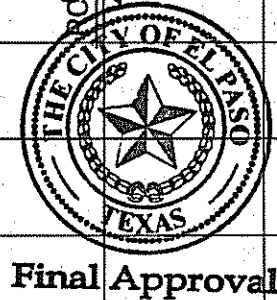
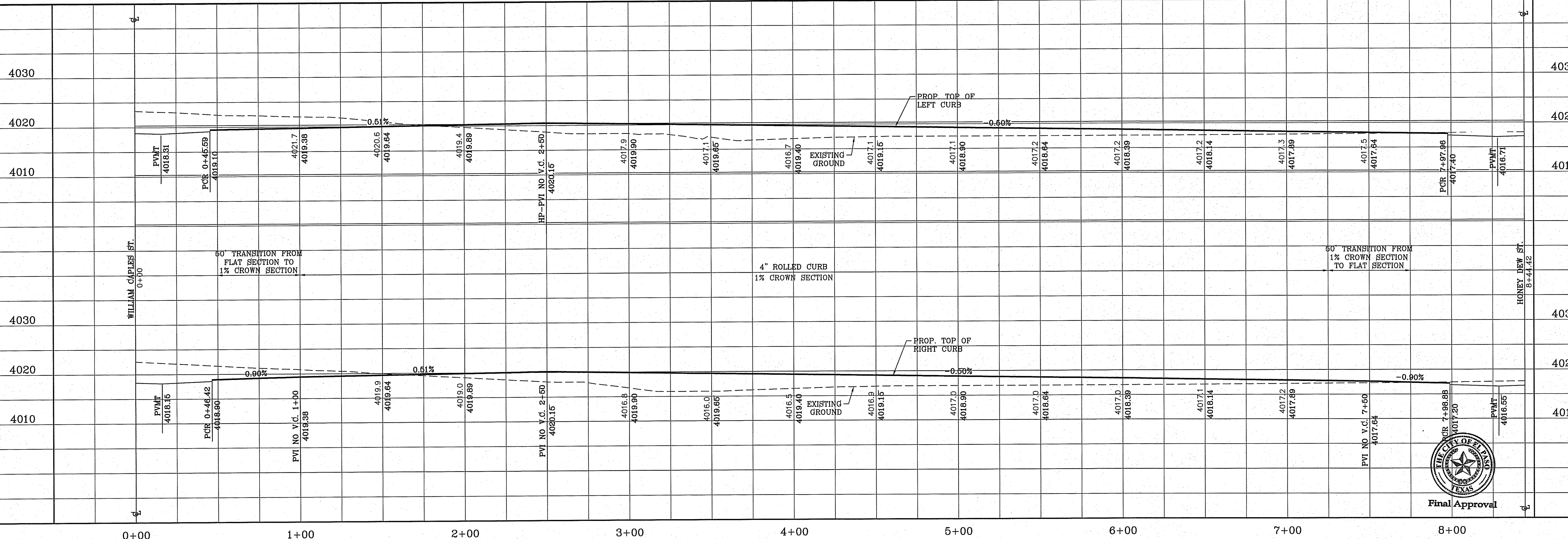
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	46.85'	29.73'	42.23'	S45°16'23"E	89°28'51"
C2	30.00'	47.40'	30.27'	42.62'	S44°43'37"W	90°31'09"
C3	30.00'	47.42'	30.30'	42.64'	N44°42'10"E	90°34'03"
C4	30.00'	46.83'	29.70'	42.22'	N45°17'50"W	89°25'57"

SCALE: 1" = 30'



SEE SHEET 69 FOR DRAINAGE STRUCTURE #1

H/C RAMPS TO BE DONE BY DEVELOPER

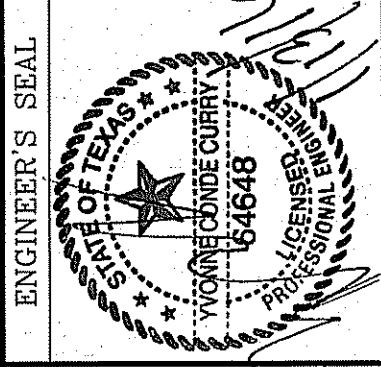


Final Approval

REVISIONS	DATE	BY

**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS  
 CONTAINING: 127.6822 ACRES

SCALE  
 HORIZ: 1" = 30'  
 VERT: 1" = 10'  
 DATE: JUL. 2014  
 DESIGN BY: JC  
 INITIATED BY: DK  
 CHECKED BY: YC  
 JOB NO.: 713-31



**CONDE INC.**  
 ENGINEERING / PLANNING SURVEYING / GPS  
 6080 SURETY DR. STE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0283  
 FAX: (915) 592-0286



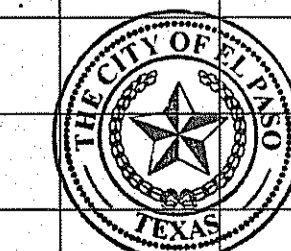
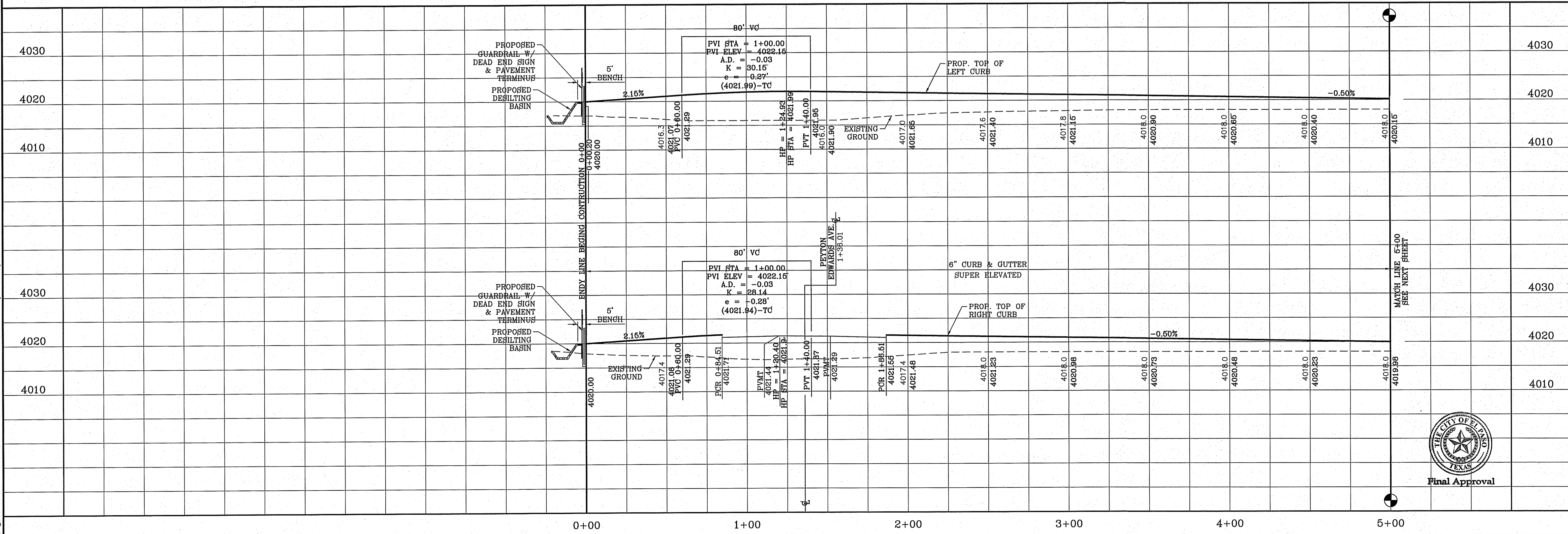
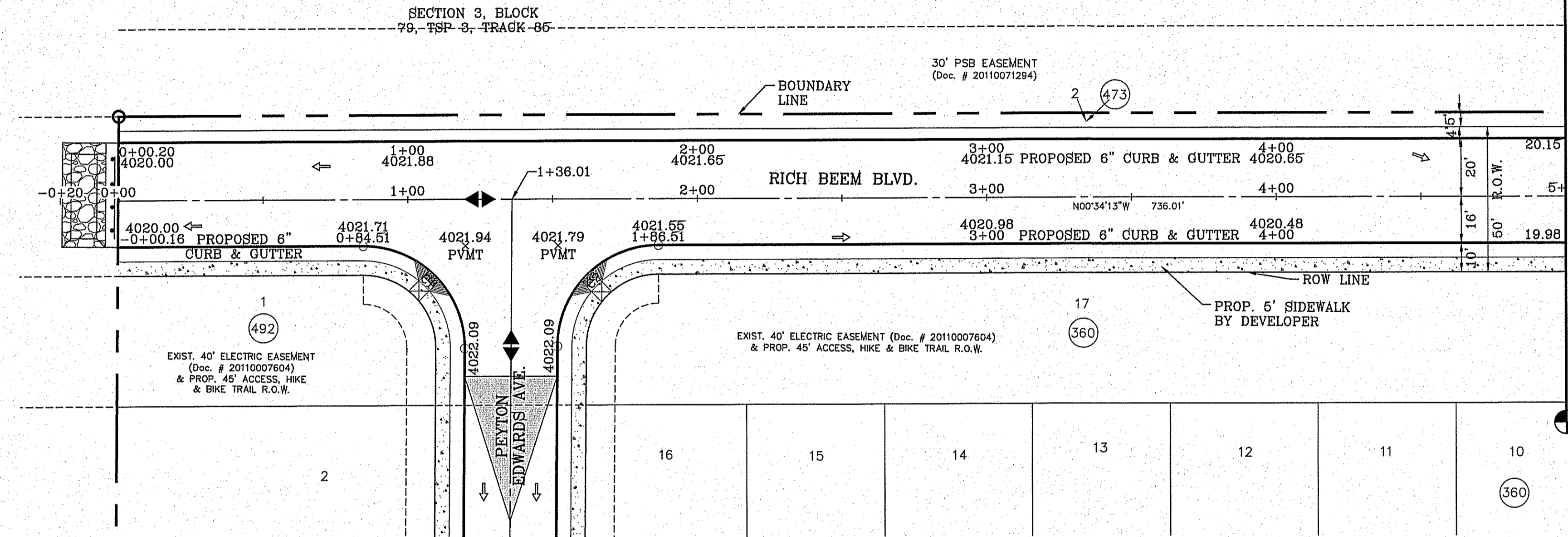
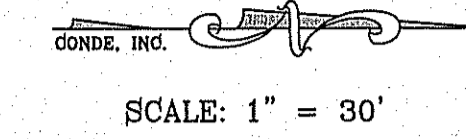
SHEET TITLE  
 STREET PLAN-PROFILE  
**JONATHAN K. MOLINA CT.**  
 STA: 0+00 TO  
 STA: 8+44.42

FILE S:\Subdivisions\78\UNV\6P-P\JONATHAN MOLINA PLOTTED Wednesday, January 13, 2016 8:02:51 AM



FILE S:\Subdivisions\78ADJGAP-RICH BEEM BLVD PLOTTED Wednesday, January 13, 2016 8:19:41 AM

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	35.00'	55.32'	35.34'	49.74'	S44°42'29"W	90°33'24"
C2	35.00'	54.64'	34.66'	49.26'	S45°17'31"E	89°26'36"



**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6080 SURVEY DR. STE. 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0285  
 FAX: (915) 592-0286

**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,  
 TEXAS AND PACIFIC RAILWAY CO. SURVEYS,  
 EL PASO COUNTY, TEXAS  
 CONTAINING: 1.27632± ACRES

**RICH BEEM BLVD.**  
 STA: 0+00 TO  
 STA: 5+00

**SHT 46 OF 79**

**TIERRA DEL ESTE UNIT SEVENTY EIGHT**

**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6080 SURVEY DR. STE. 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0285  
 FAX: (915) 592-0286

**CONDE INC.**  
 REGISTRATION No. F-2321

**THE CITY OF EL PASO, TEXAS**  
 Final Approval

**ENGINEER'S SEAL**

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

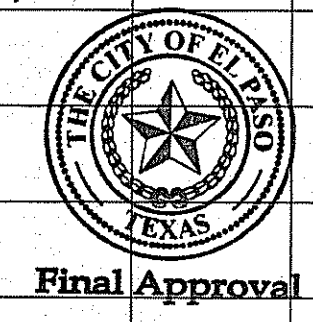
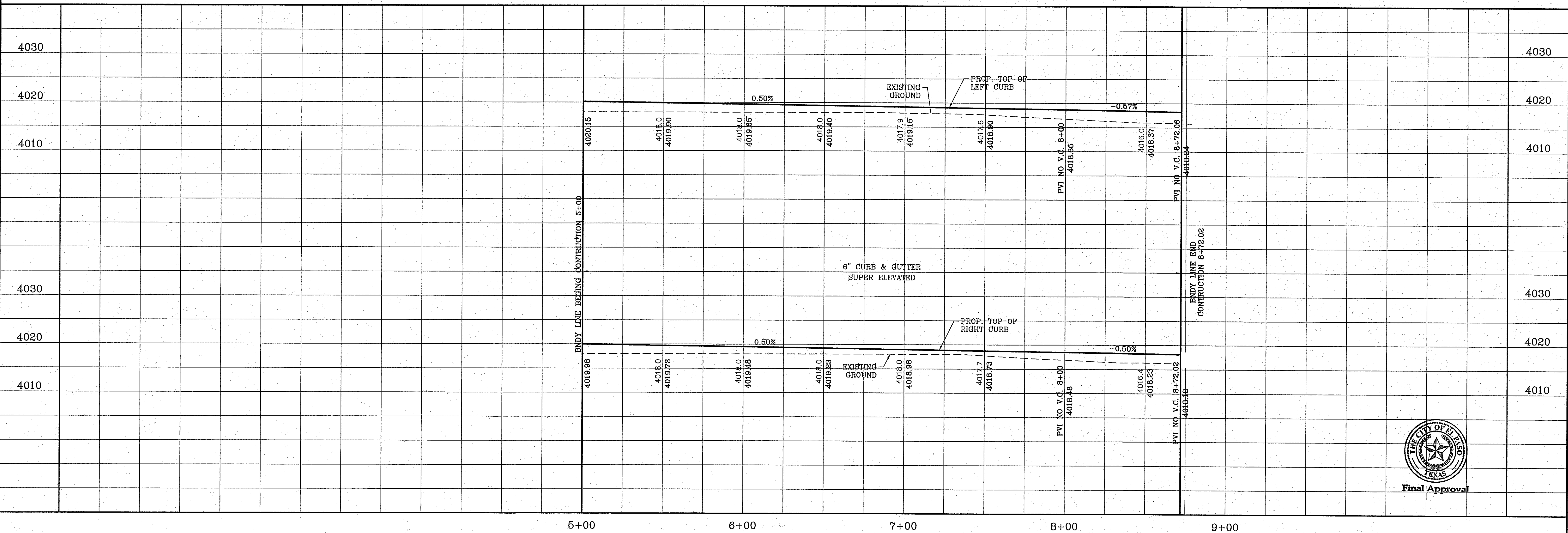
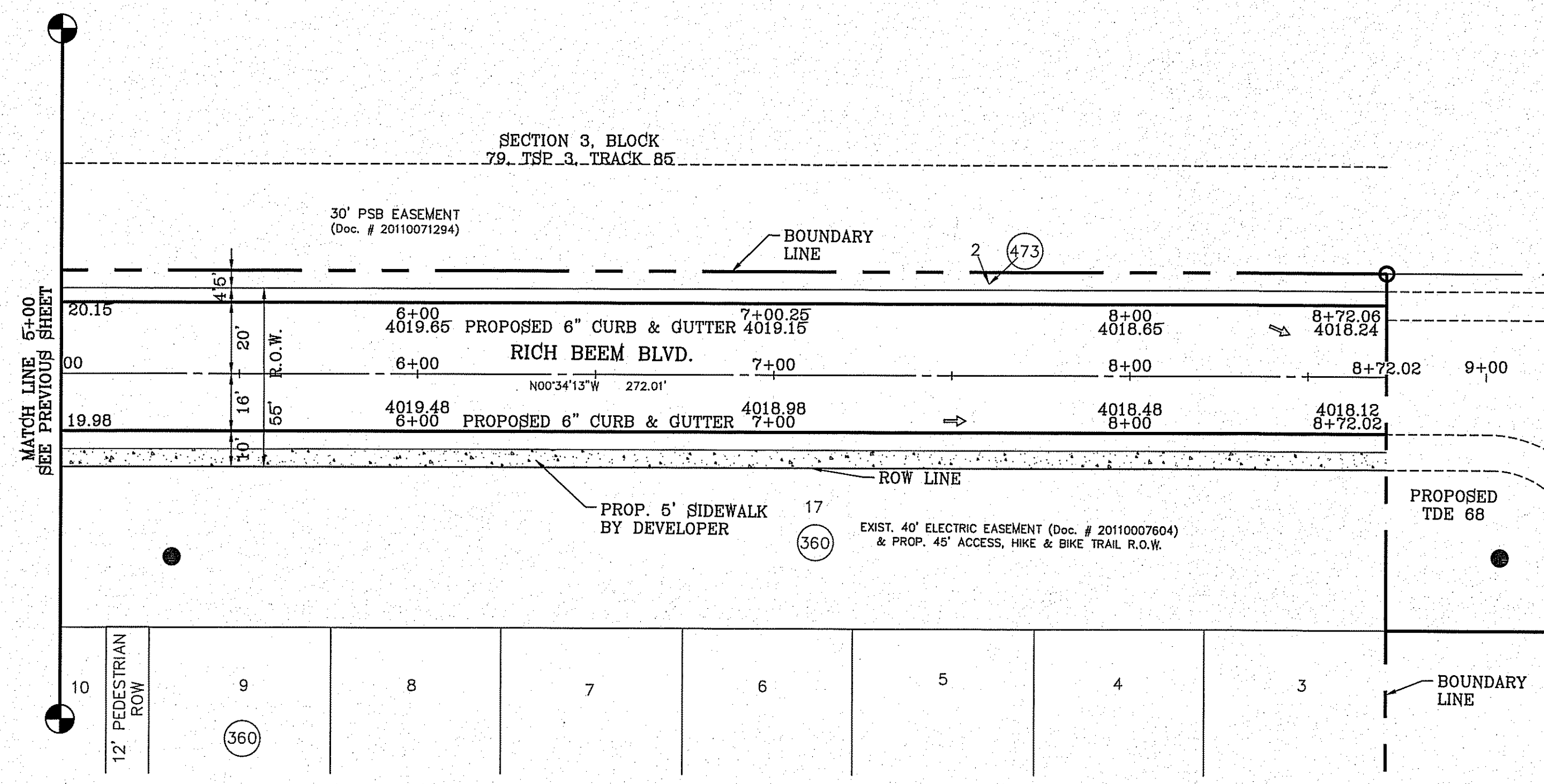
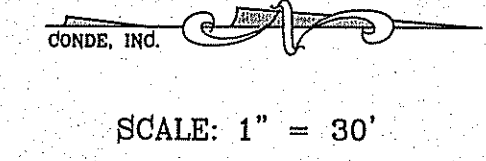
**DESIGN BY: YC**  
**INITIATED BY: DN**  
**CHECKED BY: YC**  
**JOB NO.: 719-31**

**PROJECT NAME**  
**TIERRA DEL ESTE UNIT SEVENTY EIGHT**

**BENCHMARK**  
 CITY MONUMENT AT THE CENTERLINE INTERSECTION OF  
 MONTWOOD ST. AND HONOUR POINT.  
 ELEVATION 4023.97

**REVISIONS**  
 10-5-2015 WIDENED STREET - ADDED LOT 2, BLOCK 432  
 R.O.

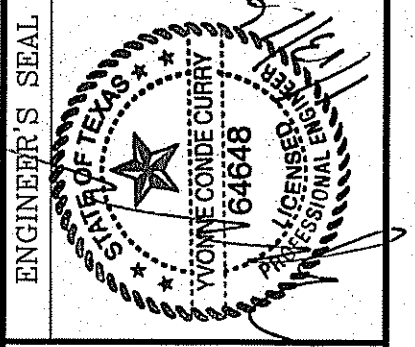
FILE S:\Subdivisions\78\BVG\BVG-RICH BEEM BLVD PLT.DWG Wednesday, January 13, 2016 9:19:46 AM



BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT.	ELEVATION 4023.97
DATE	10-5-2015
REVISIONS	WIDENED STREET - ADDED LOT 2, BLOCK 432
BY	R.O.

**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS  
 CONTAINING: 127.882± ACRES

SCALE  
 HORIZ: 1" = 30'  
 VERT: 1" = 10'  
 DATE: JUL. 2014  
 DESIGN BY: YC  
 INITIATED BY: DN  
 CHECKED BY: YC  
 JOB NO.: 713-31



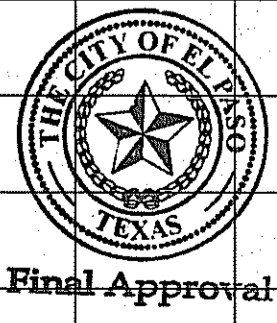
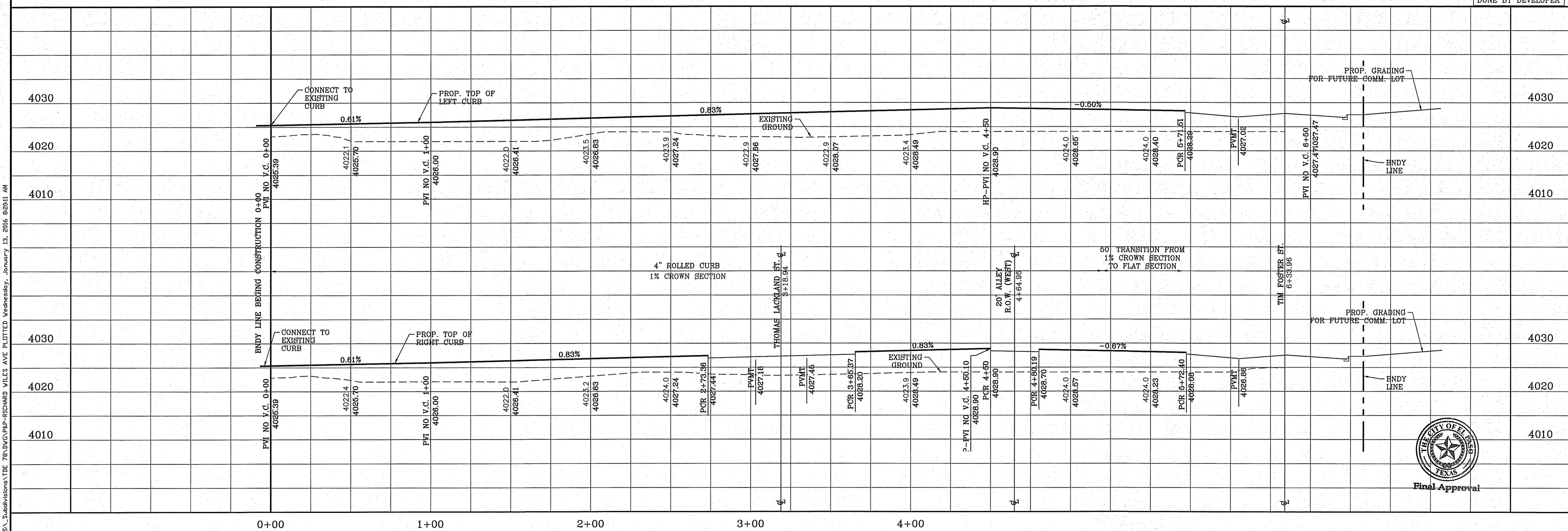
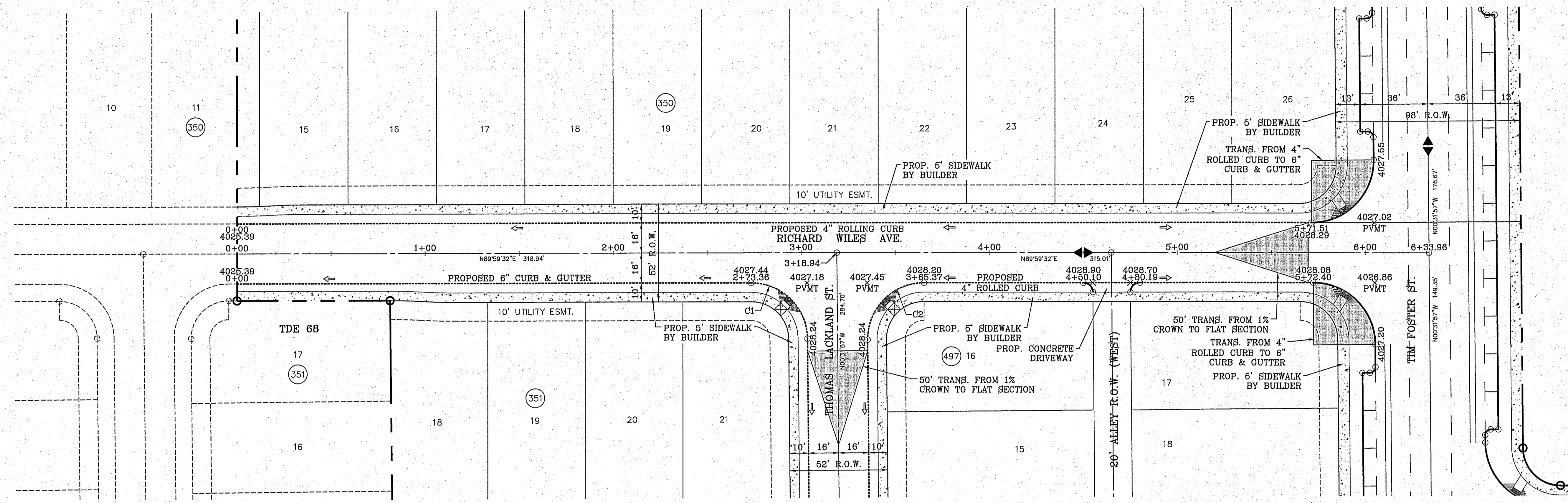
**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6080 SURETY DR. SITE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0283  
 FAX: (915) 592-0286



SHEET TITLE  
 STREET  
 PLAN-PROFILE  
**RICH BEEM BLVD.**  
 STA: 5+00 TO  
 STA: 8+72.02

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	46.85'	29.73'	42.23'	N45°16'13"W	89°28'30"
C2	30.00'	47.40'	30.28'	42.62'	S44°43'47"W	90°31'30"
C3	33.00'	51.53'	32.70'	46.45'	N45°16'13"W	89°28'30"
C4	33.00'	52.14'	33.30'	46.88'	N44°43'47"E	90°31'30"

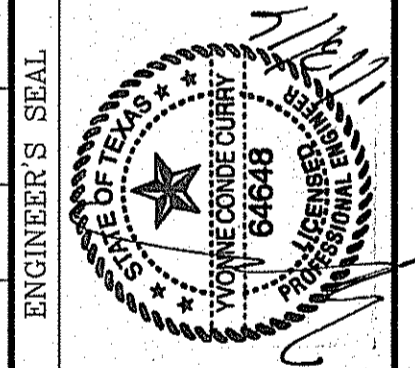
SCALE: 1" = 30'



BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT.	ELEVATION 4023.97
DATE	12/24/2014
REVISIONS	LOT REMOVAL & STUB STREET ADDITION
BY	DN
DN	

**PROJECT NAME**  
**TERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS  
 CONTAINING: 127.832± ACRES

**SCALE**  
 HORIZ: 1" = 30'  
 VERT: 1" = 10'  
 DATE: JUL. 2014  
 DESIGN BY: YC  
 INITIATED BY: DN  
 CHECKED BY: YC  
 JOB NO.: 713-31



**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GFS  
 6080 SURETY DR. STE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0283  
 FAX: (915) 592-0286

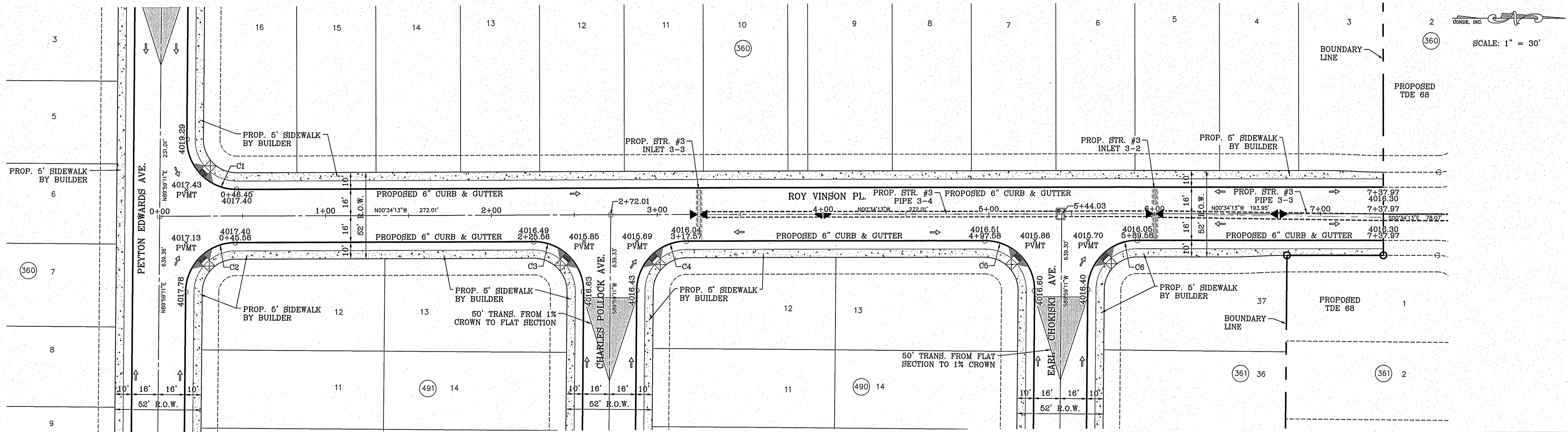


**SHEET TITLE**  
 STREET  
 PLAN-PROFILE  
**RICHARD WILES AVE**  
 STA: 0+00 TO  
 STA: 6+33.96

FILE S:\Subdivisions\TDE 78\DWG\PA-P-RICHARD WILES AVE PLTTED Wednesday, January 13, 2016 8:28:11 AM

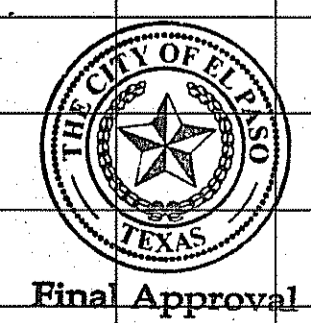
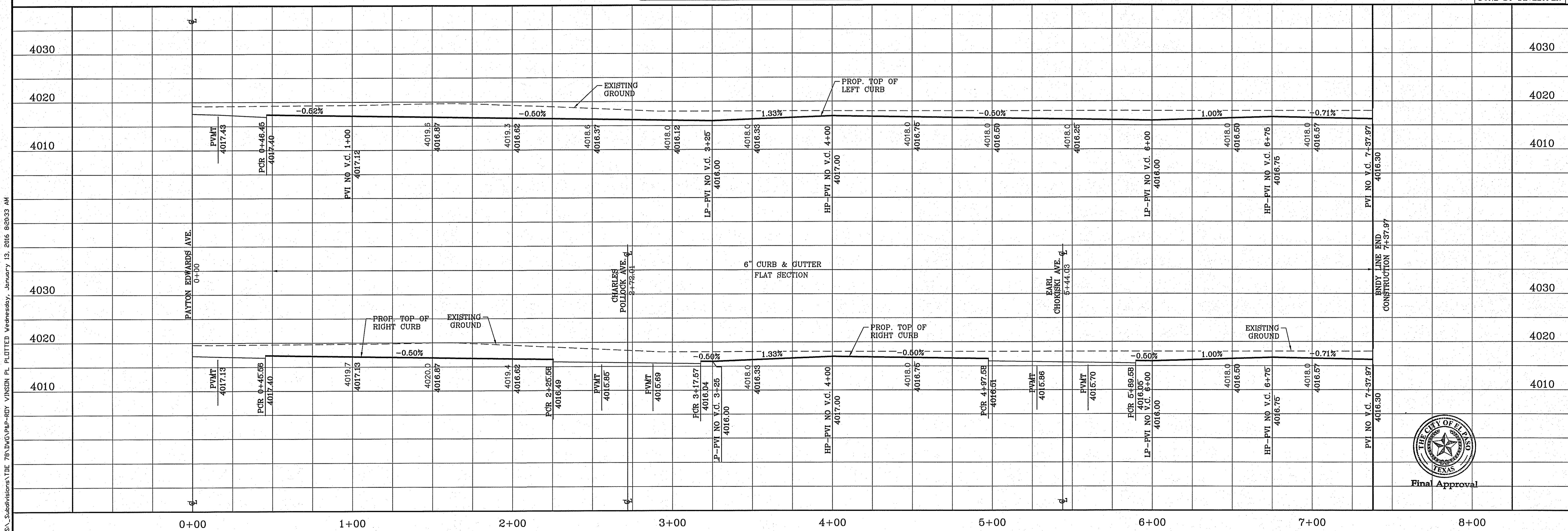
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	47.42'	30.29'	42.63'	N44°42'29"E	90°33'24"
C2	30.00'	46.83'	29.71'	42.22'	S45°17'31"E	89°26'36"
C3	30.00'	47.42'	30.29'	42.63'	S44°42'29"W	90°33'24"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C4	30.00'	46.83'	29.71'	42.22'	S45°17'31"E	89°26'36"
C5	30.00'	47.42'	30.29'	42.63'	S44°42'29"W	90°33'24"
C6	30.00'	46.83'	29.71'	42.22'	S45°17'31"E	89°26'36"



SEE SHEET 72 FOR DRAINAGE STRUCTURE #3

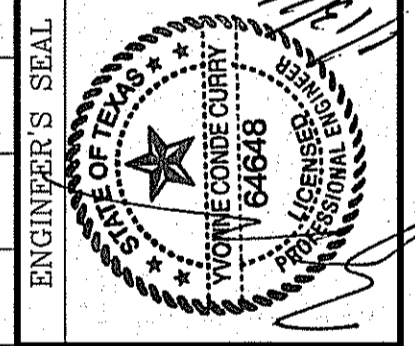
H/C RAMPS TO BE DONE BY DEVELOPER



BENCHMARK	CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT. ELEVATION 4023.97
DATE	REVISIONS
BY	

**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS  
 CONTAINING: 127.832± ACRES

SCALE: 1" = 30'  
 HORIZ: 1" = 30'  
 VERT: 1" = 10'  
 DATE: JUL. 2014  
 DESIGNED BY: YC  
 INITIATED BY: DN  
 CHECKED BY: YC  
 JOB NO.: 713-81



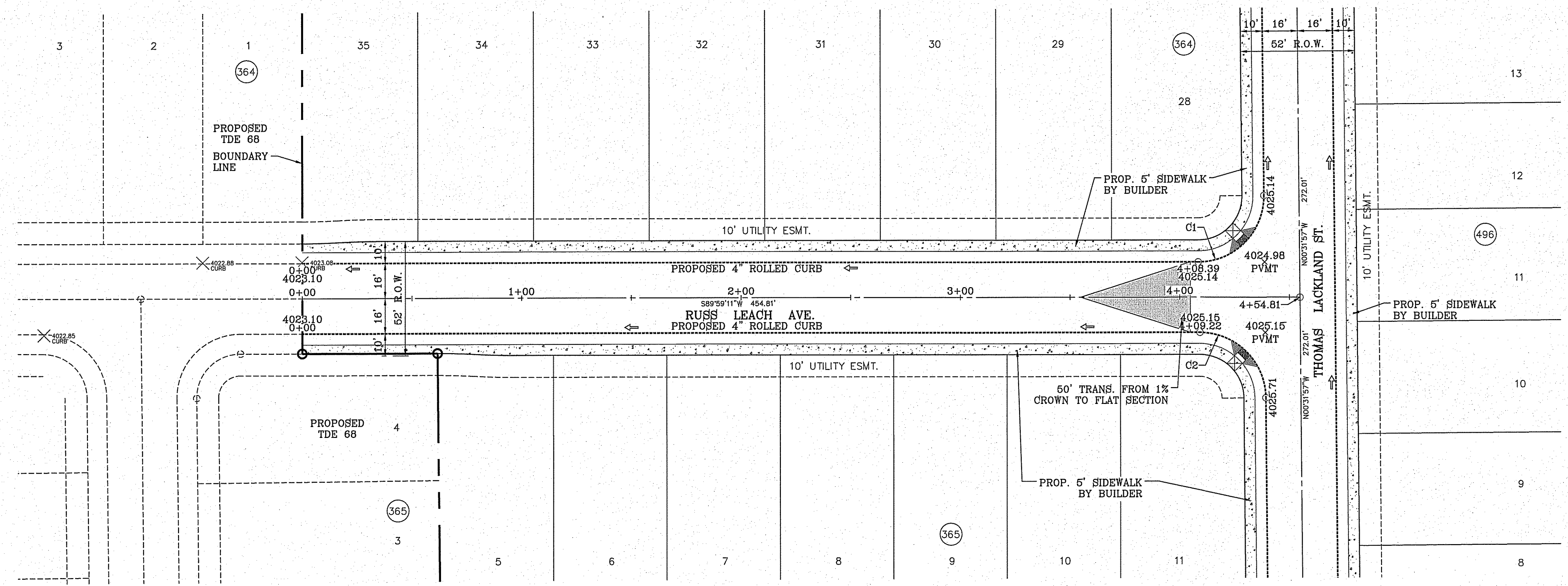
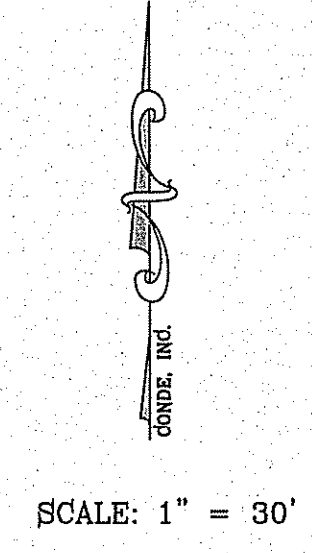
**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6080 SURVEY DR. STE. 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0283  
 FAX: (915) 592-0286



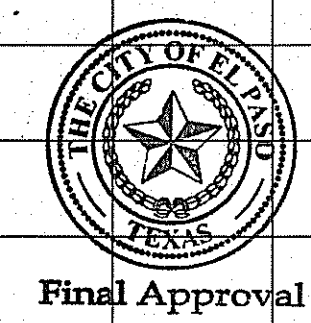
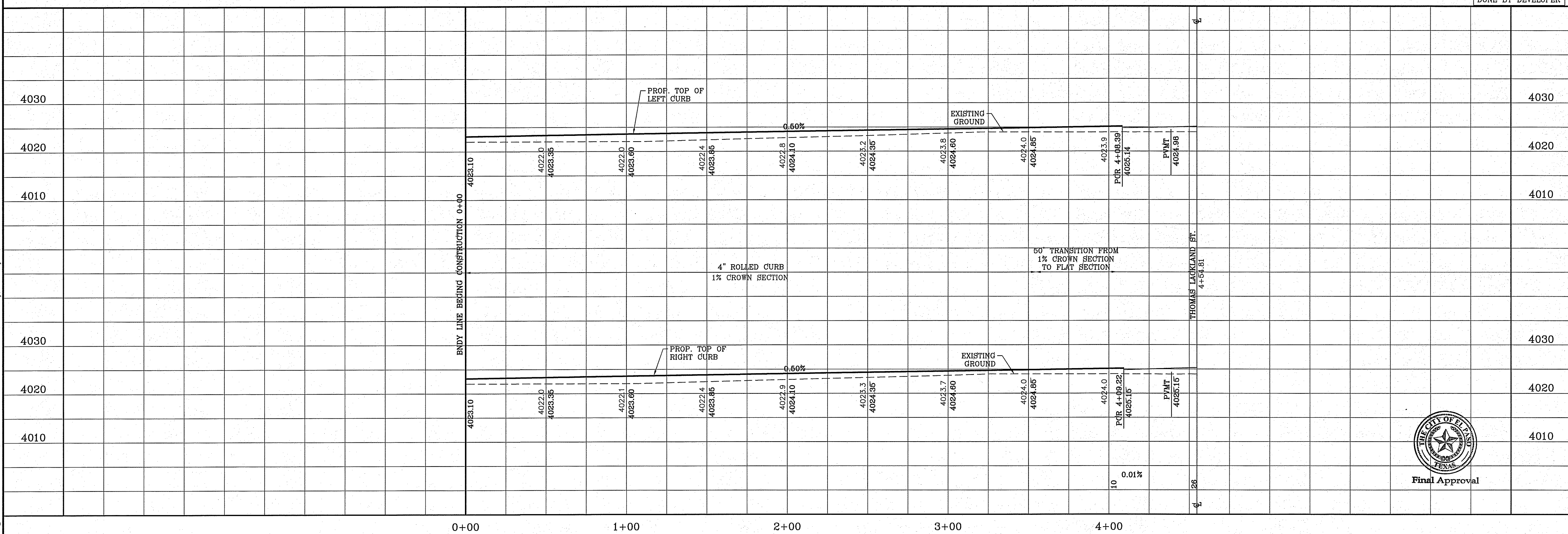
SHEET TITLE  
**STREET PLAN-PROFILE**  
**ROY VINSON PL.**  
 STA: 0+00 TO  
 STA: 7+37.97

FILE S:\Subdivisions\76\DMGAP-ROY VINSON PL PLOTTED Wednesday, January 13, 2016 8:20:32 AM

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	47.40'	30.27'	42.62'	N44°43'37"E	90°31'09"
C2	30.00'	46.85'	29.73'	42.23'	N45°16'23"W	89°28'51"



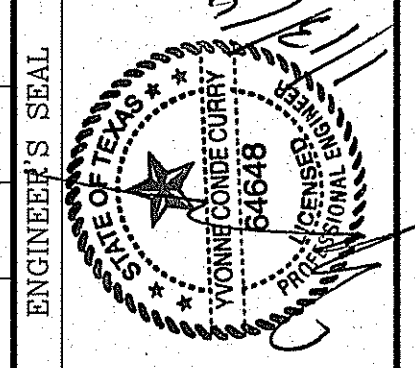
H/C RAMPS TO BE DONE BY DEVELOPER



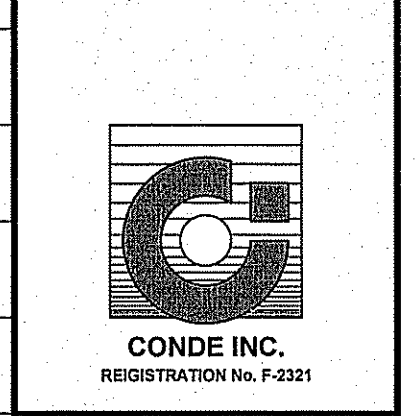
BENCHMARK	CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT. ELEVATION 4023.97
DATE	.....
REVISIONS	.....
BY	.....

**PROJECT NAME**  
**TERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS  
 CONTAINING: 127.832± ACRES

**SCALE**  
 HORIZ: 1" = 30'  
 VERT: 1" = 10'  
 DATE: JUL. 2014  
 DESIGN BY: YC  
 INITIATED BY: DN  
 CHECKED BY: YC  
 JOB NO.: 713-31



**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6080 SUPREMY DR. STE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0283  
 FAX: (915) 592-0286

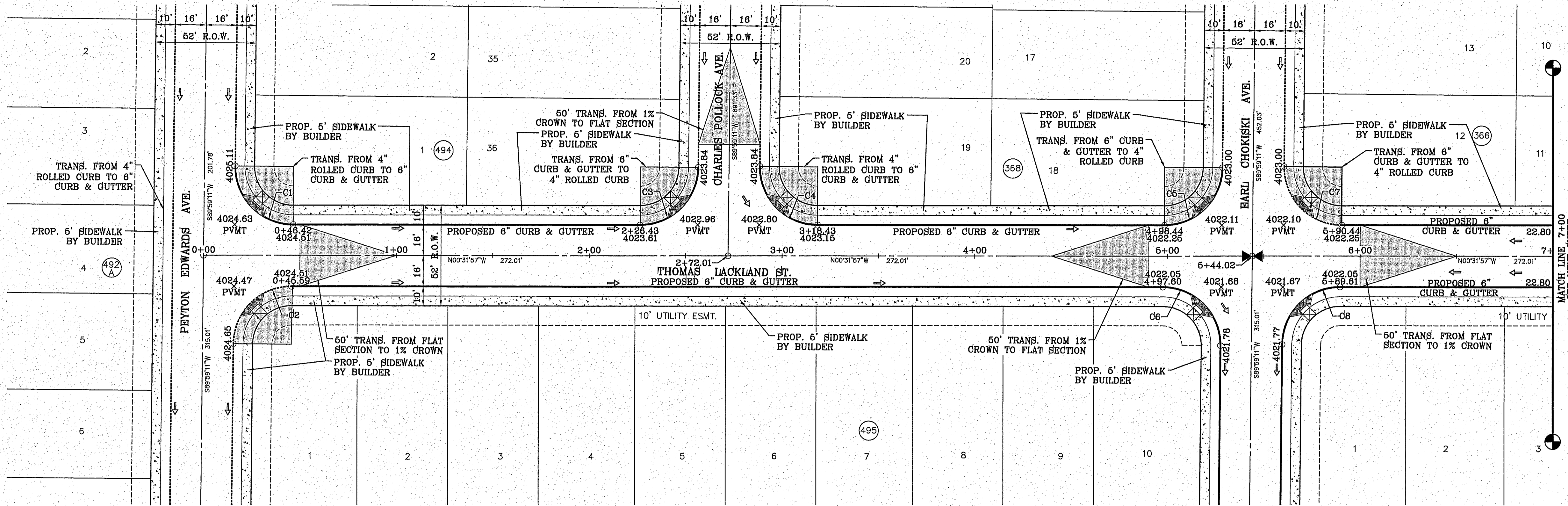


**SHEET TITLE**  
 STREET  
 PLAN-PROFILE  
**RUSS LEACH AVE.**  
 STA: 0+00 TO  
 STA: 4+54.81

FILE S:\\_Subdivisions\TBE 76DJNGPAP-RUSS LEACH AVE PLOTTED Wednesday, January 13, 2016 8:21:00 AM

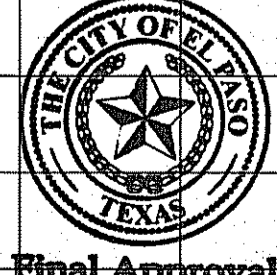
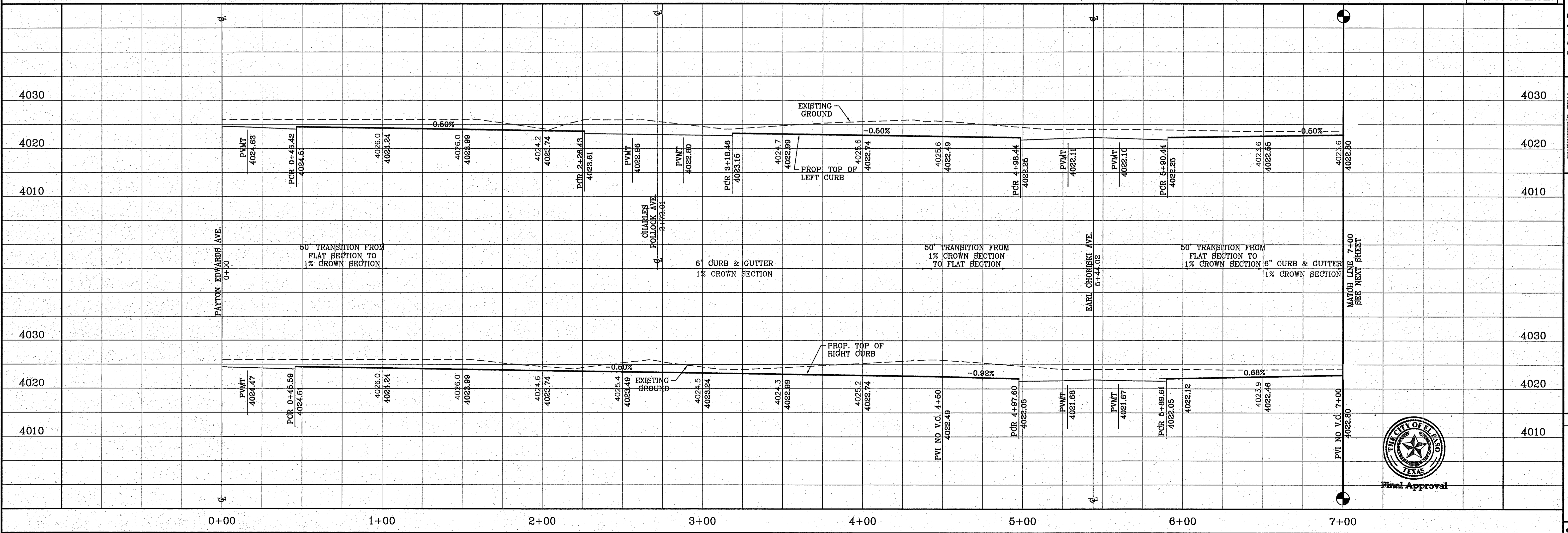
CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	30.00'	47.40'	30.27'	42.62'	N44°43'37"E 90°31'09"
C2	30.00'	46.85'	29.73'	42.23'	S45°16'23"E 89°28'51"
C3	30.00'	46.85'	29.73'	42.23'	N45°16'23"W 89°28'51"
C4	30.00'	47.40'	30.27'	42.62'	N44°43'37"E 90°31'09"

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C5	30.00'	46.85'	29.73'	42.23'	N45°16'23"W 89°28'51"
C6	30.00'	47.40'	30.27'	42.62'	S44°43'37"W 90°31'09"
C7	30.00'	47.40'	30.27'	42.62'	N44°43'37"E 90°31'09"
C8	30.00'	46.85'	29.73'	42.23'	S45°16'23"E 89°28'51"



SCALE: 1" = 30'

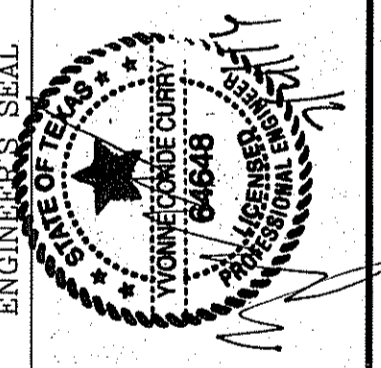
H/G RAMPS TO BE DONE BY DEVELOPER



BENCHMARK	CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT. ELEVATION 4023.97
DATE	
REVISIONS	
BY	

**TERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS  
 CONTAINING: 127.632± ACRES

SCALE: 1" = 30'  
 HORIZ: 1" = 30'  
 VERT: 1" = 10'  
 DATE: JUL. 2014  
 DESIGN BY: YC  
 INITIATED BY: DN  
 CHECKED BY: YC  
 JOB NO.: 719-51



**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6080 SURETY DR. STE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0283  
 FAX: (915) 592-0286

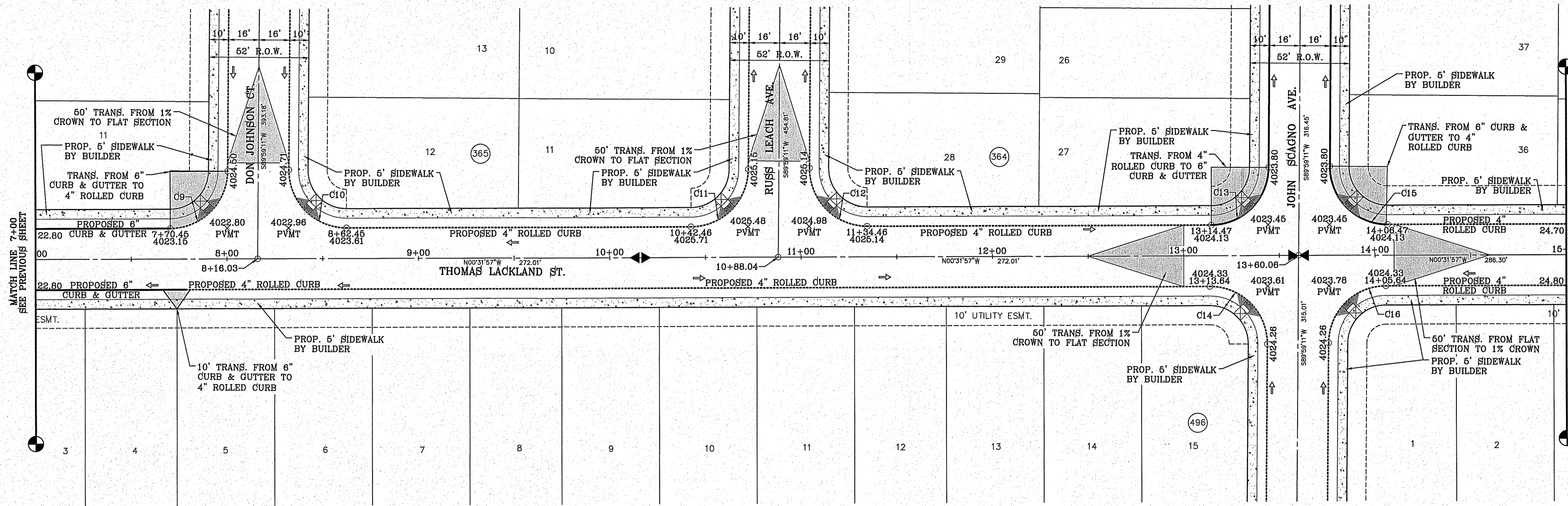
**CONDE INC.**  
 REGISTRATION No. F-2221

SHEET TITLE  
**STREET PLAN - PROFILE**  
**THOMAS LACKLAND ST.**  
 STA: 0+00 TO STA: 7+00

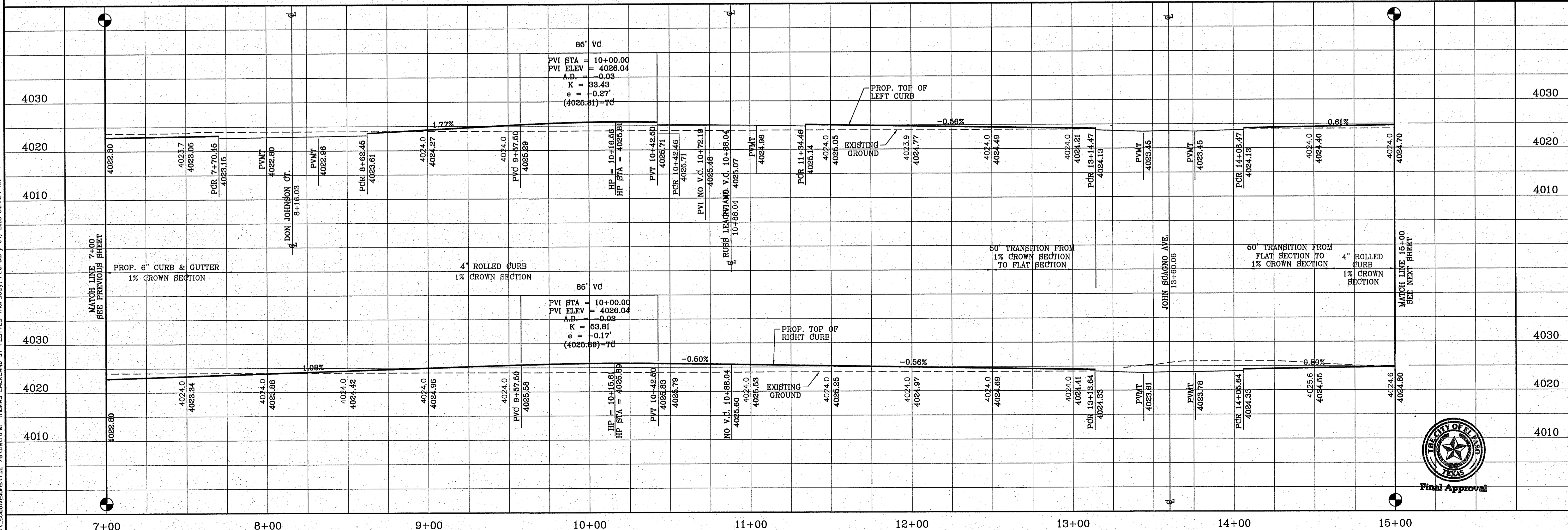
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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C9	30.00'	46.85'	29.73'	42.23'	N45°16'23"W	89°28'51"
C10	30.00'	47.40'	30.27'	42.62'	N44°43'37"E	90°31'09"
C11	30.00'	46.85'	29.73'	42.23'	N45°16'23"W	89°28'51"
C12	30.00'	47.40'	30.27'	42.62'	N44°43'37"E	90°31'09"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C13	30.00'	46.85'	29.73'	42.23'	N45°16'23"W	89°28'51"
C14	30.00'	47.40'	30.27'	42.62'	S44°43'37"W	90°31'09"
C15	30.00'	47.40'	30.27'	42.62'	N44°43'37"E	90°31'09"
C16	30.00'	46.85'	29.73'	42.23'	S45°16'23"E	89°28'51"



SCALE: 1" = 30'



H/C RAMPS TO BE DONE BY DEVELOPER

FILE S:\subdivisions\78\DMV\p-THOMAS LACKLAND ST PLOTTED Thursday, February 04, 2016 8:59:24 AM

BENCHMARK  
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT ELEVATION 4023.97 ..... NAVD88 DATUM

DATE 05/28/15  
REVISIONS  
BY R.R.  
CHANGE FROM 6" TO 4" ROLLED CURB

PROJECT NAME  
**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CONTAINING: 127.6822 ACRES

SCALE  
HORIZ: 1" = 30'  
VERT: 1" = 10'  
DATE: JUL 2014  
DESIGN BY: YC  
INITIATED BY: DN  
CHECKED BY: YC  
JOB NO.: 713-91

CONDE INC. ENGINEERING / PLANNING SURVEYING / GPS  
6080 SURETY DR. STE 100 EL PASO, TEXAS 79905  
PHONE: (915) 592-0283 FAX: (915) 592-0286

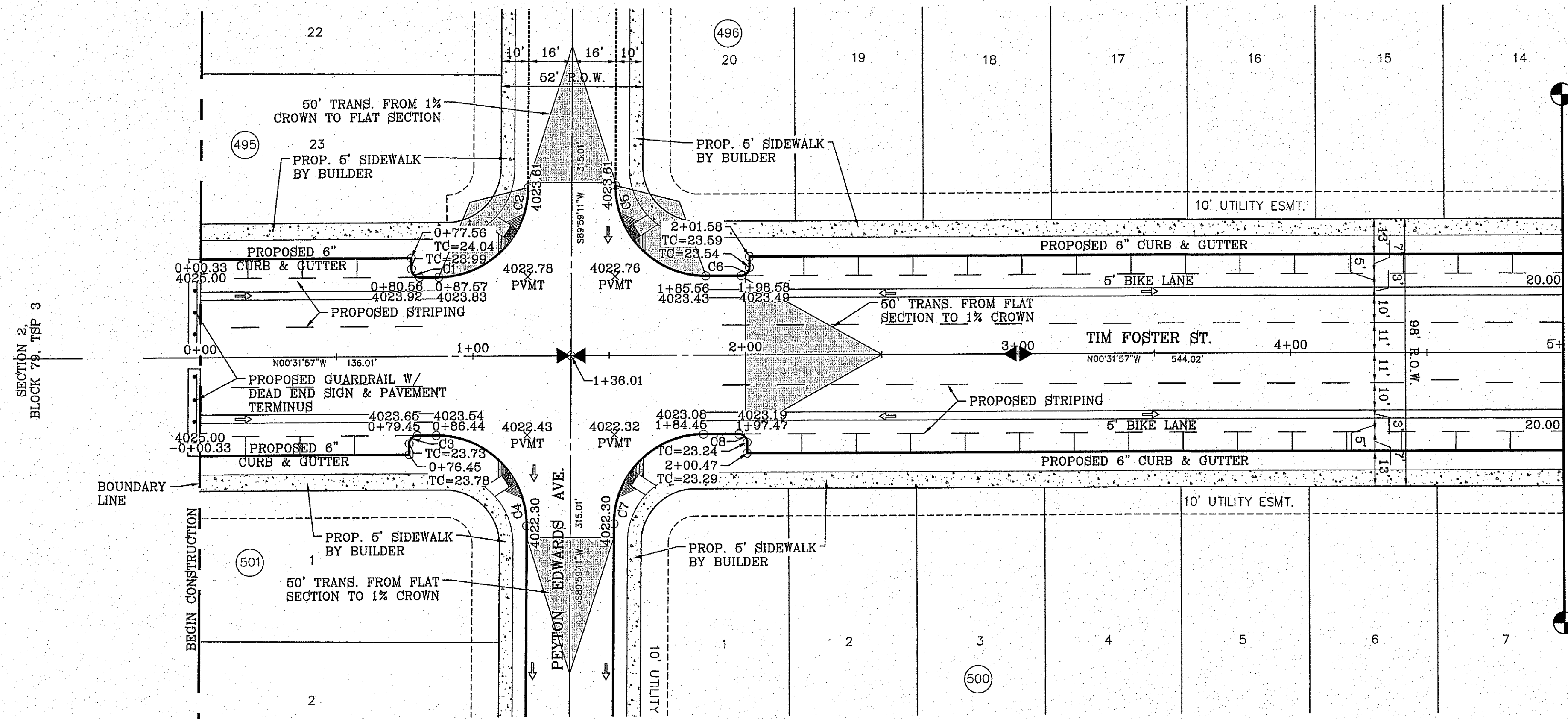
THE STATE OF TEXAS  
Final Approval

SHEET TITLE  
STREET PLAN-PROFILE  
**THOMAS LACKLAND ST.**  
STA: 0+00 TO STA: 7+00

SHT 52 OF 79

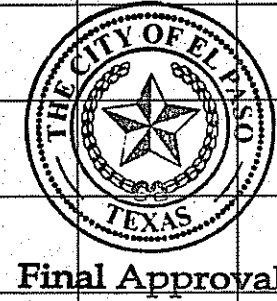
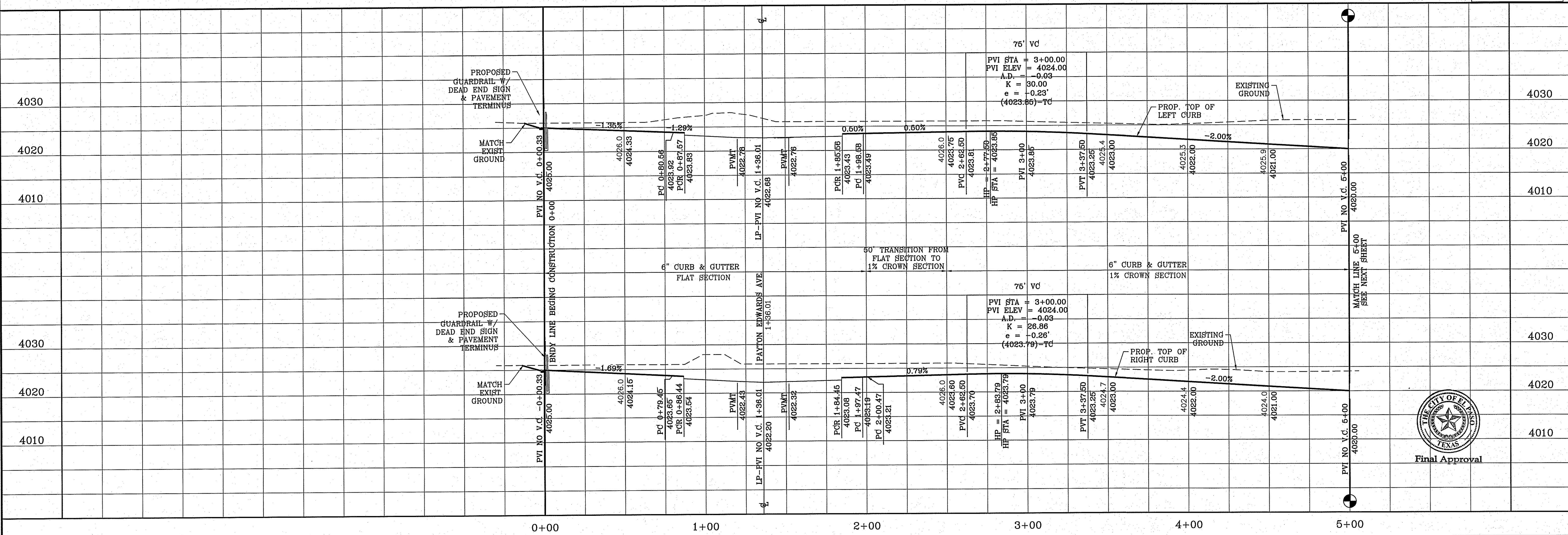
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	3.00'	4.71'	3.00'	4.24'	N44°28'03"E	90°00'00"
C2	33.00'	51.54'	32.70'	46.46'	N45°16'23"W	89°28'51"
C3	3.00'	4.71'	3.00'	4.24'	S45°31'57"E	90°00'00"
C4	33.00'	52.14'	33.30'	46.88'	S44°43'37"W	90°31'09"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C5	33.00'	52.14'	33.30'	46.88'	N44°43'03"E	90°31'09"
C6	3.00'	4.71'	3.00'	4.24'	N45°31'57"W	90°00'00"
C7	33.00'	51.54'	32.70'	46.46'	S45°16'23"E	89°28'51"
C8	3.00'	4.71'	3.00'	4.24'	S44°28'03"W	90°00'00"



SCALE: 1" = 30'

FILE S:\Subdivisions\TIE 78\DWG\PRP-TIM FOSTER ST PLOTTED Wednesday, January 13, 2016 8:22:06 AM



**TERRA DEL ESTE UNIT SEVENTY EIGHT**

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS CONTAINING: 127.862± ACRES

PROJECT NAME: **TERRA DEL ESTE UNIT SEVENTY EIGHT**

BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT, ELEVATION 4023.97

DATE: 12/24/2014

REVISIONS: LOT REMOVAL & STUB STREET ADDITION

BY: DN

CHECKED BY: YC

JOB NO.: 719-31

ENGINEER'S SEAL:

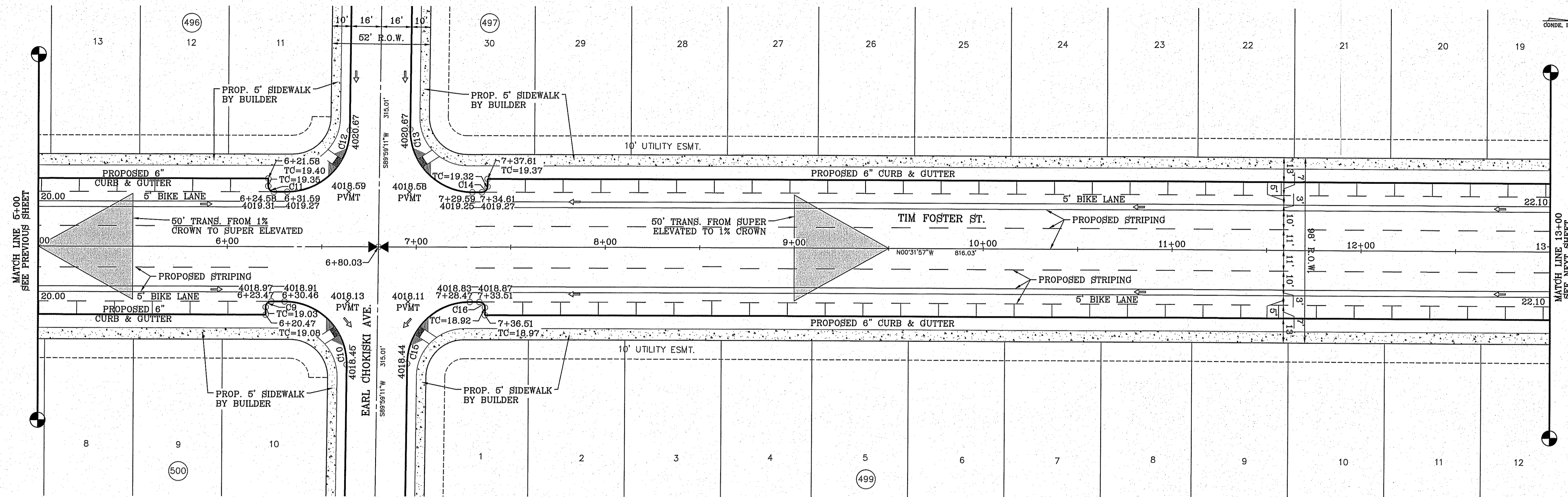
**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6080 SURETY DR. SITE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 592-0286

SHEET TITLE: **TIM FOSTER ST.**  
STA: 0+00 TO STA: 5+00

SHT 54 OF 79

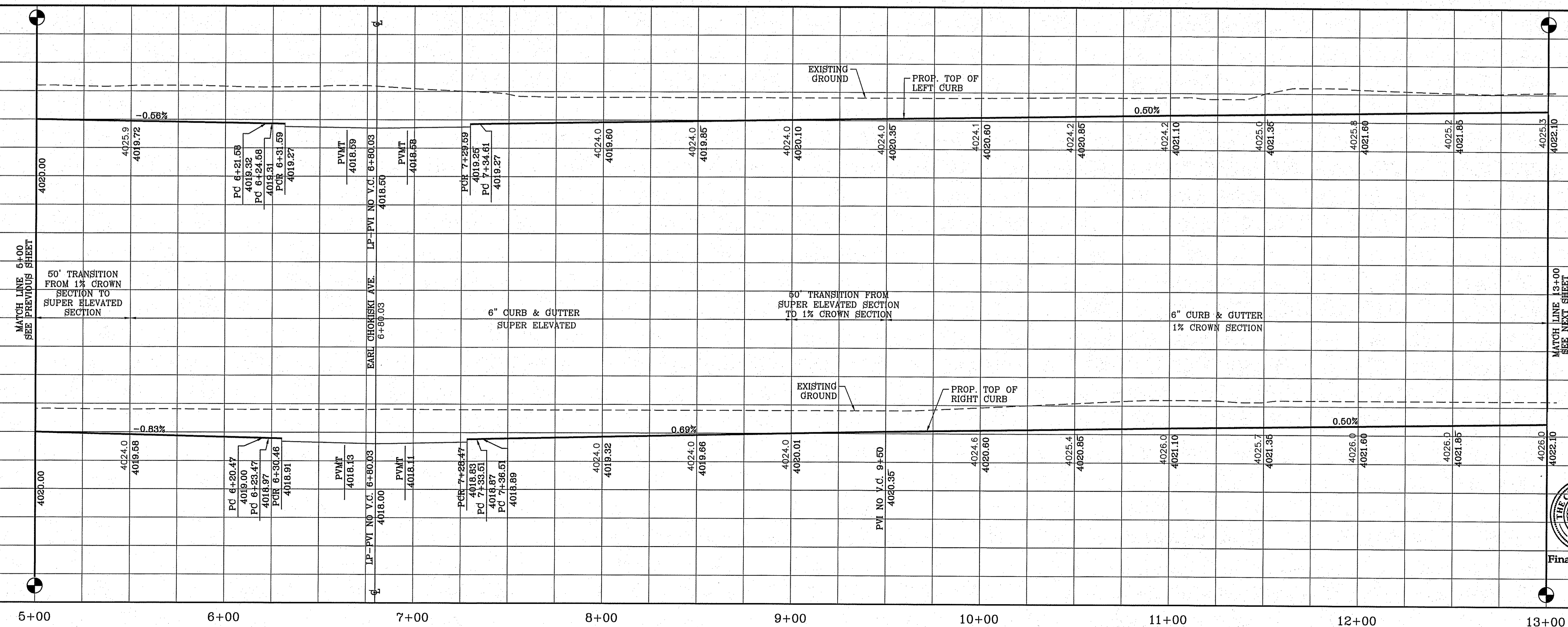
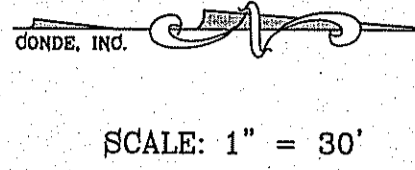


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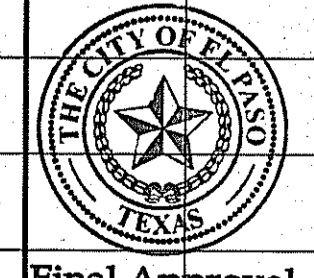


CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C9	3.00'	4.71'	3.00'	4.24'	S45°31'57"E	90°00'00"
C10	33.00'	52.14'	33.30'	46.88'	S44°43'37"W	90°31'09"
C11	3.00'	4.71'	3.00'	4.24'	N44°28'03"E	90°00'00"
C12	33.00'	51.54'	32.70'	46.46'	N45°16'23"W	89°28'51"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C13	33.00'	52.14'	33.30'	46.88'	N44°43'37"E	90°31'09"
C14	3.00'	4.71'	3.00'	4.24'	N45°31'57"W	90°00'00"
C15	33.00'	51.54'	32.70'	46.46'	S45°16'23"E	89°28'51"
C16	3.00'	4.71'	3.00'	4.24'	S44°28'03"W	90°00'00"



H/C RAMPS TO BE DONE BY DEVELOPER

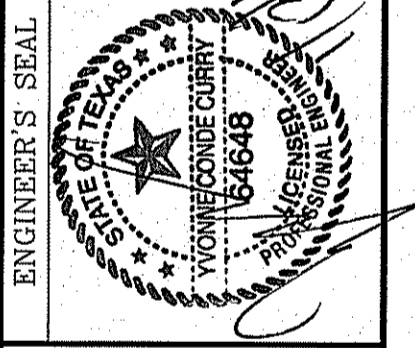


BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT.	ELEVATION 4023.97
DATE	12/24/2014
REVISIONS	LOT REMOVAL & STUB STREET ADDITION
BY	

**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS  
 CONTAINING: 127.832± ACRES

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

DATE: JUL. 2014  
 DESIGN BY: YC  
 INITIATED BY: DN  
 CHECKED BY: YC  
 JOB NO.: 719-31



**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6080 SURETY DR. STE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0283  
 FAX: (915) 592-0286

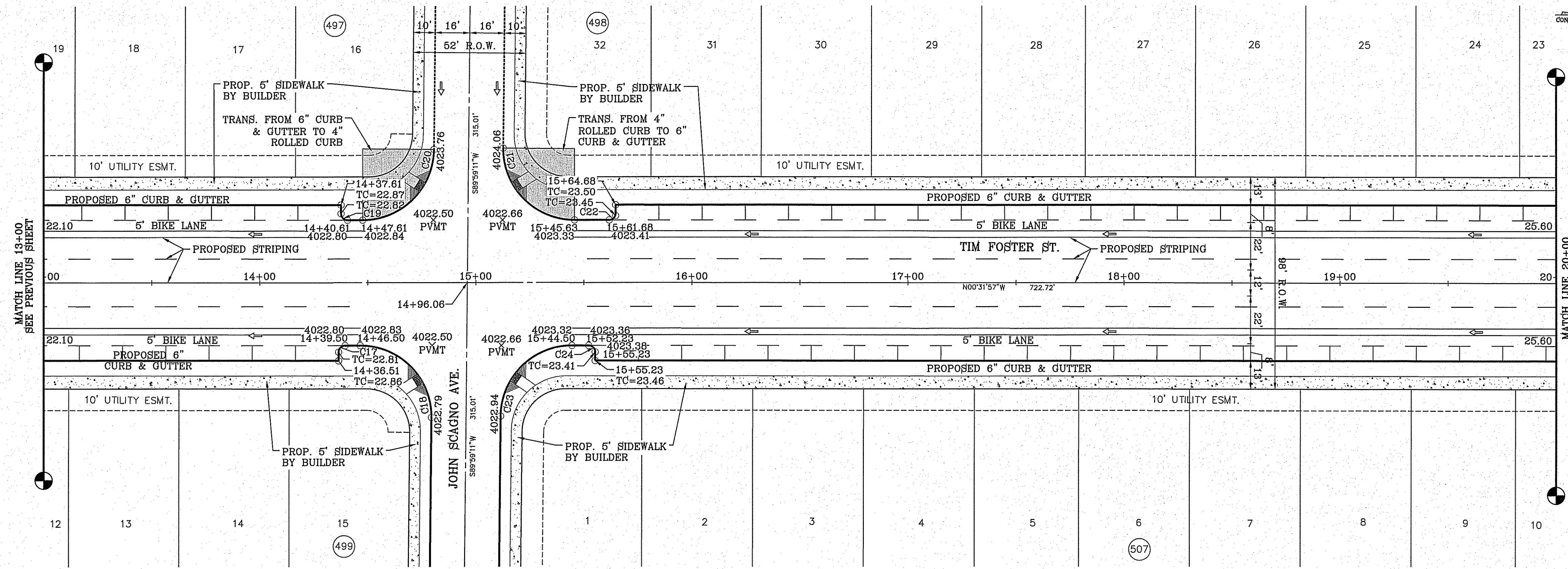


SHEET TITLE  
 STREET  
 PLAN-PROFILE  
**TIEM FOSTER ST.**  
 STA: 5+00 TO  
 STA: 13+00

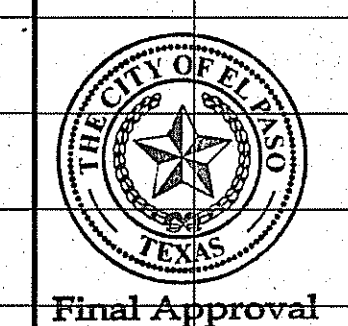
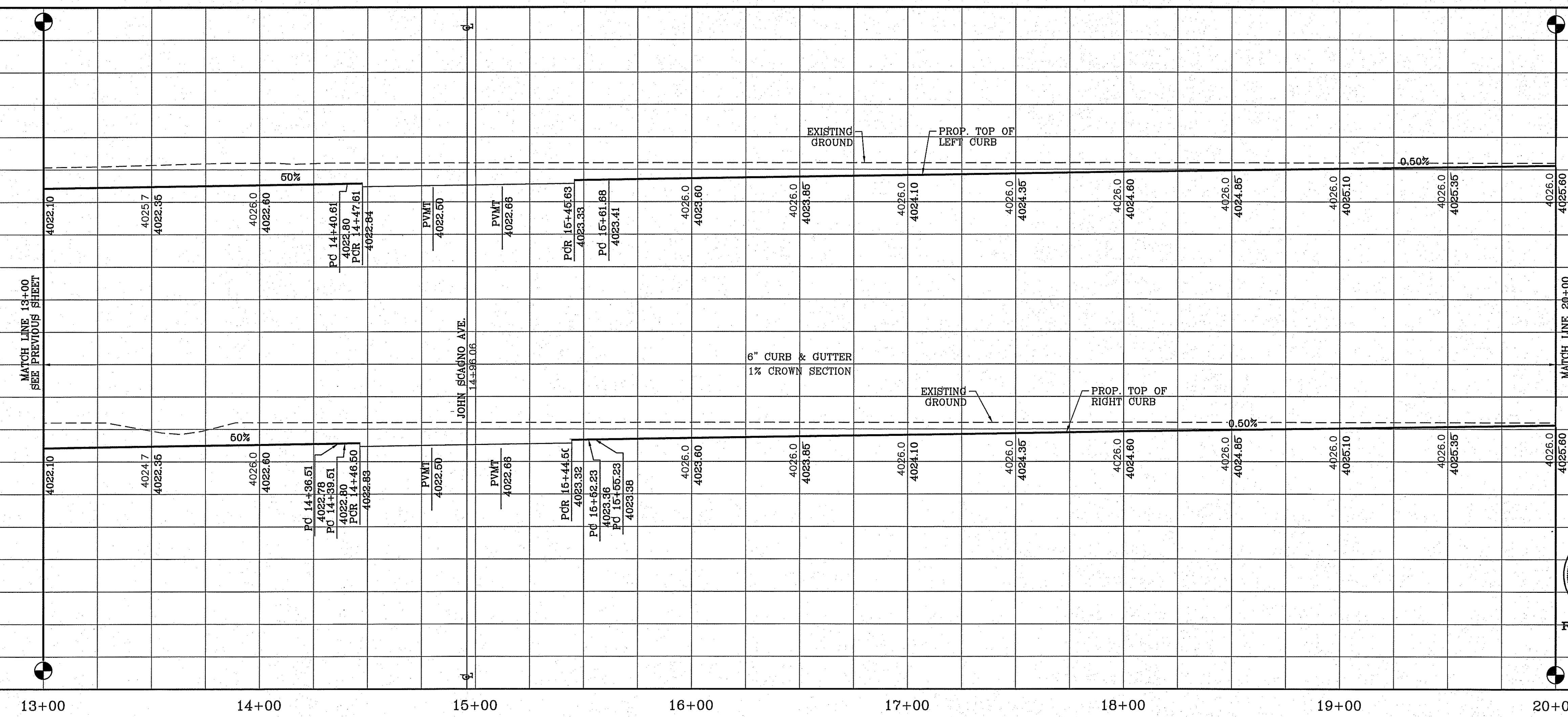
FILE S:\\_Subdivisions\THE 78th DIV\94-P&P-TIM FOSTER ST PLOTTED Wednesday, January 13, 2016 8:28:24 AM

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C17	3.00'	4.71'	3.00'	4.24'	S45°31'57"E	90°00'00"
C18	33.00'	52.14'	33.30'	46.88'	S44°43'37"W	90°31'09"
C19	3.00'	4.71'	3.00'	4.24'	N44°28'03"E	90°00'00"
C20	33.00'	51.54'	32.70'	46.46'	N45°16'23"W	89°28'51"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C21	33.00'	52.14'	33.30'	46.88'	N44°43'37"E	90°31'09"
C22	3.00'	4.71'	3.00'	4.24'	N45°31'57"W	90°00'00"
C23	33.00'	51.54'	32.70'	46.46'	S45°16'23"E	89°28'51"
C24	3.00'	4.71'	3.00'	4.24'	S44°28'03"W	90°00'00"



SCALE: 1" = 30'

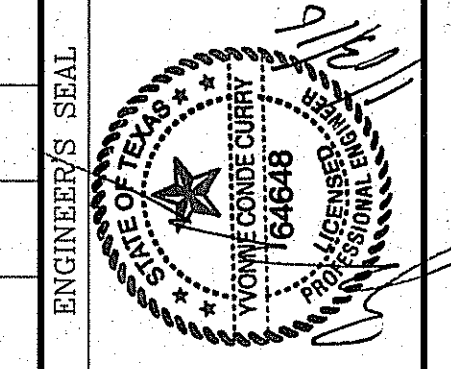


Final Approval

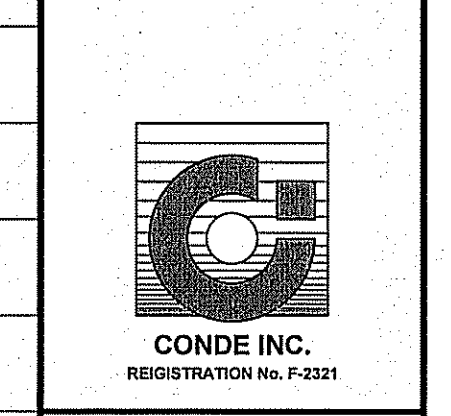
BENCHMARK	CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT. ELEVATION 4023.97
DATE	12/24/2014
REVISIONS	LOT REMOVAL & STUB STREET ADDITION
BY	

**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BRING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS  
 CONTAINING: 127.832± ACRES

SCALE  
 HORIZ: 1" = 30'  
 VERT: 1" = 10'  
 DATE: JUL. 2014  
 DESIGN BY: YC  
 INITIATED BY: DN  
 CHECKED BY: YC  
 JOB NO.: 713-81



**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6080 SURETY DR. STE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0283  
 FAX: (915) 592-0286

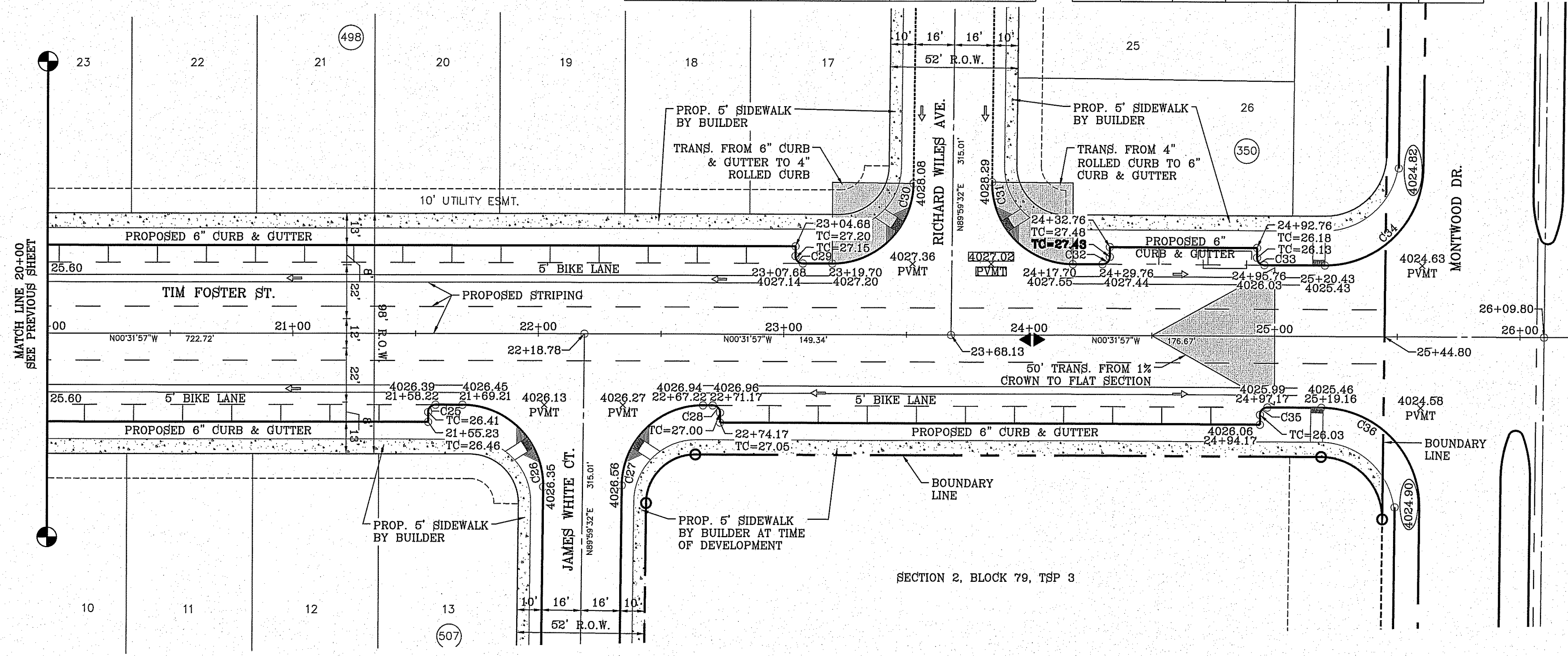


SHEET TITLE  
**STREET PLAN-PROFILE**  
**TIM FOSTER ST.**  
 STA: 13+00 TO  
 STA: 20+00

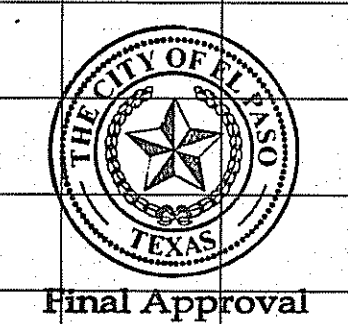
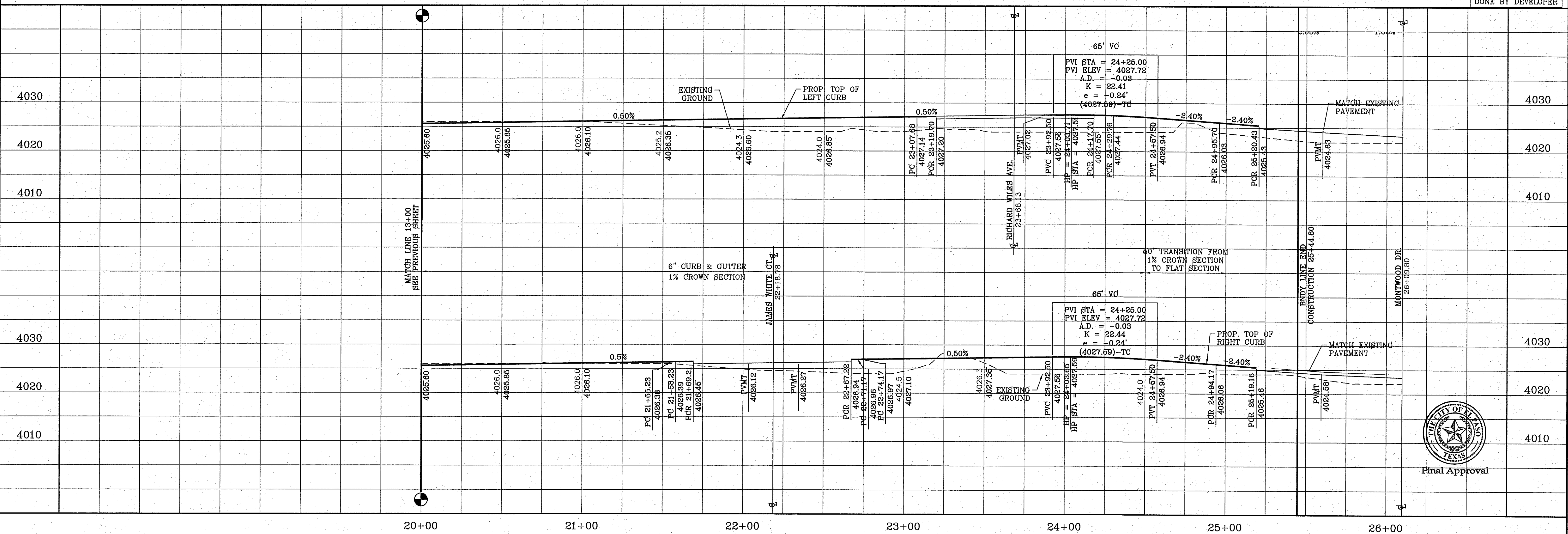
FILE C:\Subdivisions\TERRA DEL ESTE UNIT SEVENTY EIGHT\TERRA DEL ESTE UNIT SEVENTY EIGHT\TERRA DEL ESTE UNIT SEVENTY EIGHT.dwg, January 13, 2016 8:29:32 AM

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C25	3.00'	4.71'	3.00'	4.24'	S45°31'57"E	90°00'00"
C26	33.00'	52.14'	33.30'	46.88'	S44°43'47"W	90°31'30"
C27	33.00'	51.53'	32.70'	46.45'	S45°16'13"E	89°28'30"
C28	3.00'	4.71'	3.00'	4.24'	S44°28'03"W	90°00'00"
C29	3.00'	4.71'	3.00'	4.24'	N44°28'03"E	90°00'00"
C30	33.00'	51.53'	32.70'	46.45'	N45°16'13"W	89°28'30"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C31	33.00'	52.14'	33.30'	46.88'	N44°43'47"E	90°31'30"
C32	3.00'	4.71'	3.00'	4.24'	N45°31'57"W	90°00'00"
C33	3.00'	4.71'	3.00'	4.24'	N44°28'03"E	90°00'00"
C34	40.00'	62.47'	39.64'	56.31'	N45°16'13"W	89°28'30"
C35	3.00'	4.71'	3.00'	4.24'	S45°31'57"E	90°00'00"
C36	40.00'	63.20'	40.37'	56.83'	S44°43'47"W	90°31'30"



SCALE: 1" = 30'

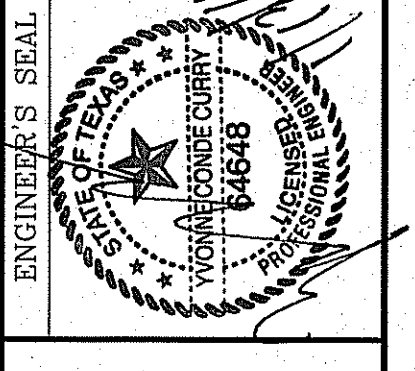


BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT.	ELEVATION 4023.97
DATE	12/24/2014
BY	DN
REVISIONS	LOT REMOVAL & STUB STREET ADDITION

PROJECT NAME  
**TERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS CONTAINING: 127.882± ACRES

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

DATE: JUL. 2014  
 DESIGN BY: YC  
 INITIATED BY: DN  
 CHECKED BY: YC  
 JOB NO.: 713-31



CONDE INC.  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6080 SURETY DR. STE 100  
 EL PASO, TEXAS 79805  
 PHONE: (915) 592-0283  
 FAX: (915) 592-0286

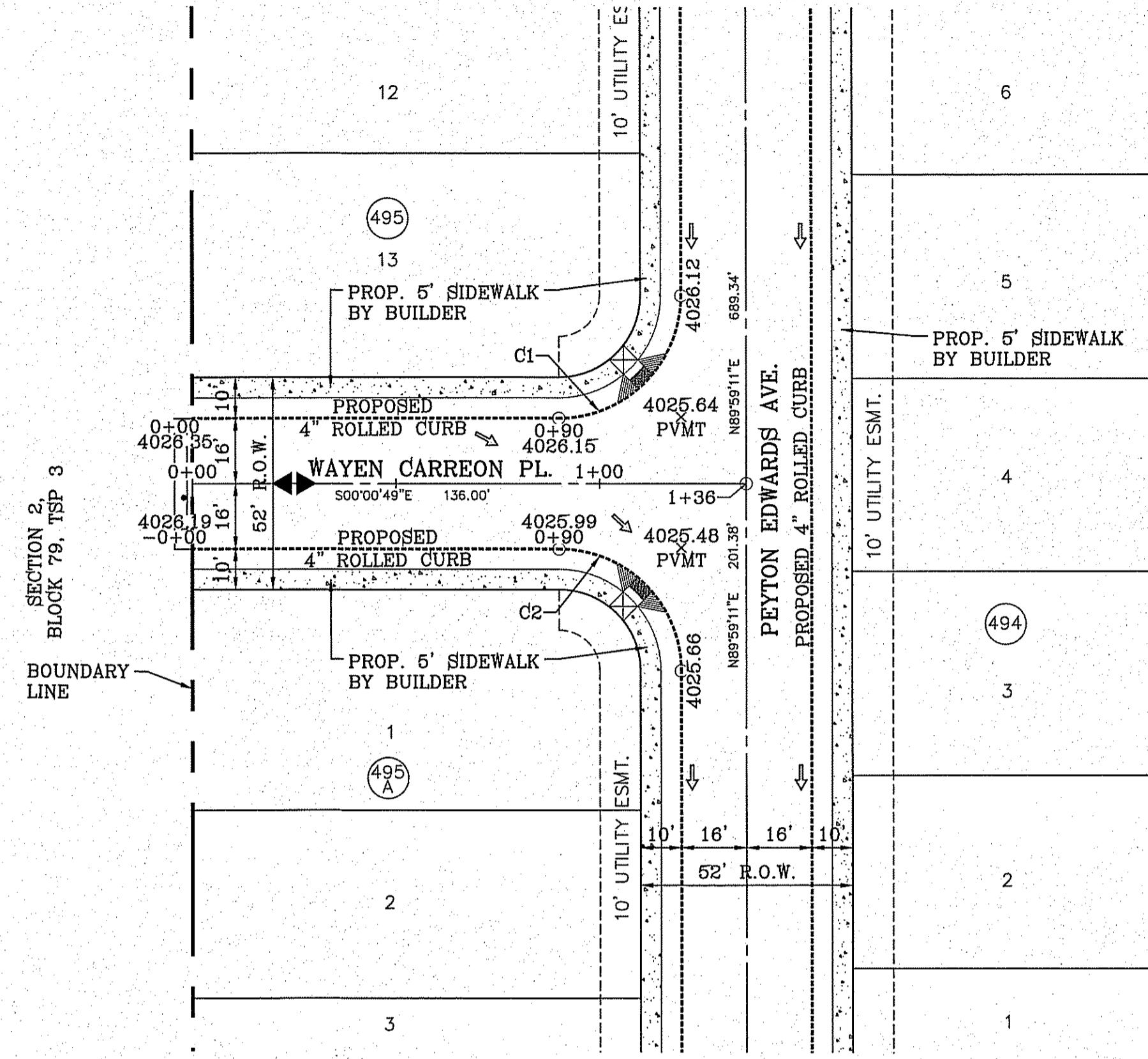
SHEET TITLE  
 STREET  
**TIM FOSTER ST.**  
 STA: 20+00 TO  
 STA: 25+44.80

FILE S:\\_Subdivisions\78\WV\W&P-WAYEN CARREON PL. PLOTTED Wednesday, January 13, 2016 8:22:55 AM

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	47.12'	30.00'	42.43'	N45°00'49"W	90°00'00"
C2	30.00'	47.12'	30.00'	42.43'	S44°59'11"W	90°00'00"



SCALE: 1" = 30'



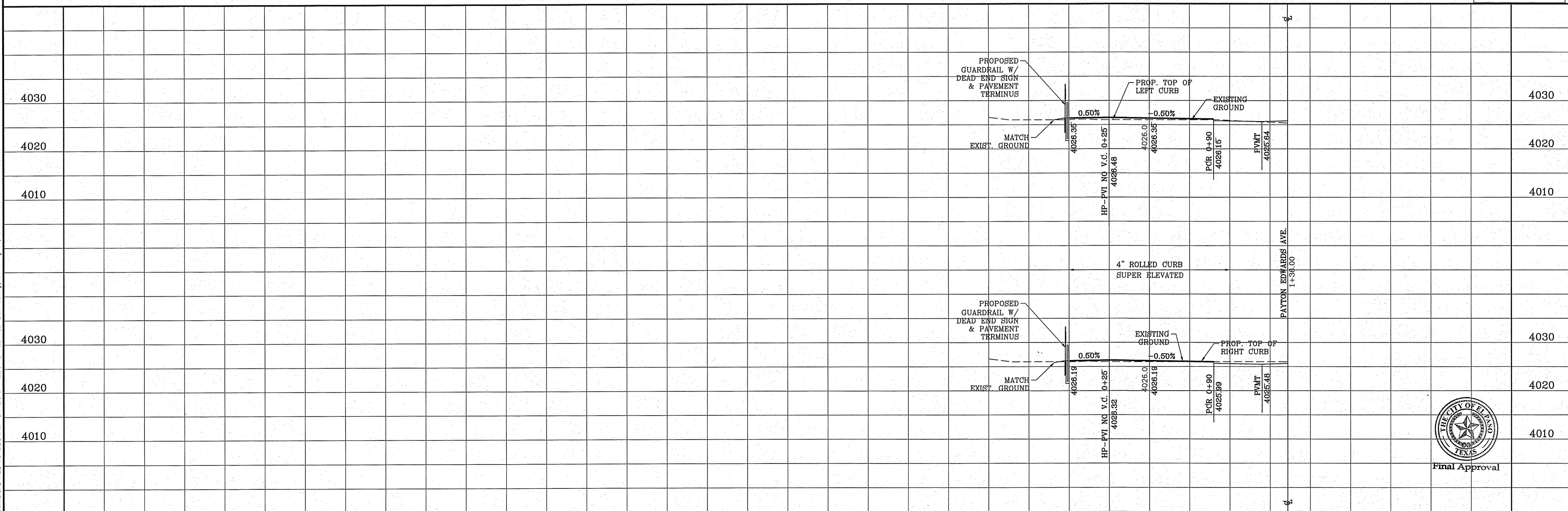
BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT. ELEVATION 4023.87

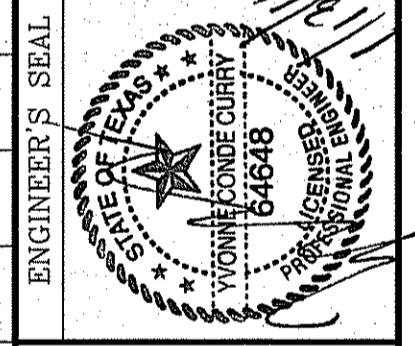
DATE	REVISIONS	BY

**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS  
 CONTAINING: 127.852± ACRES

H/C RAMPS TO BE DONE BY DEVELOPER



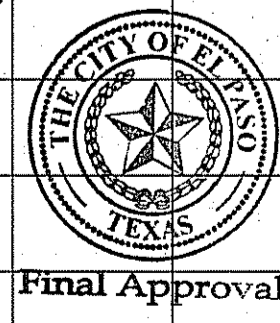
SCALE  
 HORIZ: 1" = 30'  
 VERT: 1" = 10'  
 DATE: JUL 2014  
 DESIGN BY: YC  
 INITIATED BY: DN  
 CHECKED BY: YC  
 JOB NO.: 713-31



**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6060 SURBERY DR. STE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0283  
 FAX: (915) 592-0286

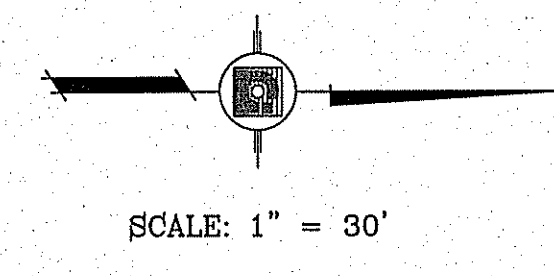
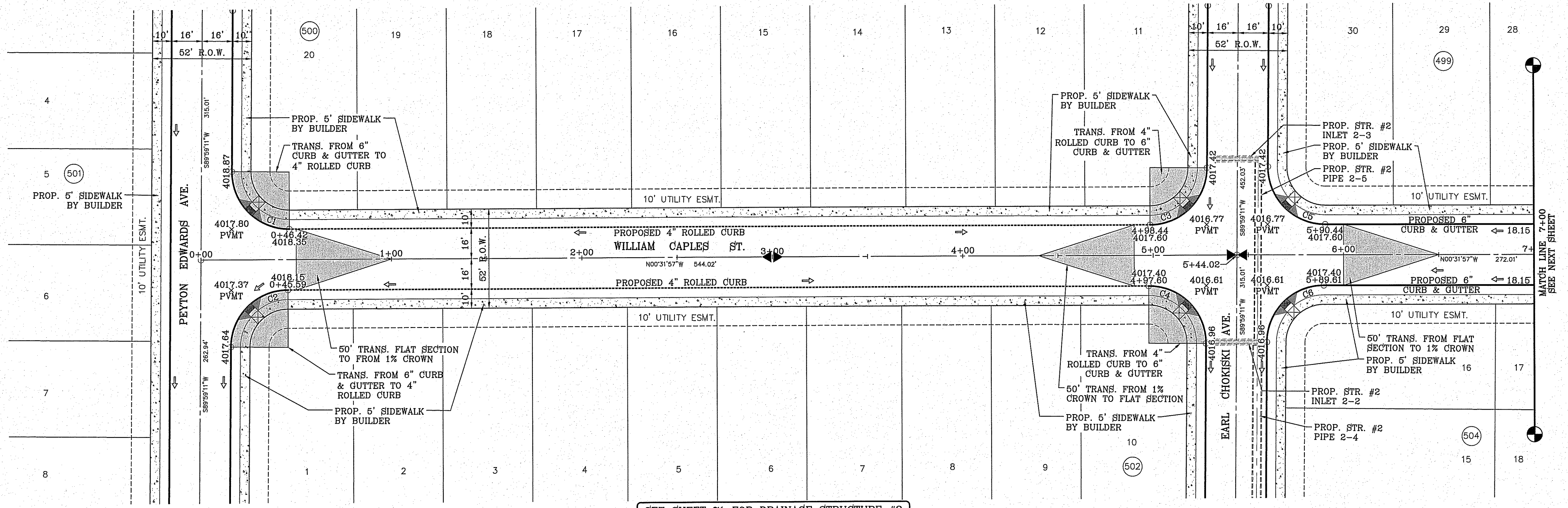


SHEET TITLE  
 STREET  
 PLAN-PROFILE  
**WAYEN CARREON PL.**  
 STA: 0+00 TO  
 STA: 1+36.00



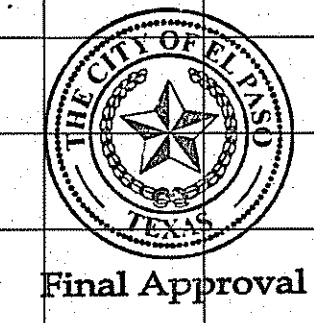
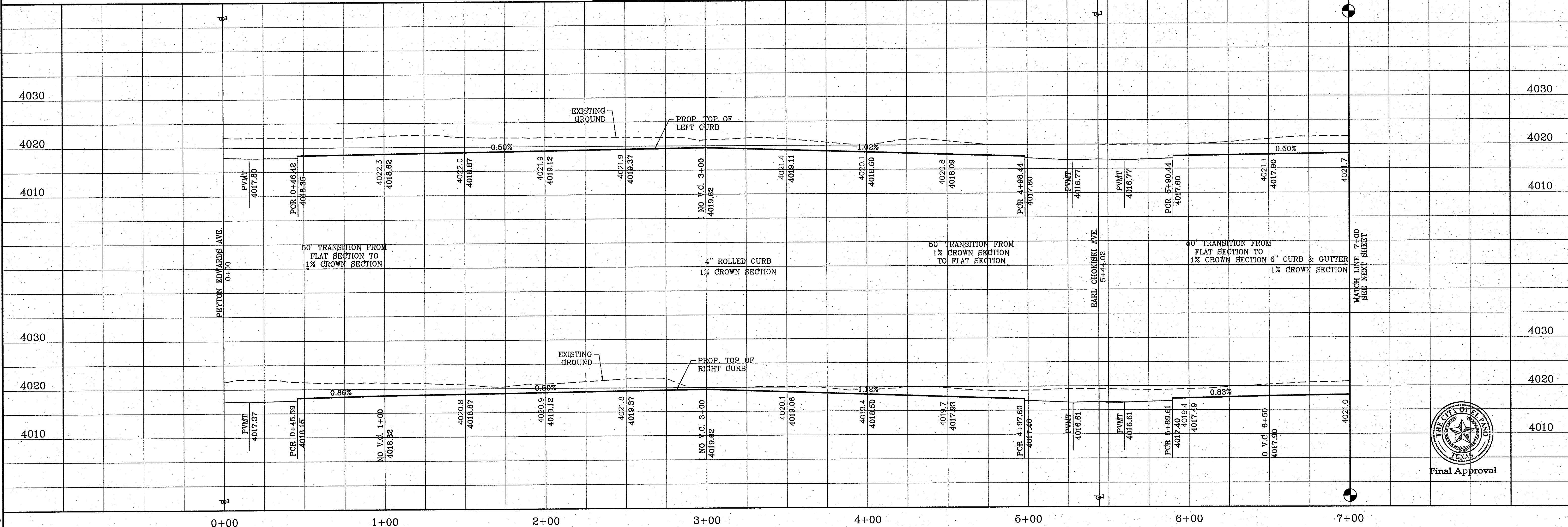
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	47.40'	30.27'	42.62'	N44°43'37"E	90°31'09"
C2	30.00'	46.85'	29.73'	42.23'	S45°16'23"W	89°28'51"
C3	30.00'	46.85'	29.73'	42.23'	N45°16'23"W	89°28'51"
C4	30.00'	47.40'	30.27'	42.62'	S44°43'37"W	90°31'09"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C5	30.00'	47.40'	30.27'	42.62'	N44°43'37"E	90°31'09"
C6	30.00'	46.85'	29.73'	42.23'	S45°16'23"W	89°28'51"



SEE SHEET 71 FOR DRAINAGE STRUCTURE #2

H/C RAMPS TO BE DONE BY DEVELOPER



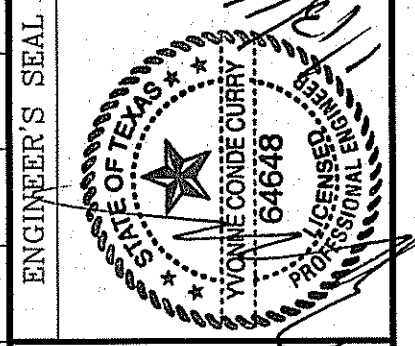
BENCHMARK	CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT. ELEVATION 4023.97	DATE	REVISIONS	BY
	.....NAVD83 DATUM			

PROJECT NAME  
**TERRA DEL ESTE UNIT SEVENTY EIGHT**

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, EL PASO COUNTY, TEXAS  
CONTAINING: 127.652± ACRES

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

DATE: JUL. 2014  
DESIGN BY: YC  
INITIATED BY: BN  
CHECKED BY: YC  
JOB NO.: 713-31



**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6080 SURETY DR. STE. 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0293  
FAX: (915) 592-0286

SHEET TITLE  
**STREET PLAN - PROFILE**

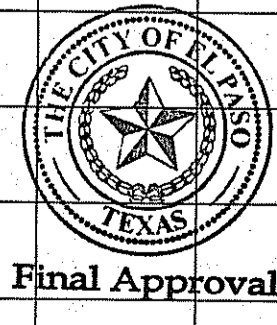
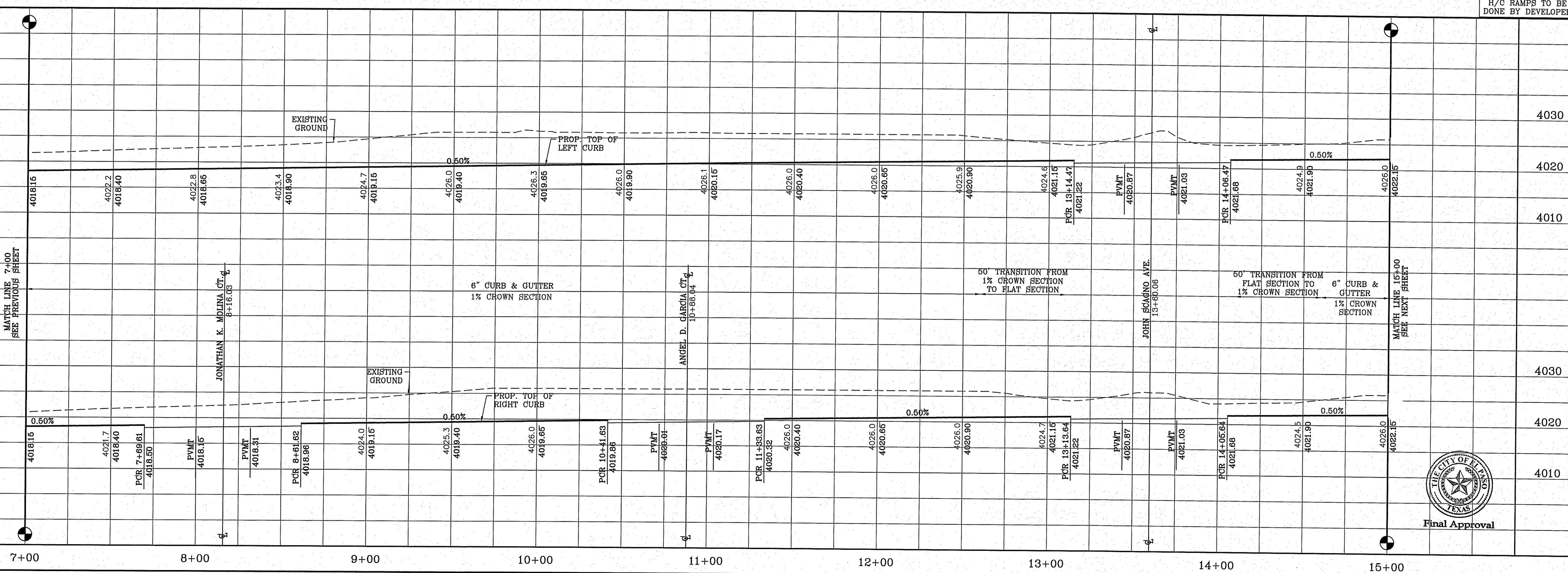
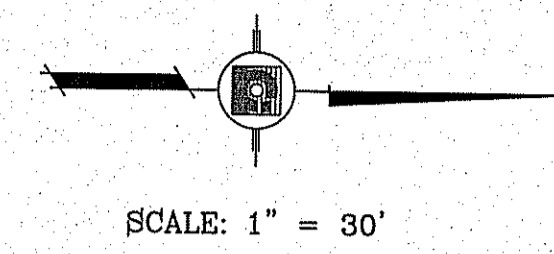
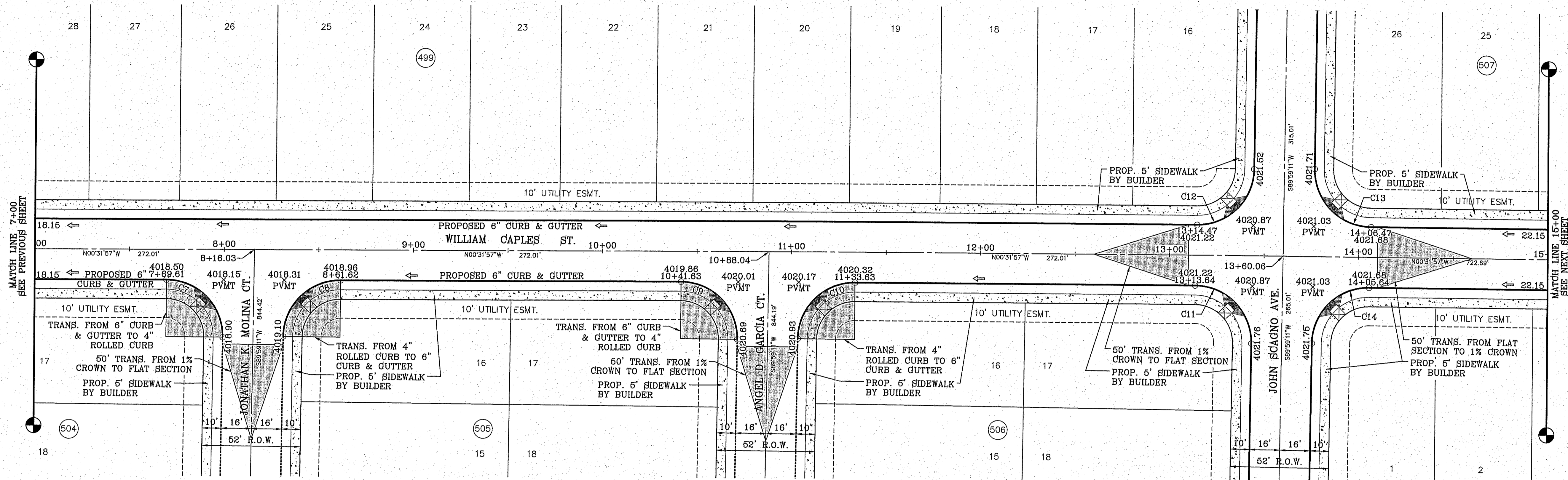
**WILLIAM CAPLES ST**  
STA: 0+00 TO STA: 7+00

FILE S:\Subdivisions\78\JWG\PRP-WILLIAM CAPLES ST PLOTTED Wednesday, January 13, 2016 8:23:31 AM

FILE S:\Subdivisions\78\INDV\78-1\WILLIAM CAPLES ST PLOTTED Wednesday, January 13, 2016 8:23:38 AM

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C7	30.00'	47.40'	30.27'	42.62'	S44°43'37"W	90°31'09"
C8	30.00'	46.85'	29.73'	42.23'	S45°16'23"E	89°28'51"
C9	30.00'	47.40'	30.27'	42.62'	S44°43'37"W	90°31'09"
C10	30.00'	46.85'	29.73'	42.23'	S45°16'23"E	89°28'51"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C11	30.00'	47.40'	30.27'	42.62'	S44°43'37"W	90°31'09"
C12	30.00'	46.85'	29.73'	42.23'	N45°16'23"W	89°28'51"
C13	30.00'	47.40'	30.27'	42.62'	N44°43'37"E	90°31'09"
C14	30.00'	46.85'	29.73'	42.23'	S45°16'23"E	89°28'51"



**TIERRA DEL ESTE UNIT SEVENTY EIGHT**

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CONTAINING: 127.66± ACRES

**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6080 SURVEY DR. STE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0283  
 FAX: (915) 592-0286

**WILLIAM CAPLES ST.**  
 STA: 7+00 TO  
 STA: 15+00

SHT 60 OF 79

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

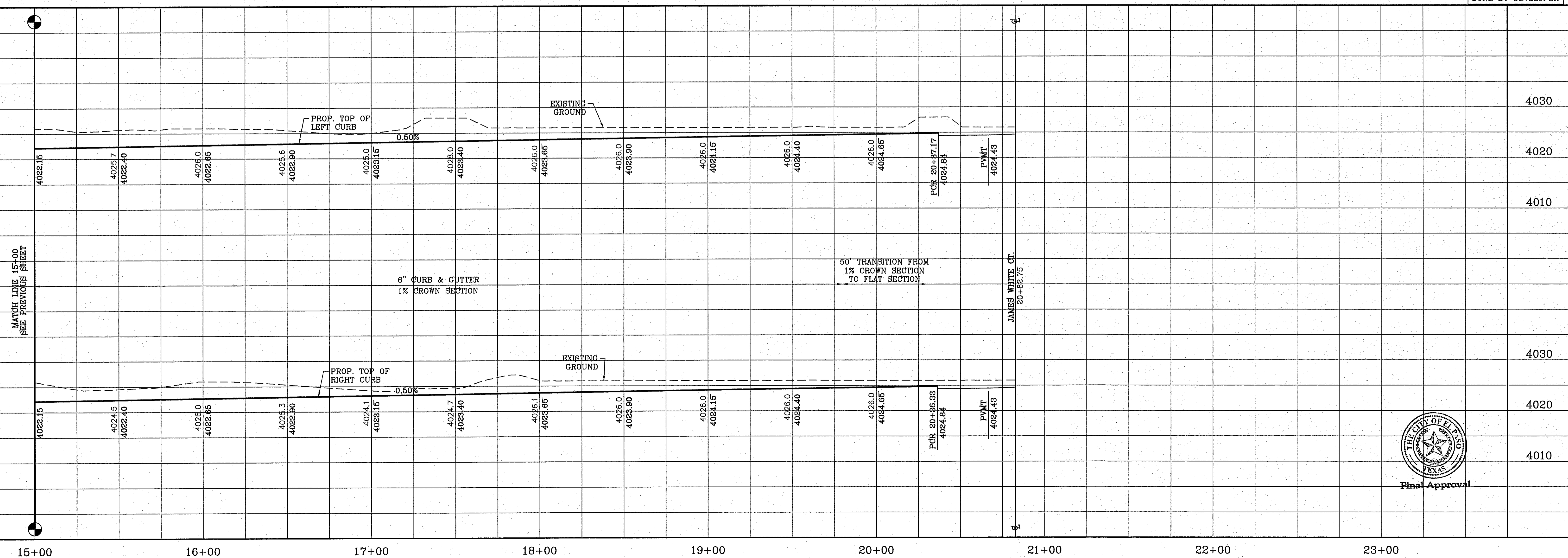
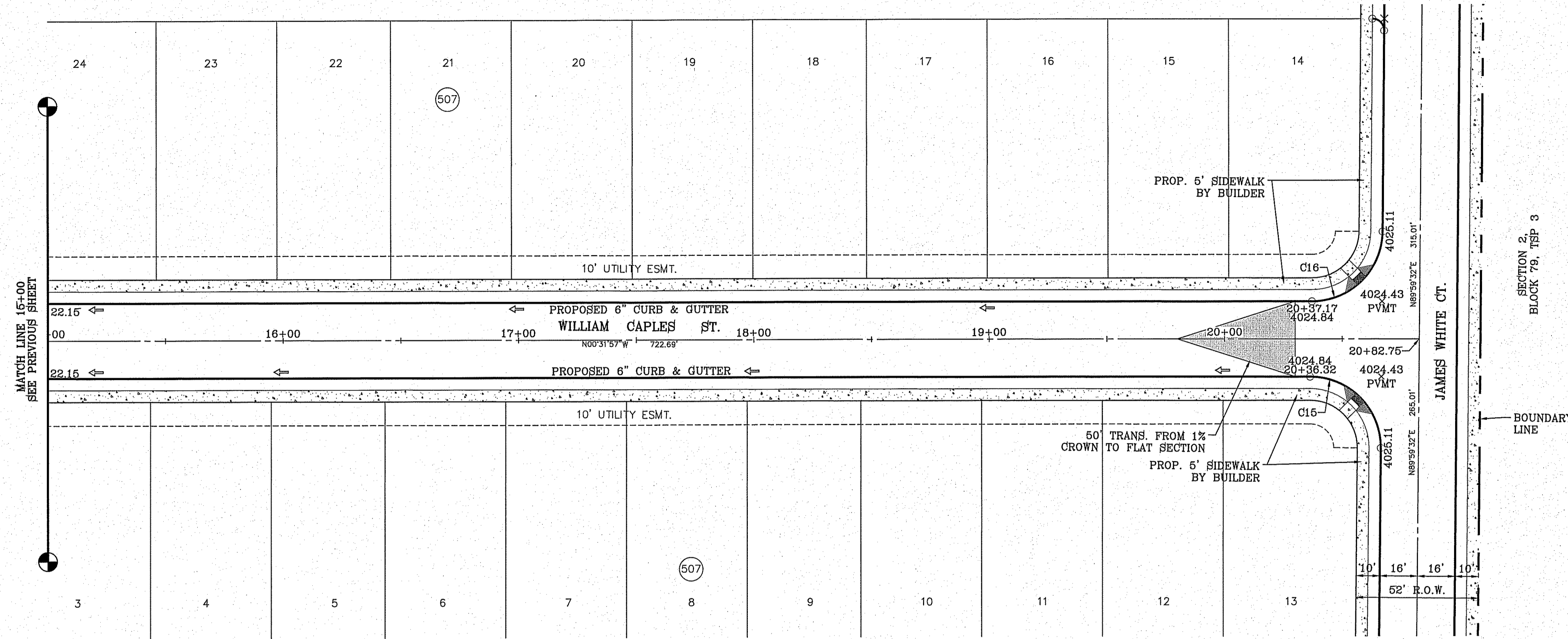
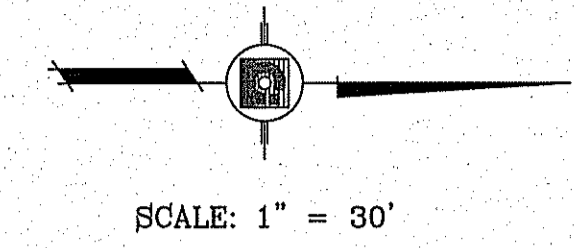
DATE: JUL. 2014  
 DESIGN BY: YC  
 INITIATED BY: DN  
 CHECKED BY: YC  
 JOB NO.: 713-31

PROJECT NAME: TIERRA DEL ESTE UNIT SEVENTY EIGHT

BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONWOOD ST. AND HONOUR POINT. ELEVATION 4025.97

REVISIONS:

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C15	30.00'	47.40'	30.28'	42.62'	S44°43'47"W	90°31'30"
C16	30.00'	46.85'	29.73'	42.23'	N45°16'13"W	89°28'30"

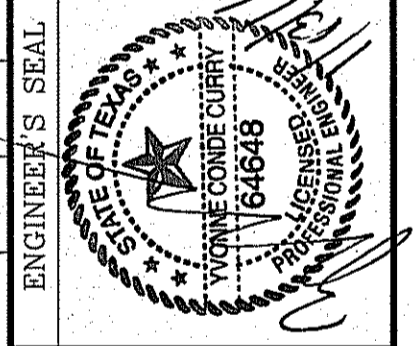


H/C RAMPS TO BE DONE BY DEVELOPER

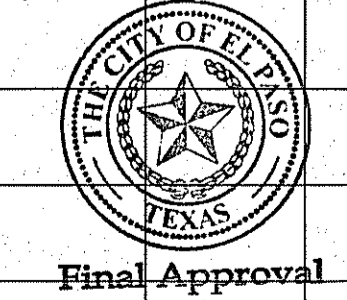
BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT.	ELEVATION 4023.97
DATE	REVISIONS
BY	

PROJECT NAME  
**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS  
 CONTAINING: 127.832± ACRES

SCALE  
 HORIZ: 1" = 30'  
 VERT: 1" = 10'  
 DATE: JUL 2014  
 DESIGN BY: YC  
 INITIATED BY: DN  
 CHECKED BY: YC  
 JOB NO.: 713-31

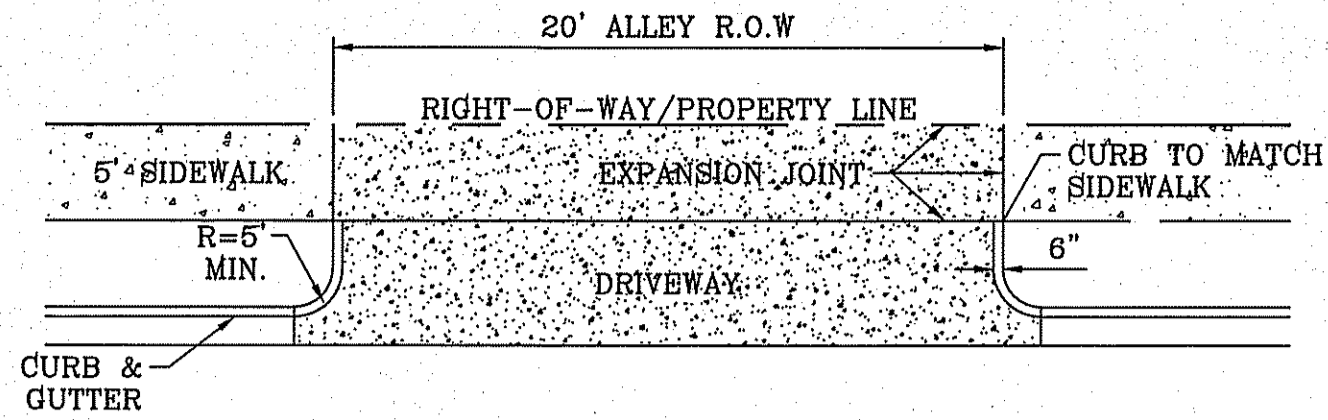


**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6080 SURETY DR. STE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0285  
 FAX: (915) 592-0286

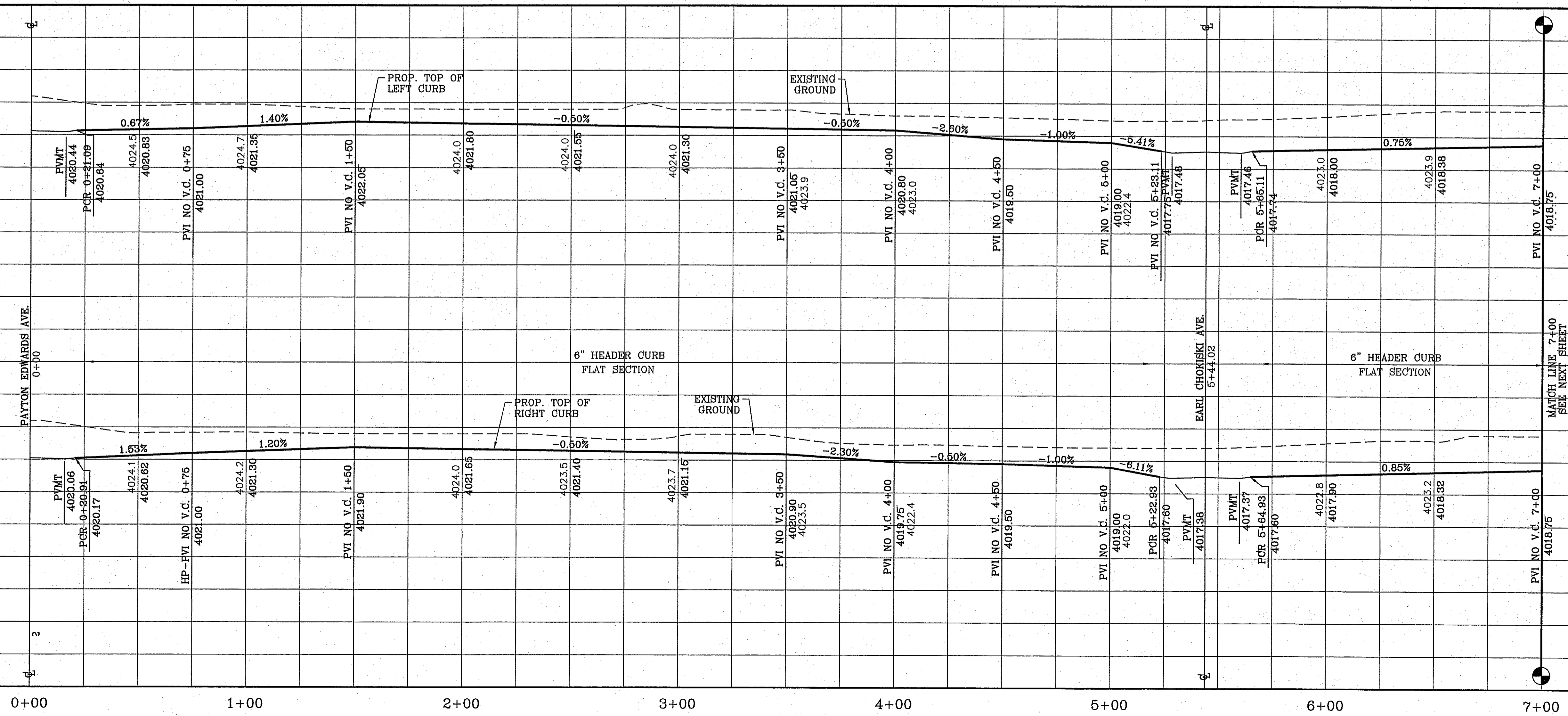
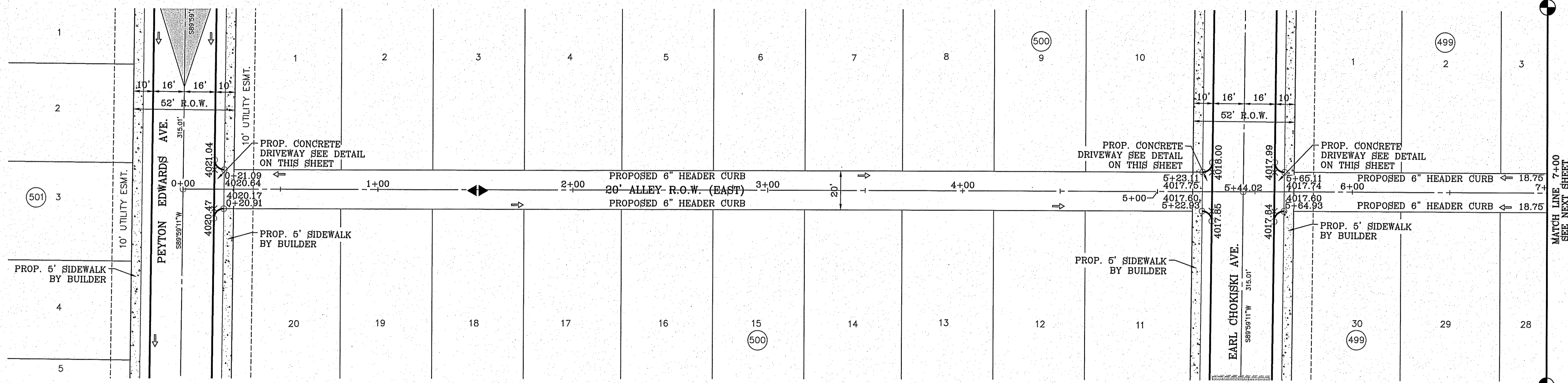
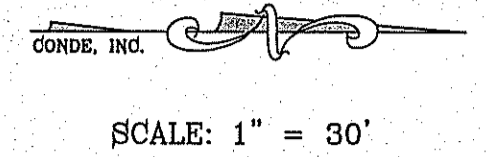


SHEET TITLE  
 STREET  
**WILLIAM CAPLES ST.**  
 STA: 15+00 TO  
 STA: 20+82.75

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DRIVEWAY DETAIL  
SCALE: 1"=10'



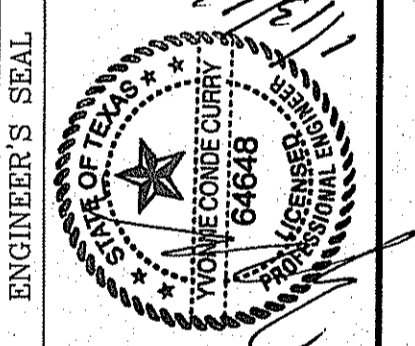
BENCHMARK	CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT. ELEVATION 4023.97
DATE	.....
REVISIONS	.....
BY	.....

PROJECT NAME  
**TERRA DEL ESTE UNIT SEVENTY EIGHT**

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS  
CONTAINING: 127.832± ACRES

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

DATE: JUL 2014  
DESIGN BY: YC  
INITIATED BY: DN  
CHECKED BY: YC  
JOB NO.: 713-31



**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6050 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 692-0286



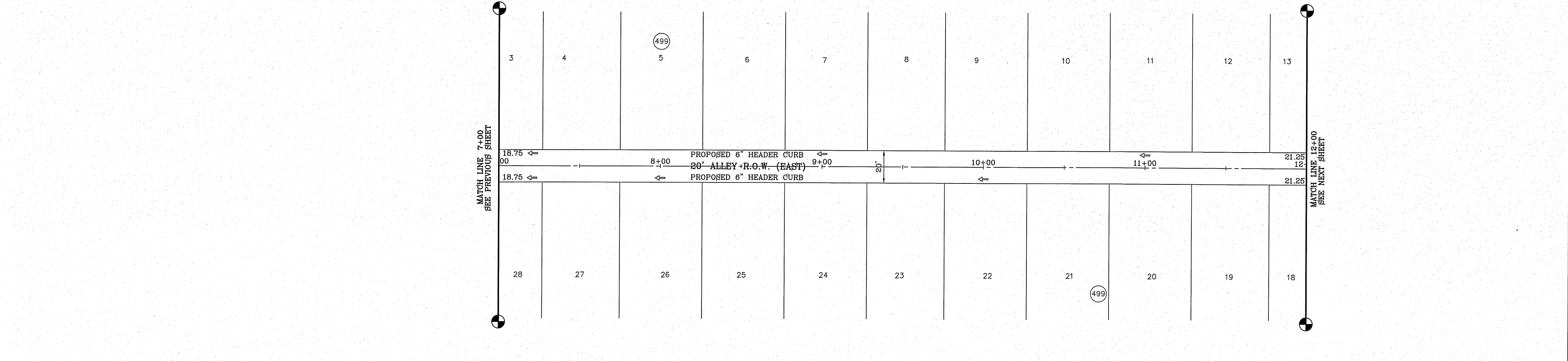
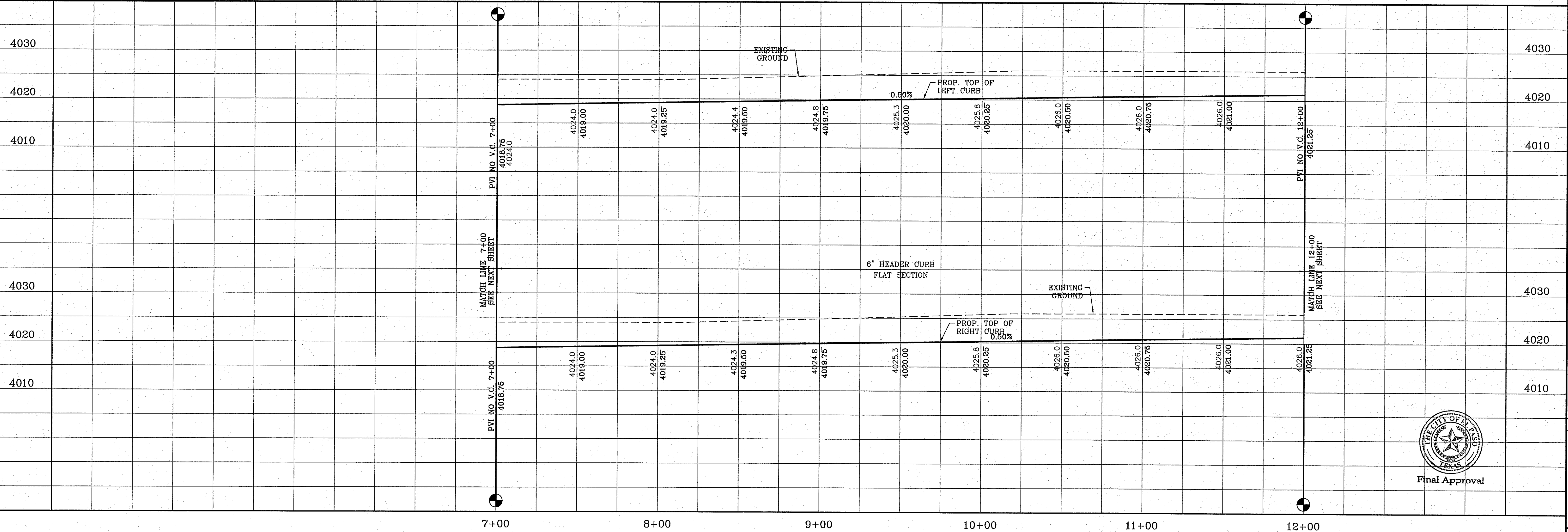
SHEET TITLE  
STREET  
PLAN-PROFILE


**ALLEY R.O.W. (EAST)**  
STA: 0+00 TO  
STA: 7+00

FILE: S:\Subdivisions\TERRA DEL ESTE UNIT SEVENTY EIGHT\ALLEY EAST PLOTTED Wednesday, January 13, 2016 8:24:15 AM



FILE: S:\Subdivisions\TDR 78\DWG\PRP-ALLEY EAST PLOTTED Wednesday, January 13, 2016 8:24:22 AM




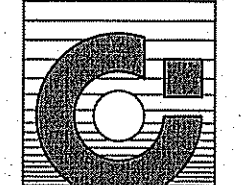
CONDE, INC.   
SCALE: 1" = 30'

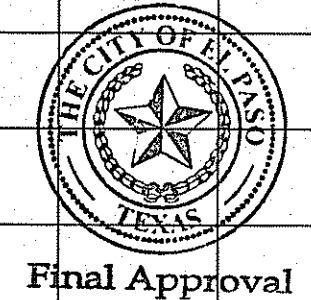
BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT.	ELEVATION 4023.97
DATE	REVISIONS
BY	

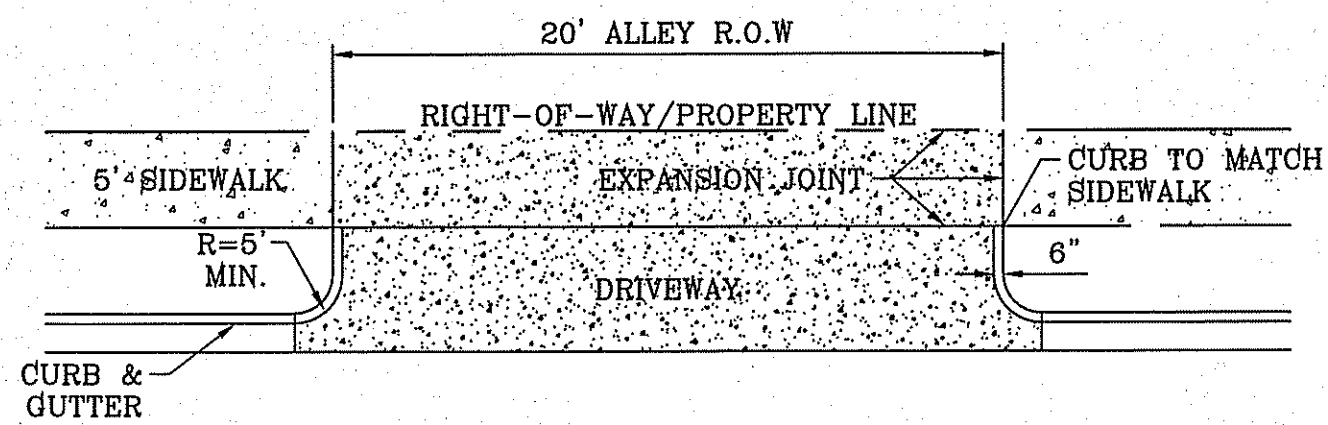
PROJECT NAME  
**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY Co. SURVEYS, EL PASO COUNTY, TEXAS CONTAINING: 127.882± ACRES

SCALE  
HORIZ: 1" = 30'  
VERT: 1" = 10'  
DATE: JUL. 2014  
DESIGN BY: YC  
INITIATED BY: DN  
CHECKED BY: YC  
JOB NO.: 719-31

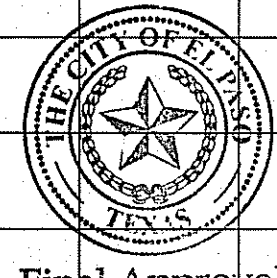
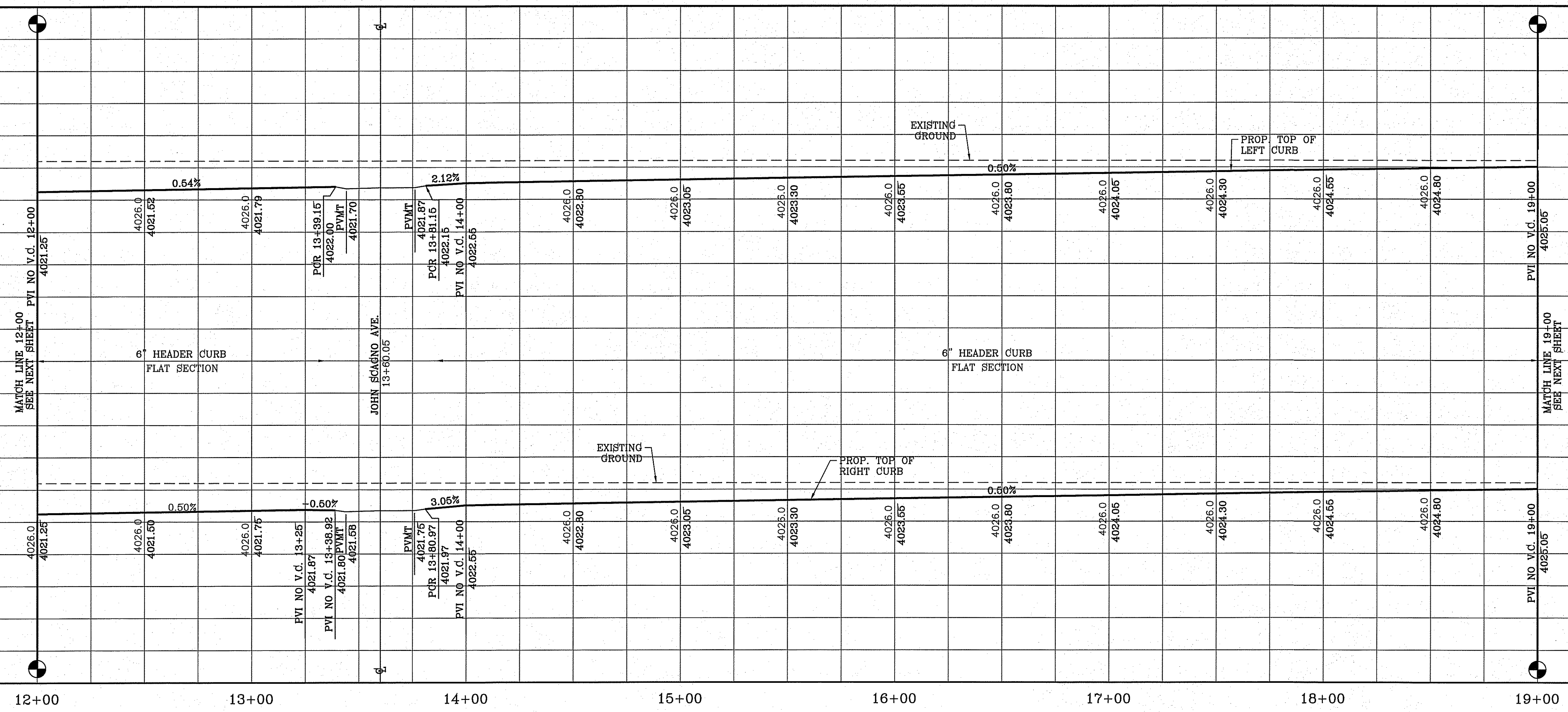
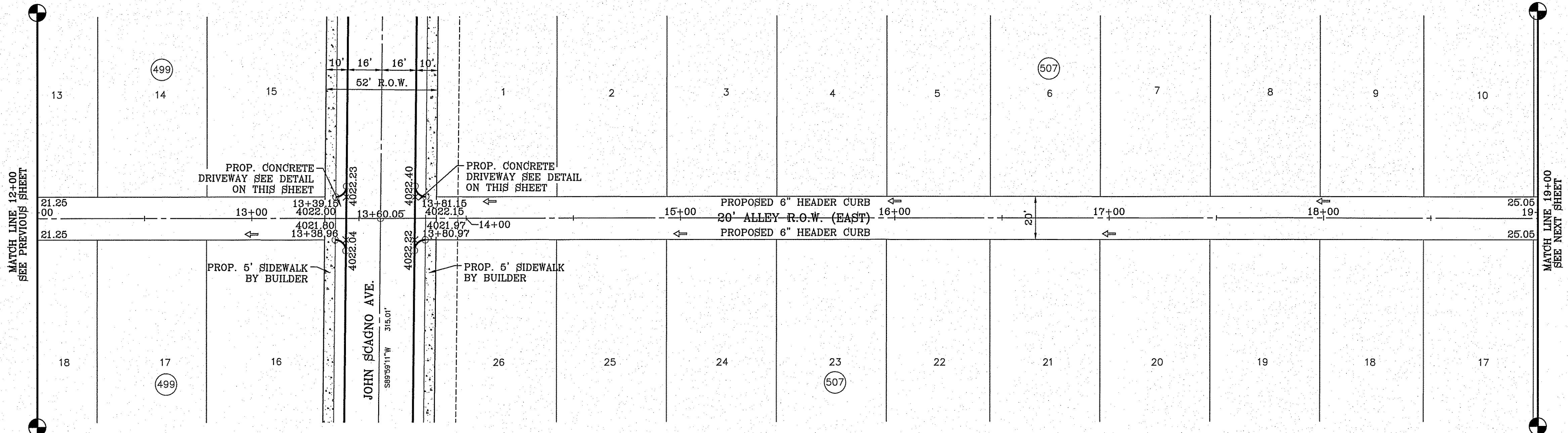
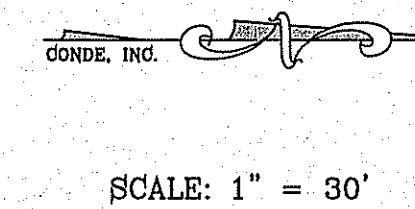
ENGINEER'S SEAL  
  
**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 592-0286

  
**CONDE INC.**  
REGISTRATION NO. P-2321  
SHEET TITLE  
STREET  
PLAN-PROFILE  
**ALLEY R.O.W. (EAST)**  
STA: 7+00 TO  
STA: 12+00  
SHT 63 OF 79





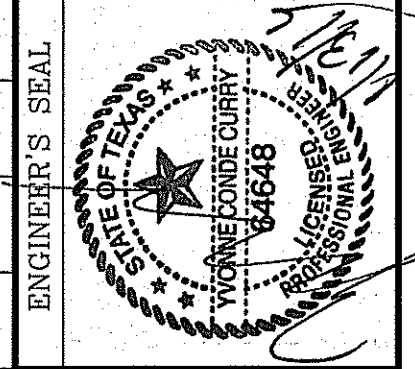
DRIVEWAY DETAIL  
SCALE: 1"=10'



BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT.	ELEVATION 4023.97
DATE	REVISIONS
	BY

**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS,  
 EL PASO COUNTY, TEXAS  
 CONTAINING: 127.832± ACRES

SCALE  
 HORIZ: 1" = 30'  
 VERT: 1" = 10'  
 DATE: JUL. 2014  
 DESIGN BY: YC  
 INITIATED BY: DN  
 CHECKED BY: YC  
 JOB NO.: 713-31



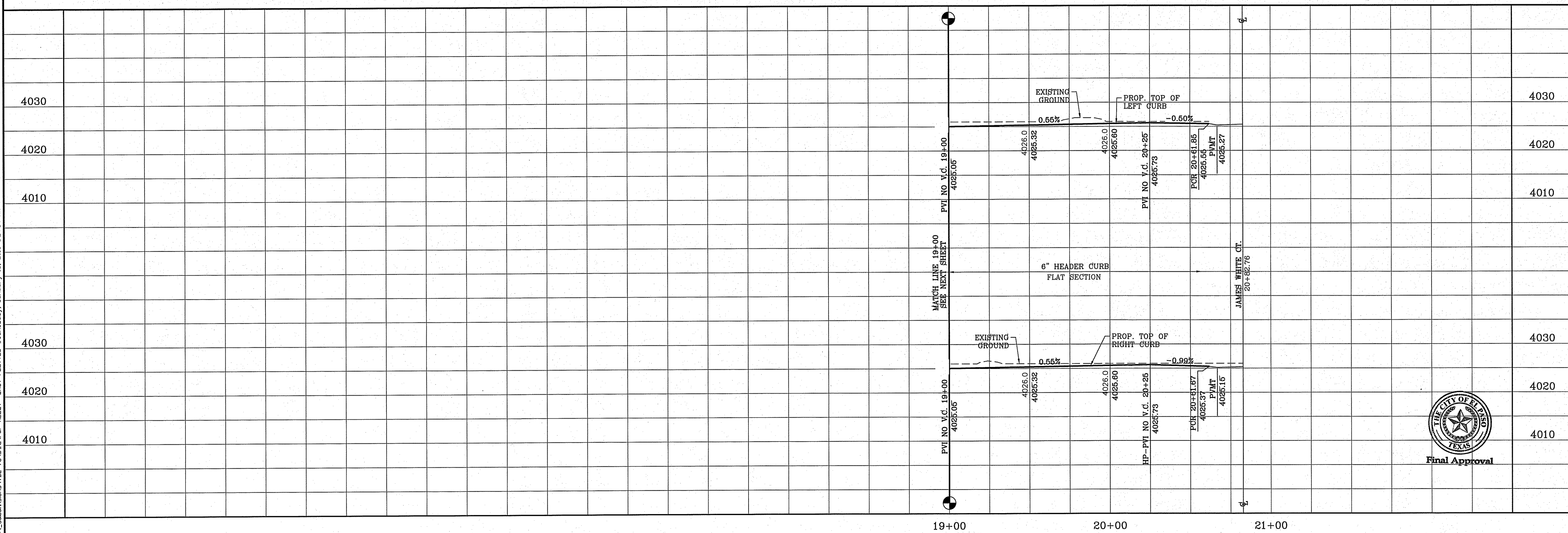
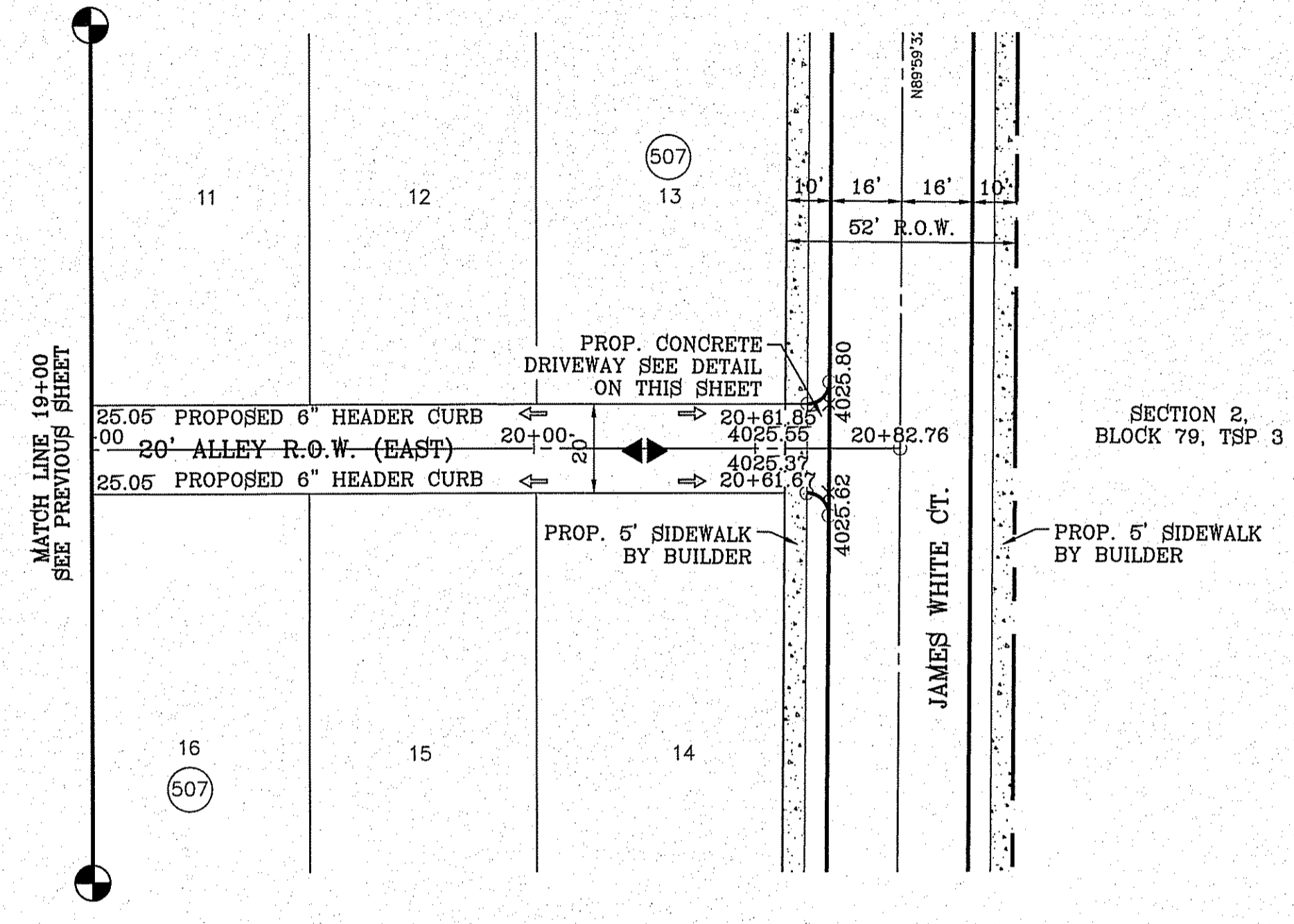
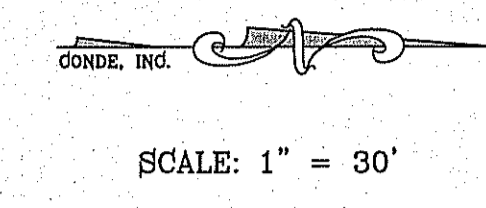
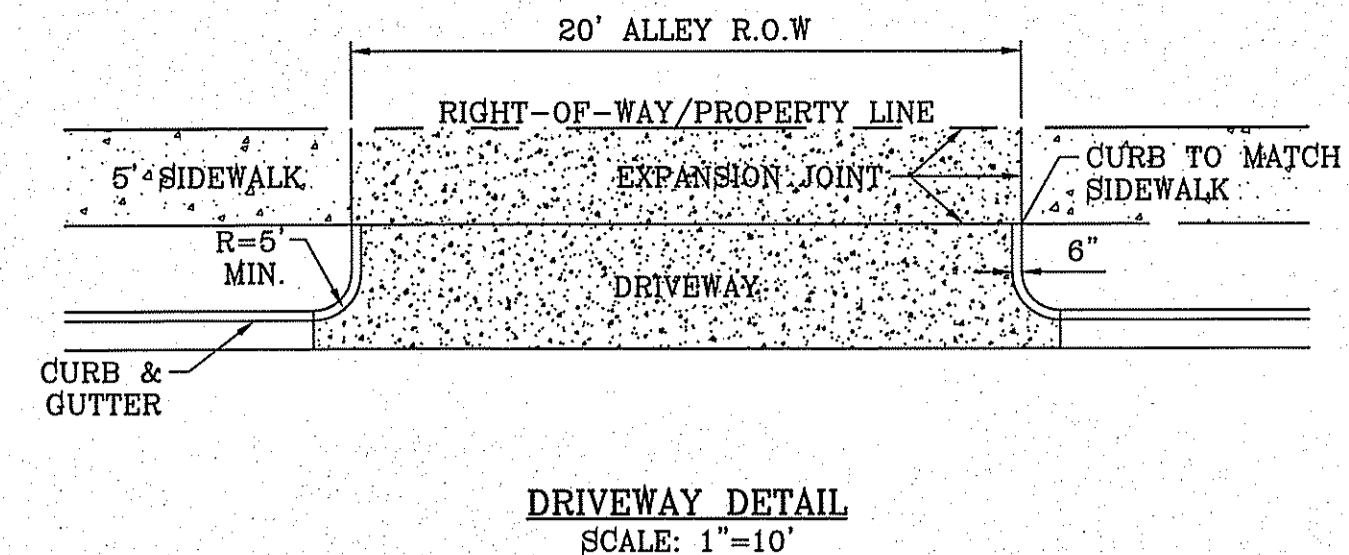
**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6080 SURVEY DR. STE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0285  
 FAX: (915) 592-0286



SHEET TITLE  
**ALLEY R.O.W. (EAST)**  
 STA: 12+00 TO  
 STA: 19+00

FILE S:\Subdivisions\IDE 78\DWG\VP-ALLEY EAST PLOTTED Wednesday, January 13, 2016 9:24:58 AM

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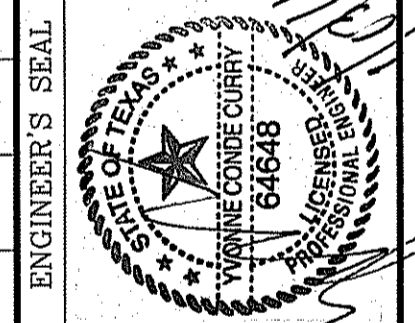


BENCHMARK	CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT. ELEVATION 4023.97
DATE	.....
REVISIONS	.....
BY	.....

**PROJECT NAME**  
TIERRA DEL ESTE UNIT SEVENTY EIGHT

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS  
CONTAINING: 127.832± ACRES

<b>SCALE</b>	HORIZ: 1" = 30'
	VERT: 1" = 10'
	DATE: JUL. 2014
	DESIGN BY: YC
	INITIATED BY: DN
	CHECKED BY: YC
	JOB NO.: 713-31



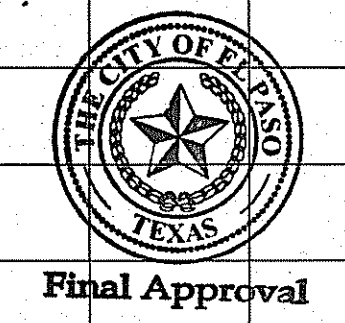
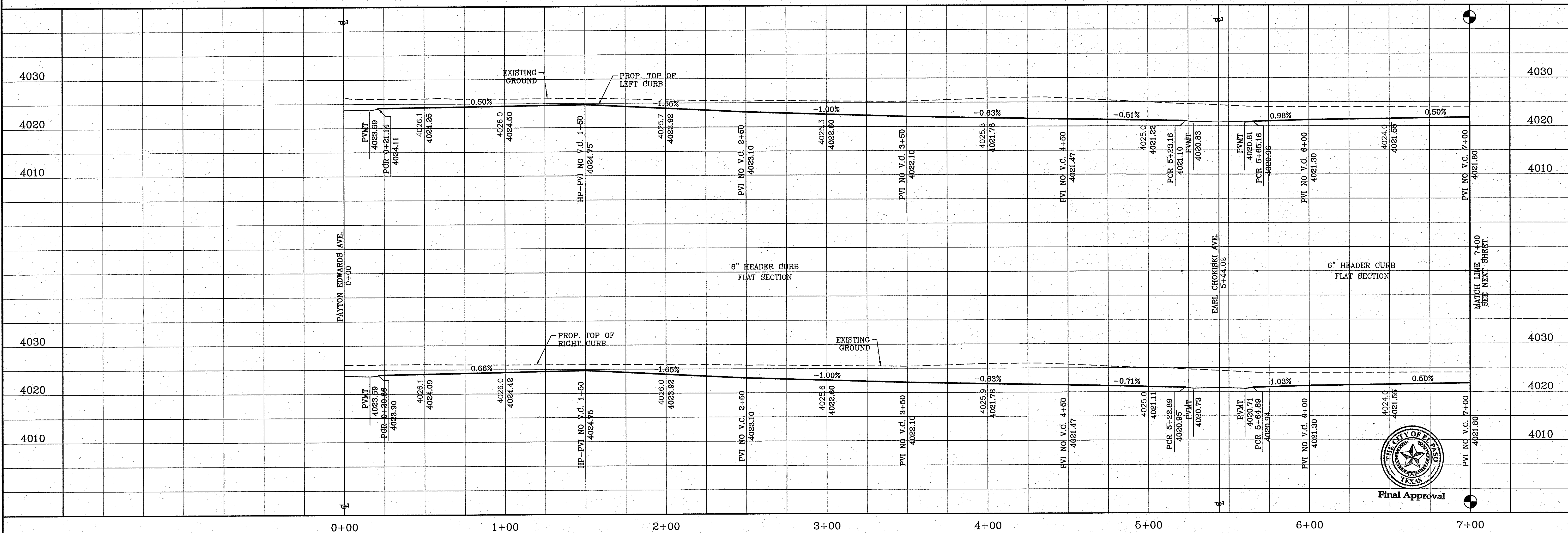
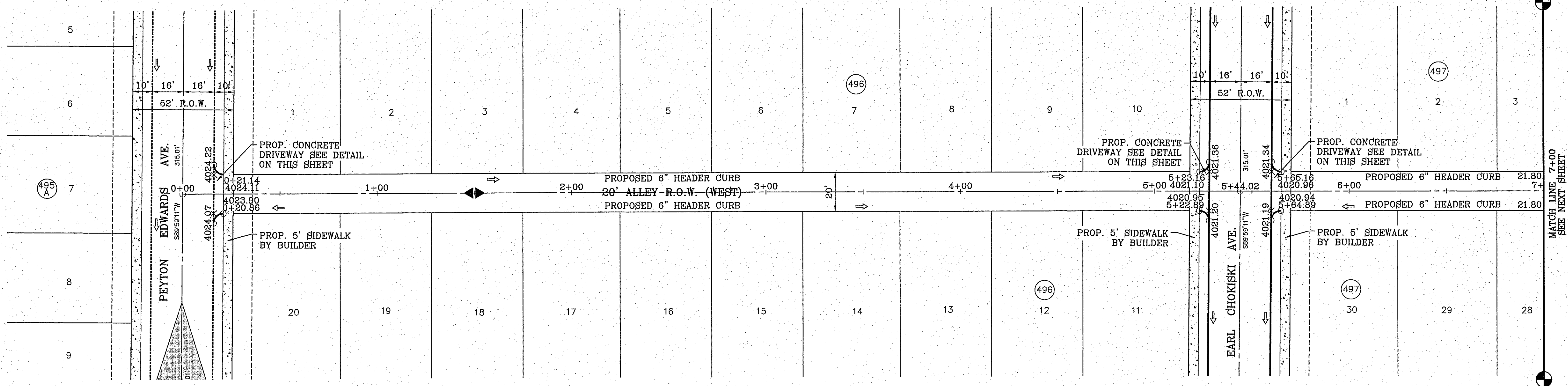
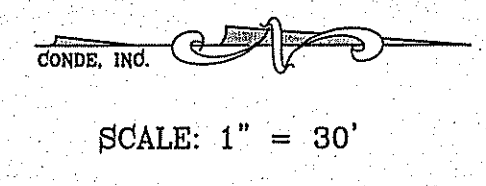
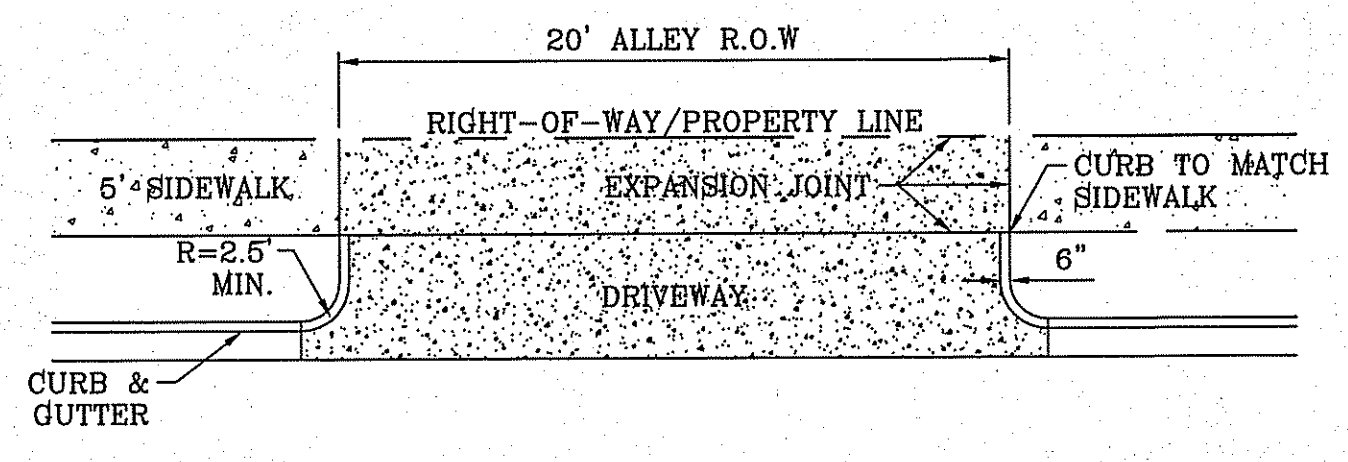
**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6086 SURVEY DR. STE. 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 592-0286



**SHEET TITLE**  
STREET  
PLAN-PROFILE

**ALLEY R.O.W. (EAST)**  
STA: 19+00 TO  
STA: 20+82.76

FILE S:\Subdivisions\TIE 78\DWG\PP-ALLEY WEST PLOTTED Wednesday, January 13, 2016 8:24:57 AM



BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT. ELEVATION 4023.97

DATE: \_\_\_\_\_ REVISIONS: \_\_\_\_\_ BY: \_\_\_\_\_

PROJECT NAME

**TERRA DEL ESTE UNIT SEVENTY EIGHT**

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, EL PASO COUNTY, TEXAS  
CONTAINING: 127.852± ACRES

SCALE

HORIZ: 1" = 30'

VERT: 1" = 10'

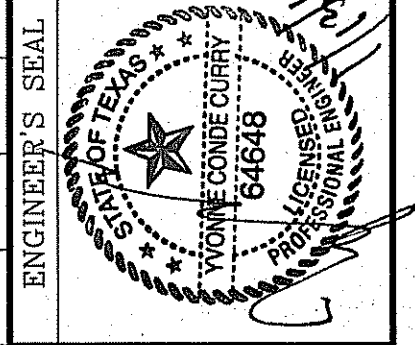
DATE: JUL 2014

DESIGN BY: YC

INITIATED BY: DN

CHECKED BY: YC

JOB NO.: 713-31



**CONDE INC.**

ENGINEERING / PLANNING  
SURVEYING / GPS

6080 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0263  
FAX: (915) 592-0286

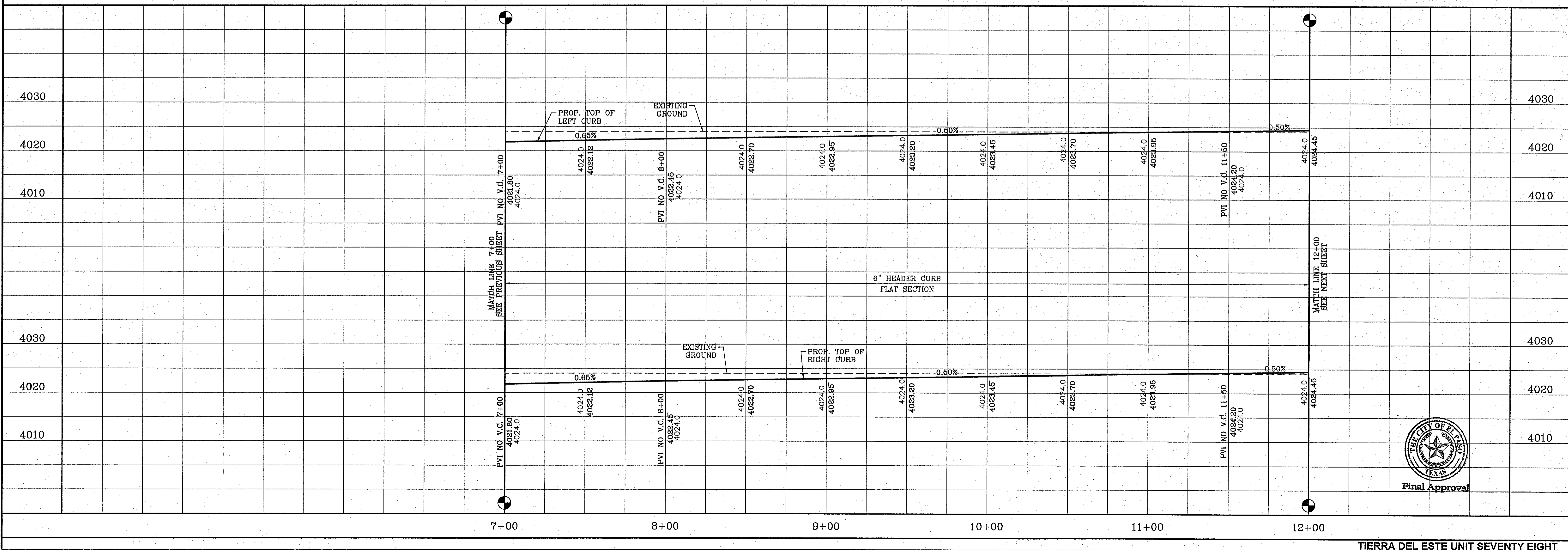
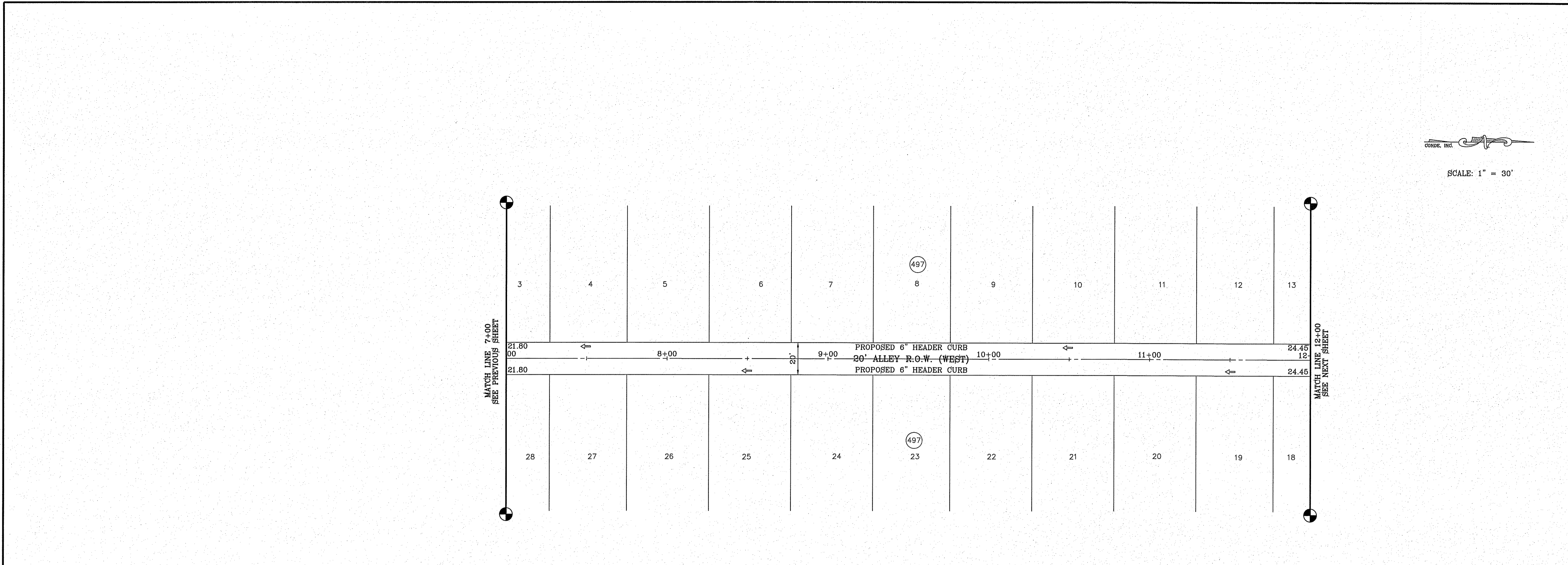


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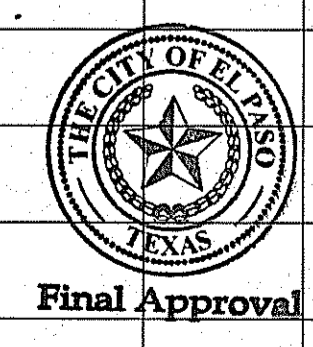
STREET PLAN-PROFILE

**ALLEY R.O.W. (WEST)**  
STA: 0+00 TO  
STA: 7+00

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CONDE, INC.   
 SCALE: 1" = 30'

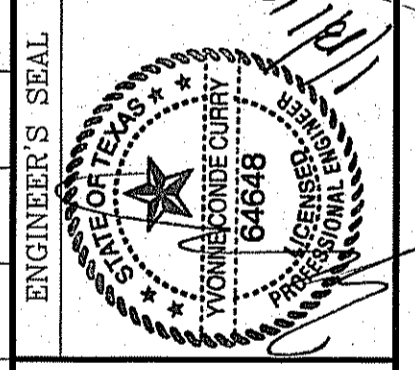


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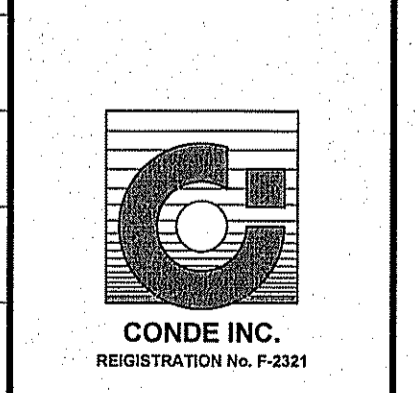
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT.	ELEVATION 4023.97	.....	NAVD88 DATUM
DATE		REVISIONS	BY

PROJECT NAME  
**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS  
CONTAINING: 127.832± ACRES

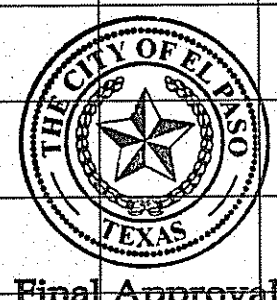
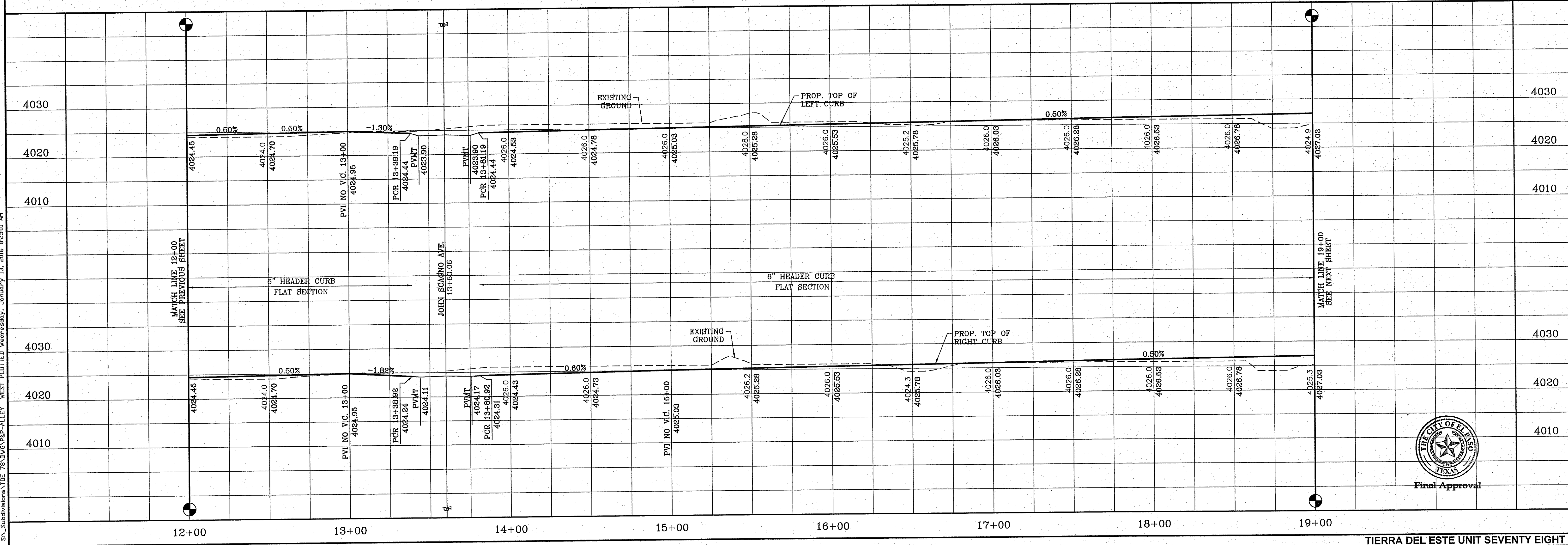
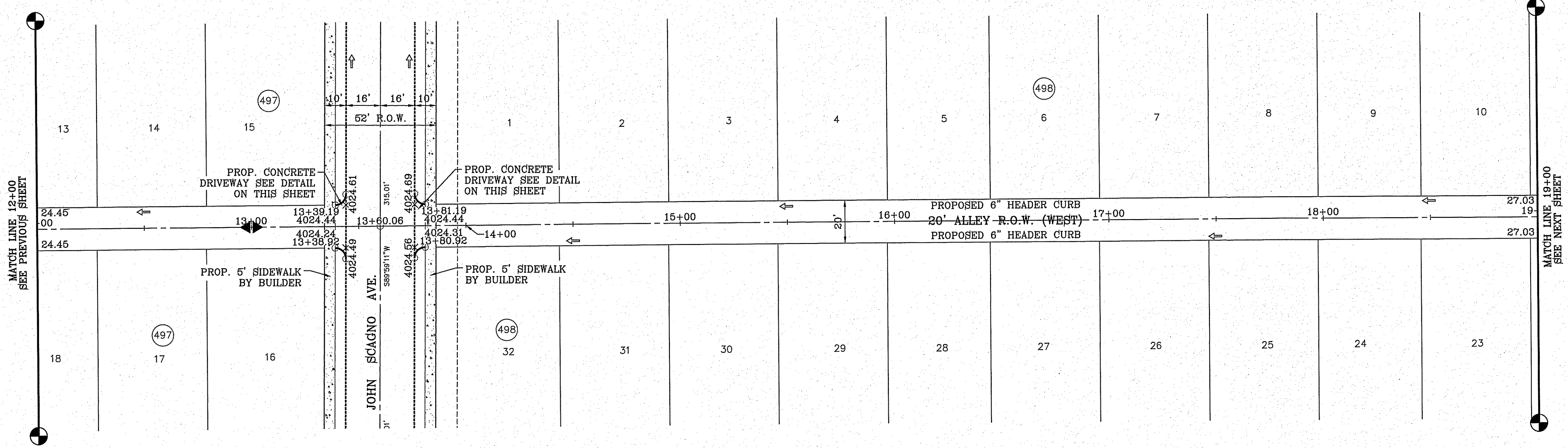
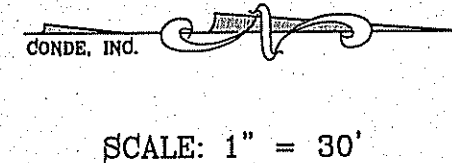
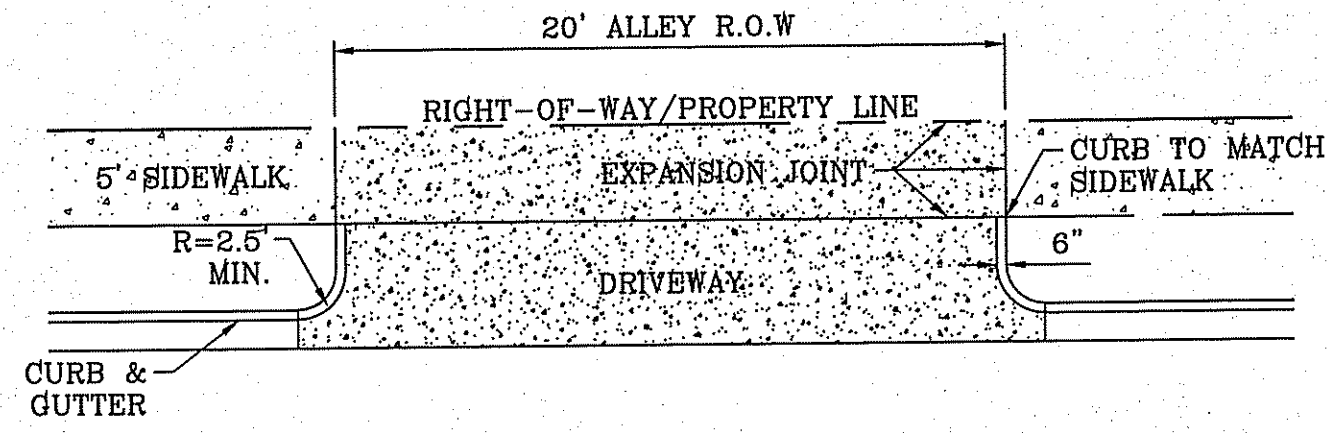
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HORIZ: 1" = 30'  
VERT: 1" = 10'  
DATE: JUL. 2014  
DESIGN BY: YC  
INITIATED BY: DN  
CHECKED BY: YC  
JOB NO.: 713-31



**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GIS  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 592-0266



SHEET TITLE  
STREET  
PLAN-PROFILE  
**ALLEY R.O.W. (WEST)**  
STA: 7+00 TO  
STA: 12+00  
SHT 67 OF 79

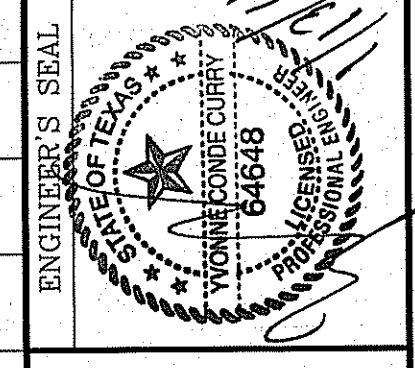


BENCHMARK

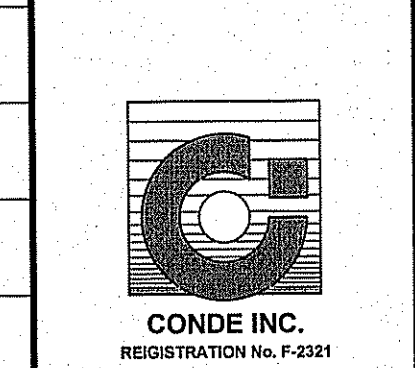
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT.	ELEVATION 4023.97	NAVD88 DATUM
DATE		
REVISIONS		
BY		

PROJECT NAME  
**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 8, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS  
 CONTAINING: 127.832± ACRES

SCALE  
 HORIZ: 1" = 30'  
 VERT: 1" = 10'  
 DATE: JUL. 2014  
 DESIGN BY: YC  
 INITIATED BY: DN  
 CHECKED BY: YC  
 JOB NO.: 713-31



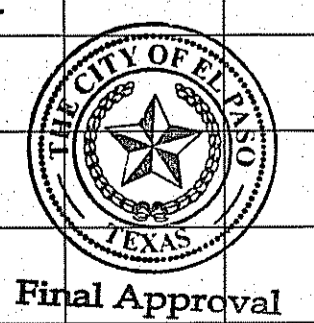
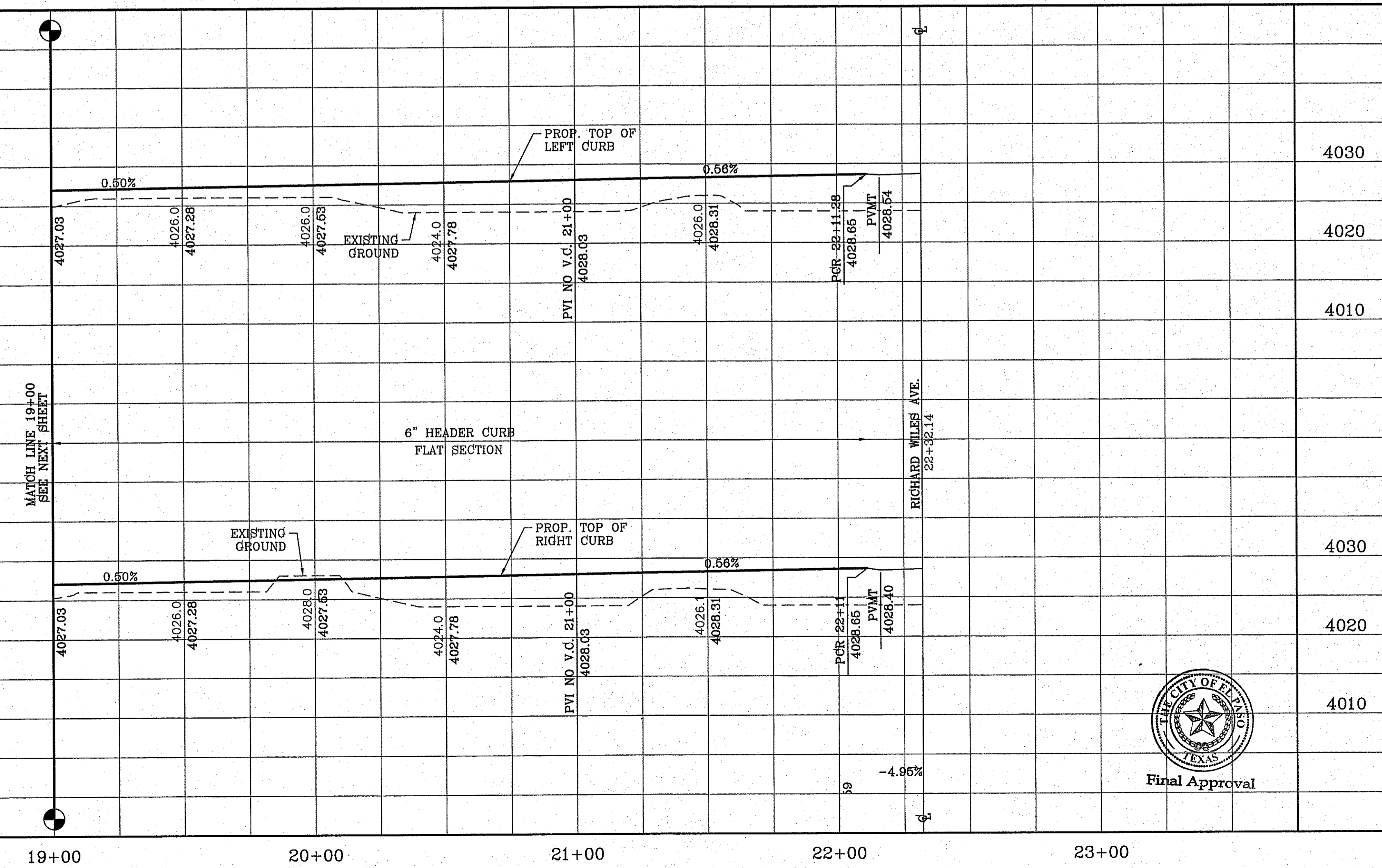
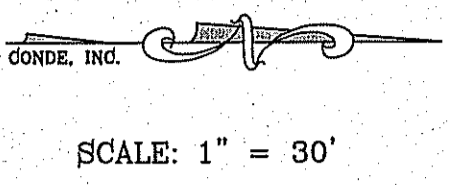
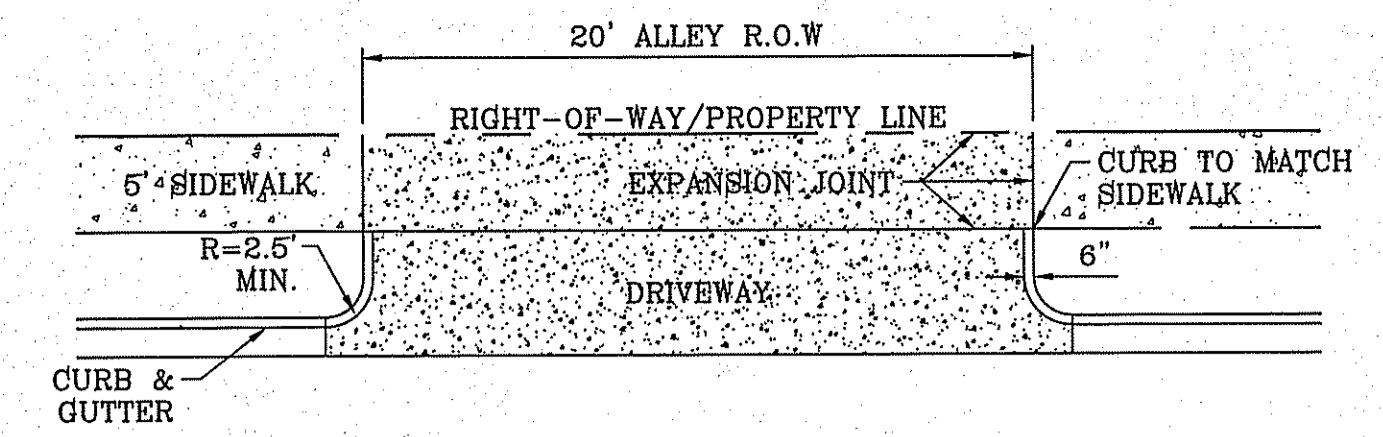
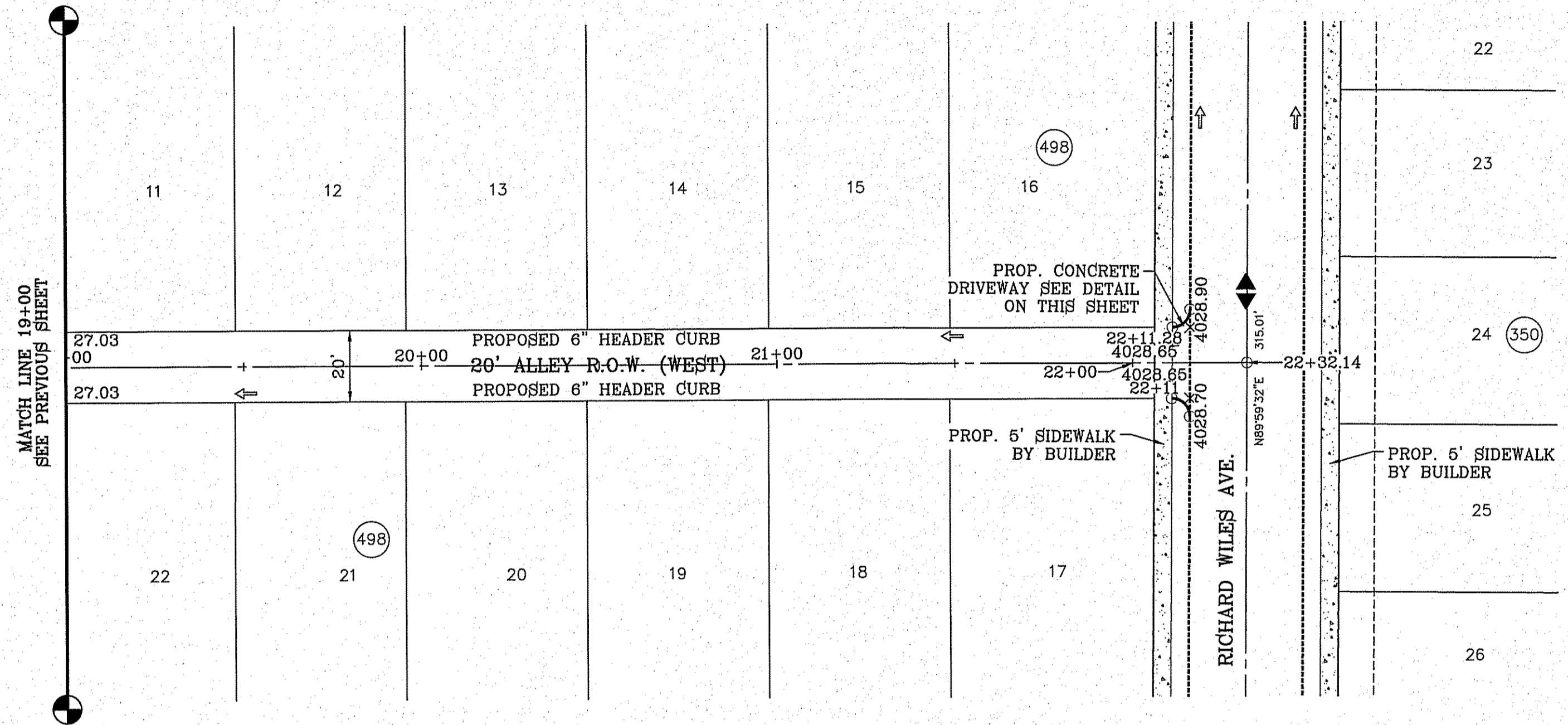
**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6080 SURETY DR. STE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0263  
 FAX: (915) 692-0286



SHEET TITLE  
**ALLEY R.O.W. (WEST)**  
 STA: 12+00 TO STA: 19+00

FILE: S:\Subdivisions\78\DWG\8P-ALLEY WEST PLOTTED Wednesday, January 13, 2016 8:25:10 AM

FILE S:\\_Subdivisions\TIE 78\DWG\8P-ALLEY - WEST PLOTTED Wednesday, January 13, 2016 8:25:16 AM



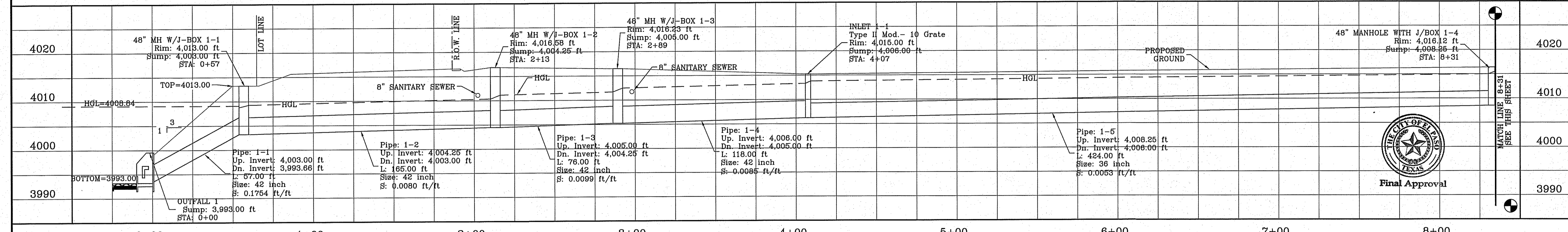
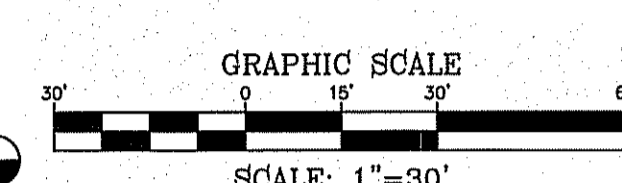
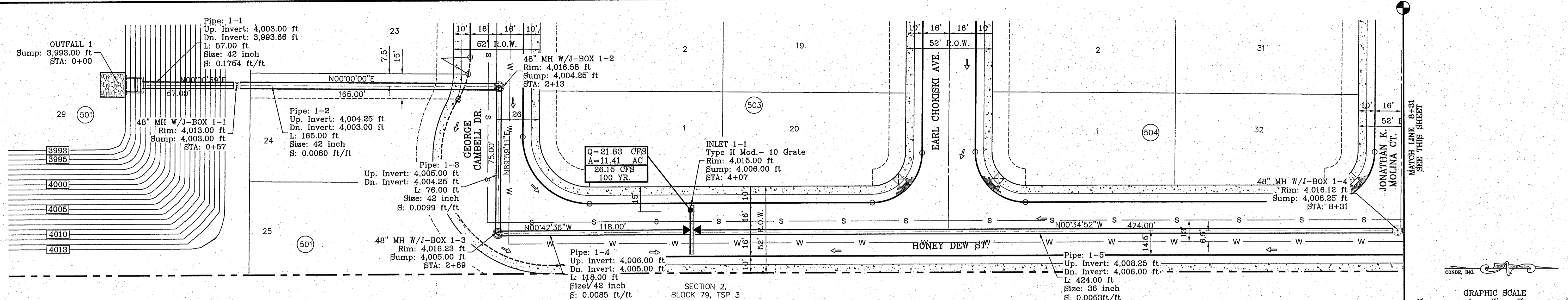
BENCHMARK	CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT. ELEVATION 4023.97
DATE	
REVISIONS	
BY	

**PROJECT NAME**  
**TERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 8, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO COUNTY, TEXAS  
 CONTAINING: 127.832± ACRES

**ENGINEER'S SEAL**  
 CONDE INC. ENGINEERING / PLANNING SURVEYING / GPS  
 6060 SURREY DR. STE 100 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0283 FAX: (915) 592-0286

**SCALES**  
 HORIZ: 1" = 30'  
 VERT: 1" = 10'  
 DATE: JUL 2014  
 DESIGN BY: YC  
 INITIATED BY: DN  
 CHECKED BY: YC  
 JOB NO.: 713-91

**SHEET TITLE**  
 STREET PLAN-PROFILE  
**ALLEY R.O.W. (WEST)**  
 STA: 19+00 TO STA: 22+32.14



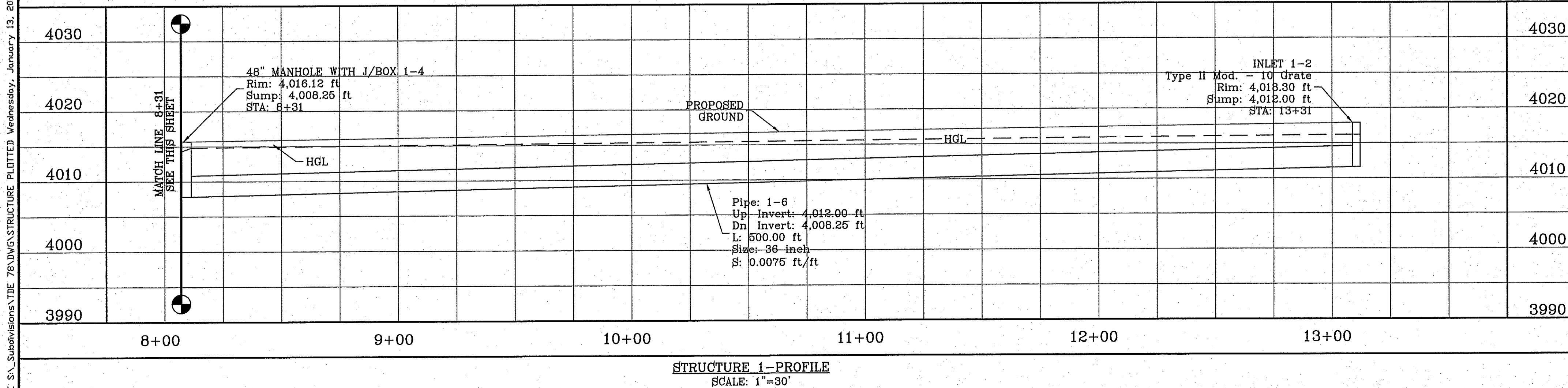
**INLET DATA**

INLET No.	INLET TYPE	No. GRATES	Q <sub>d50 yr.</sub> cfs	Q <sub>d100 yr.</sub> cfs	Q <sub>c</sub> cfs	Q Bypass
1-1	II mod.	10	21.63	26.15	77.20	-
1-2	II mod.	10	47.64	57.51	77.20	22.51

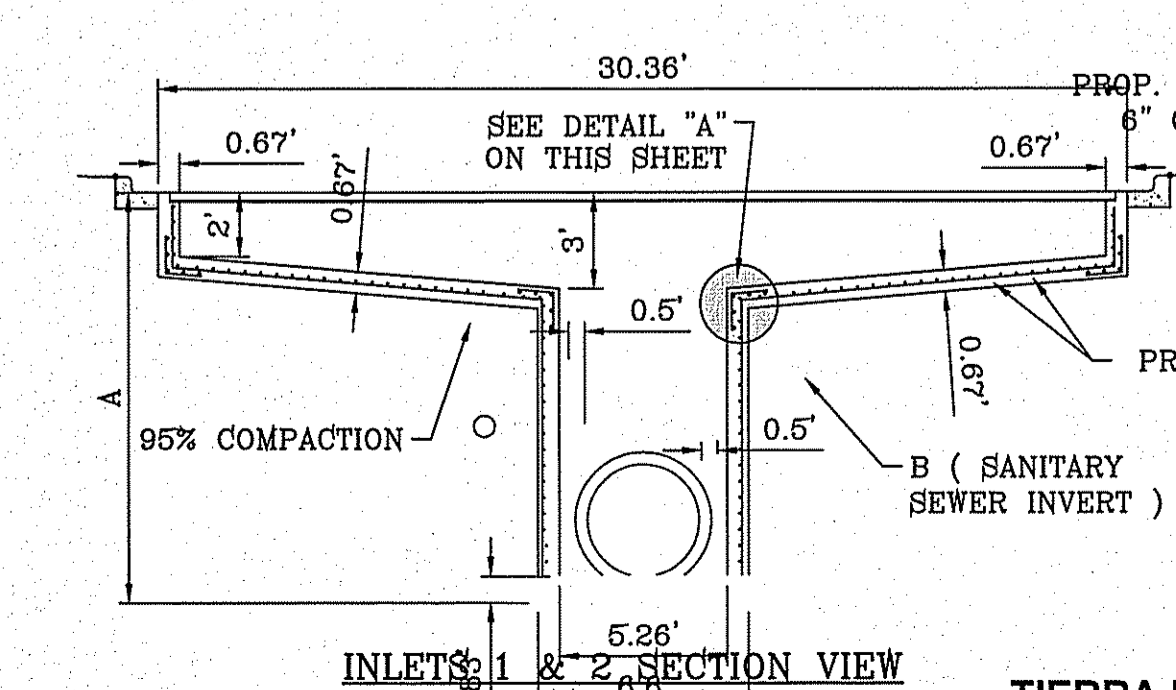
**R.C.P. PIPE DATA**

PIPE	SECTION SIZE (in)	LENGTH (ft)	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	42	57	0.1639	83.66	421.24	8.70	3999.00	4008.14	3993.66	4013.00	4008.53	4003.00
1-2	42	156	0.008	83.66	90.06	8.70	4013.00	4009.03	4003.00	4016.58	4010.11	4004.25
1-3	42	76.00	0.0099	83.66	99.94	8.70	4016.58	4010.91	4004.25	4016.23	4011.44	4005.00
1-4	42	118	0.0085	83.66	92.81	8.70	4016.23	4012.24	4005.00	4015.00	4013.05	4006.00
1-5	36	424	0.0053	35.00	48.58	4.95	4015.00	4013.55	4006.00	4016.12	4014.72	4008.25
1-6	36	500	0.0075	35.00	57.76	4.95	4016.12	4015.22	4008.25	4018.30	4016.60	4012.00

- 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.



ALL PIPES ARE R.C.P. CLASS III UNLESS OTHERWISE NOTED; OR PIPE MAY BE SANITITE HP (3 WALL); PIPE IN POND TO BE RCP ONLY.



**SECTION VIEW CHART**

INLET 1-1	INLET 1-2
A = 9.83'	A = 7.13'
B = 4010.81	B = 4012.68

FILE S:\Subdivisions\76\DWG\STRUCTURE PLOTTED Wednesday, January 13, 2016 8:25:45 AM

**CONDE INC.**  
ENGINEERING / PLANNING / SURVEYING / GPS  
6060 SURVEY DR. STE. 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 592-0286

**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS CONTAINING: 127.852± ACRES

**PROJECT NAME**  
TIERRA DEL ESTE UNIT SEVENTY EIGHT

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

**DATE:** JUL. 2014  
**DESIGN BY:** YC  
**INITIATED BY:** DN  
**CHECKED BY:** YC  
**JOB NO.:** 713-31

**REVISIONS**

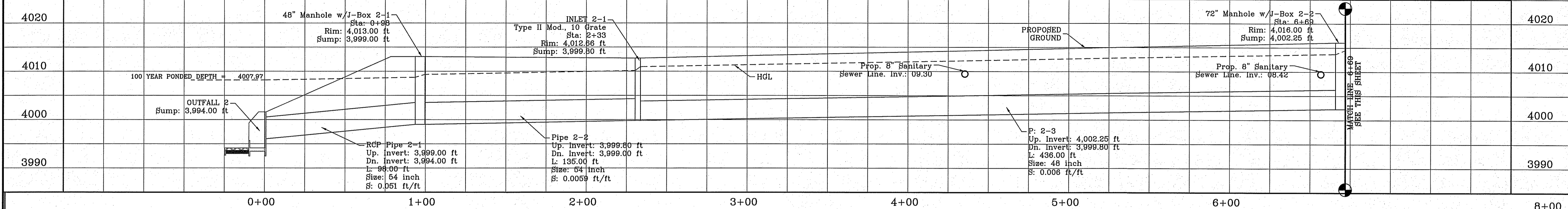
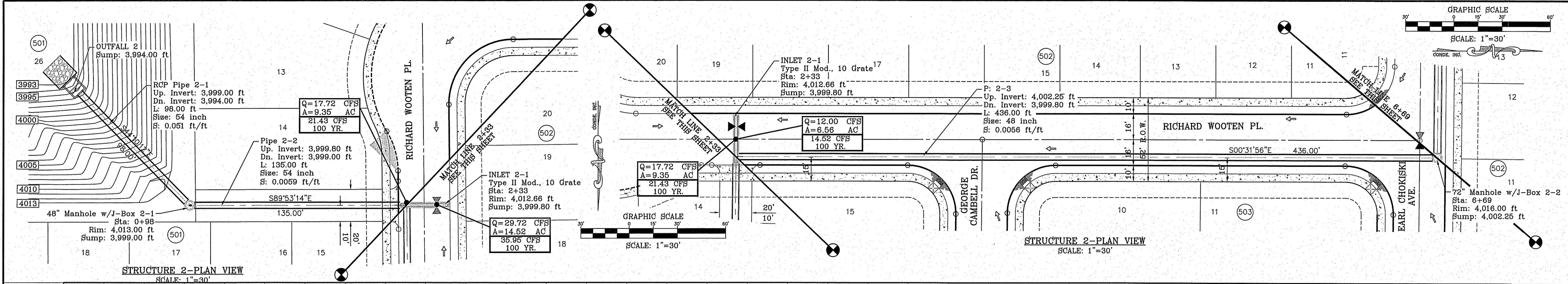
DATE	REVISIONS	BY
07/20/15	REVISIONS MADE DUE TO CITY COMMENTS	R.R.

**CONDE INC.**  
REGISTRATION No. F-2321

**STRUCTURE #1**

**SHT 70 OF 79**





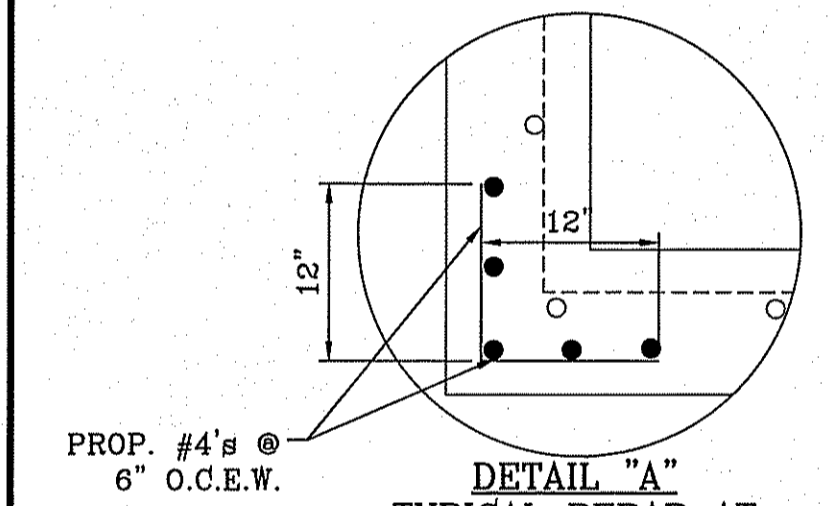
**INLET DATA**

INLET No.	INLET TYPE	No. GRATES	Q <sub>50</sub> yr. cfs	Q <sub>100</sub> yr. cfs	Q <sub>c</sub> cfs
2-1	II	10	29.72	35.95	77.20
2-2	II	10	52.35	63.29	77.20
2-3	II	10	41.70	50.46	77.20

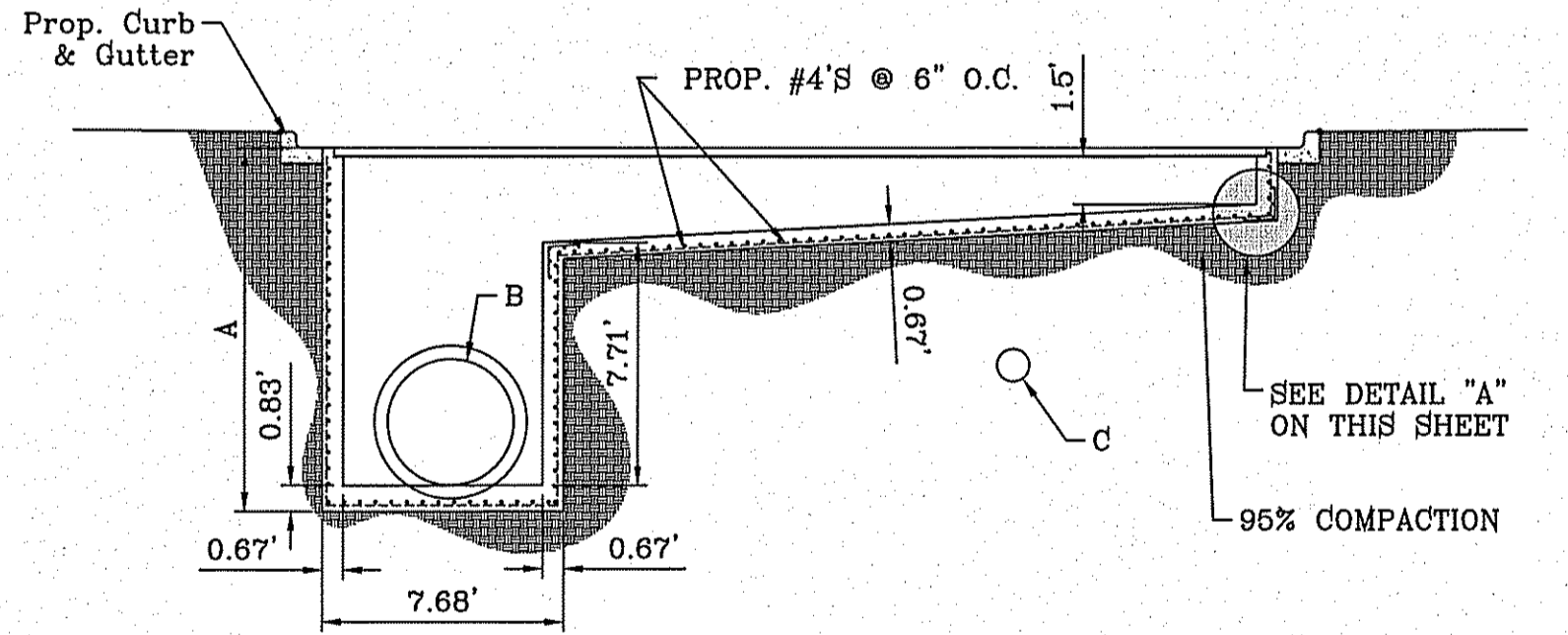
**R.C.P. PIPE DATA**

PIPE	SECTION SIZE (in)	LENGTH (ft)	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
2-1	54	98.00	0.051	149.70	444.16	9.41	4000.00	4008.14	3994.00	4013.00	4008.71	3999.00
2-2	54	135.00	0.0059	149.70	151.37	9.41	4013.00	4009.31	3999.00	4012.66	4010.09	3999.80
2-3	48	436.00	0.0056	113.75	107.87	9.05	4012.66	4010.89	3999.80	4016.00	4013.62	4002.25
2-4	48	228.00	0.0156	113.75	179.23	9.05	4016.00	4014.42	4002.25	4016.46	4015.85	4005.80
2-5	36	96.00	0.0073	50.46	56.95	7.14	4016.46	4016.35	4005.80	4017.44	4016.90	4006.50

- 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.



ALL PIPES ARE R.C.P. CLASS III UNLESS OTHERWISE NOTED; OR PIPE MAY BE SANITITE HP (3 WALL); PIPE IN POND TO BE RCP ONLY.

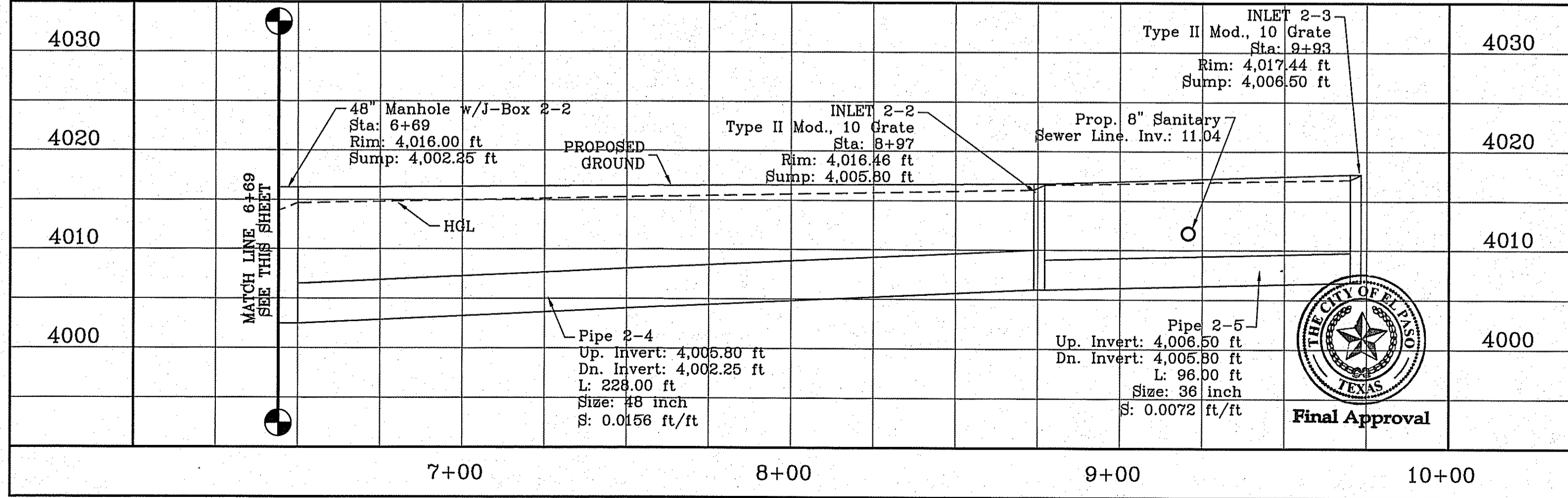
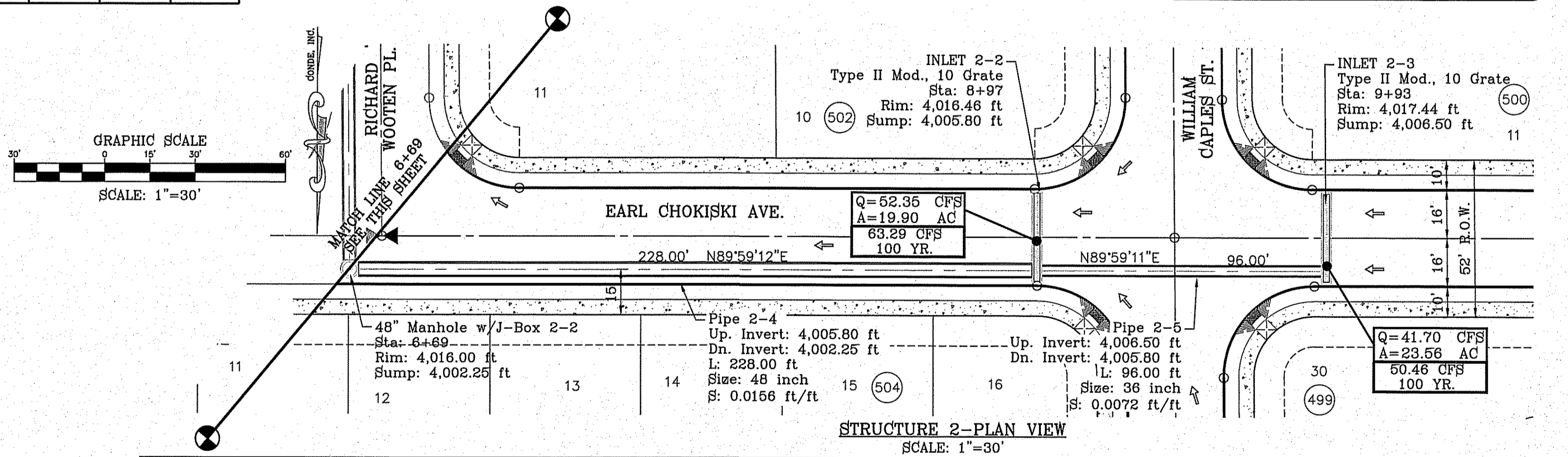
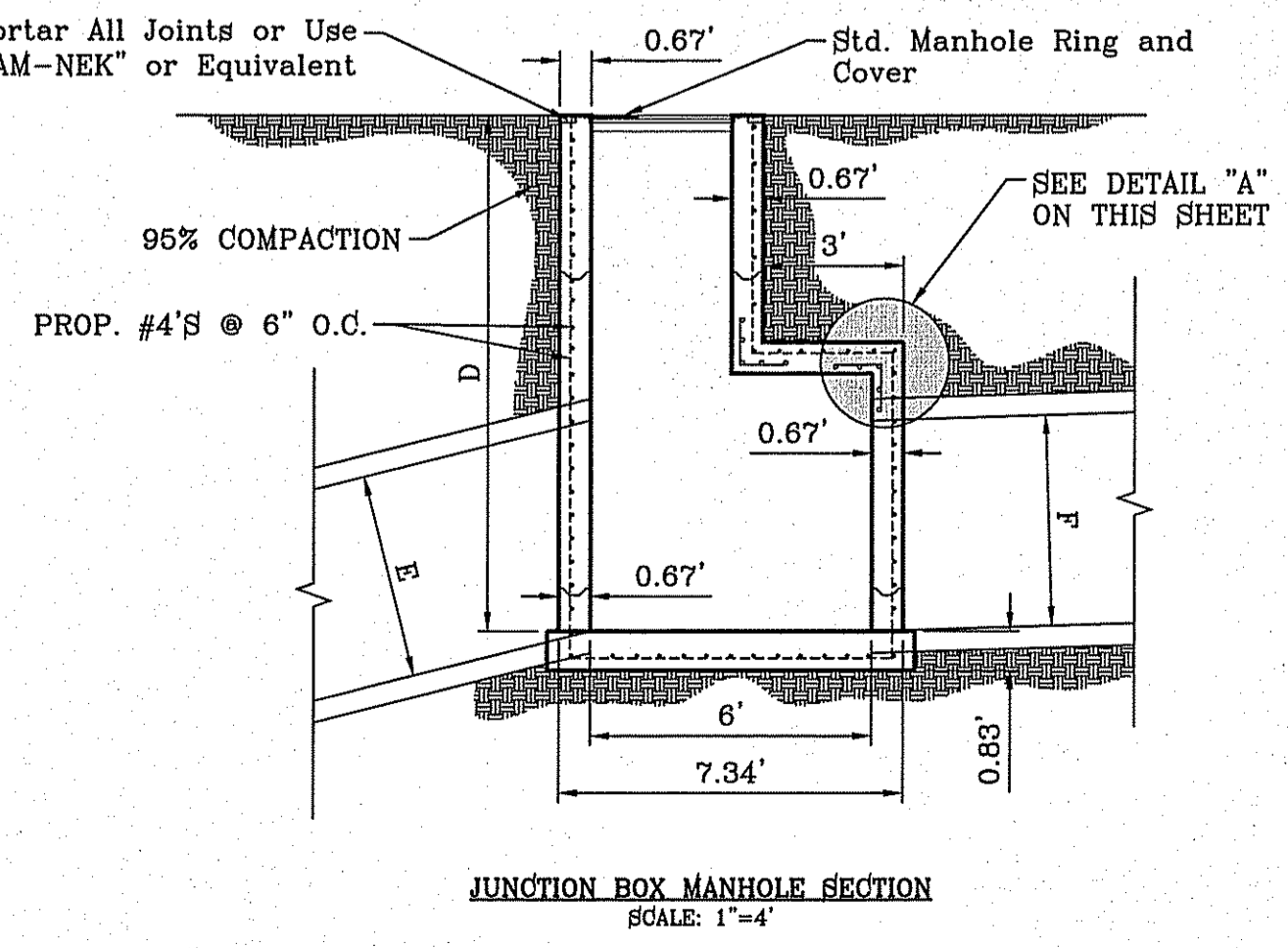


**SECTION VIEW CHART**

INLET 2-1	INLET 2-2	INLET 2-3
A = 13.69'	A = 11.54'	A = 11.77'
B = 48"	B = 48"	B = 36"
C = 6" PVC INV. 4009.76	C = 12" PVC INV. 4007.99	C = 12" PVC INV. 4007.80

**SECTION VIEW CHART**

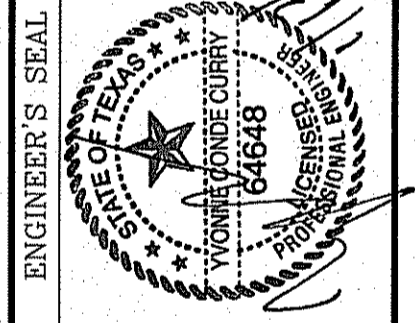
INLET 2-1	INLET 2-2
D = 11.00'	D = 13.75'
E = 54"	E = 48"
F = 54"	F = 48"



BENCHMARK  
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT.  
ELEVATION 4025.97  
DATE 06/05/15  
REVISIONS MADE DUE TO SAN. SEW. CONFLICTS R.R.

PROJECT NAME  
**TERRA DEL ESTE UNIT SEVENTY EIGHT**  
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS.  
CONTAINING: 127.832± ACRES

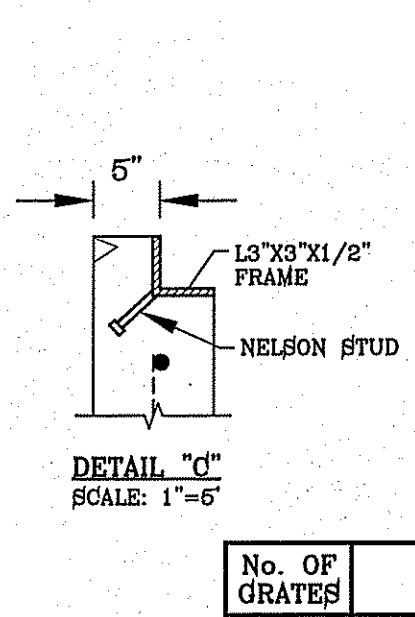
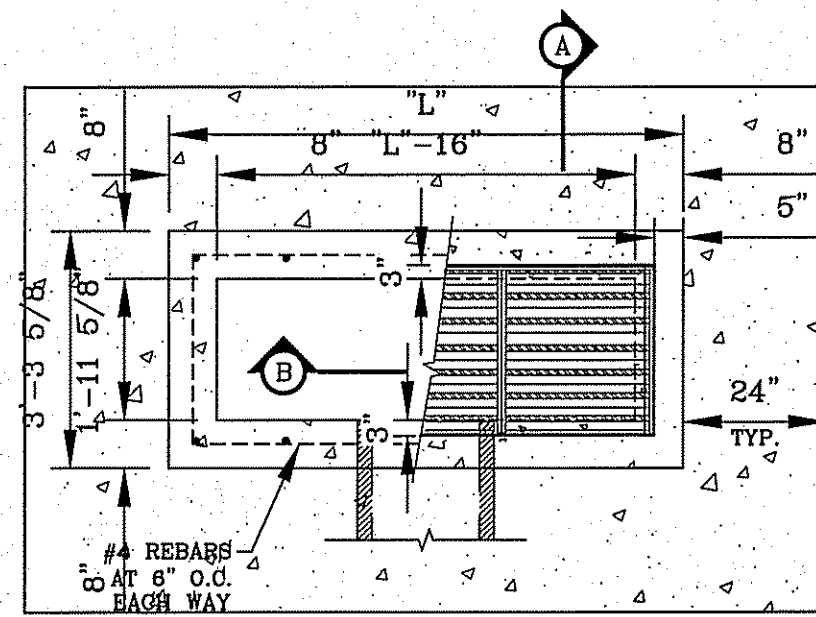
SCALE  
HORIZ: 1" = 30'  
VERT: 1" = 10'  
DATE: JUL. 2014  
DESIGN BY: YC  
INITIATED BY: DN  
CHECKED BY: YC  
JOB NO.: 713-31



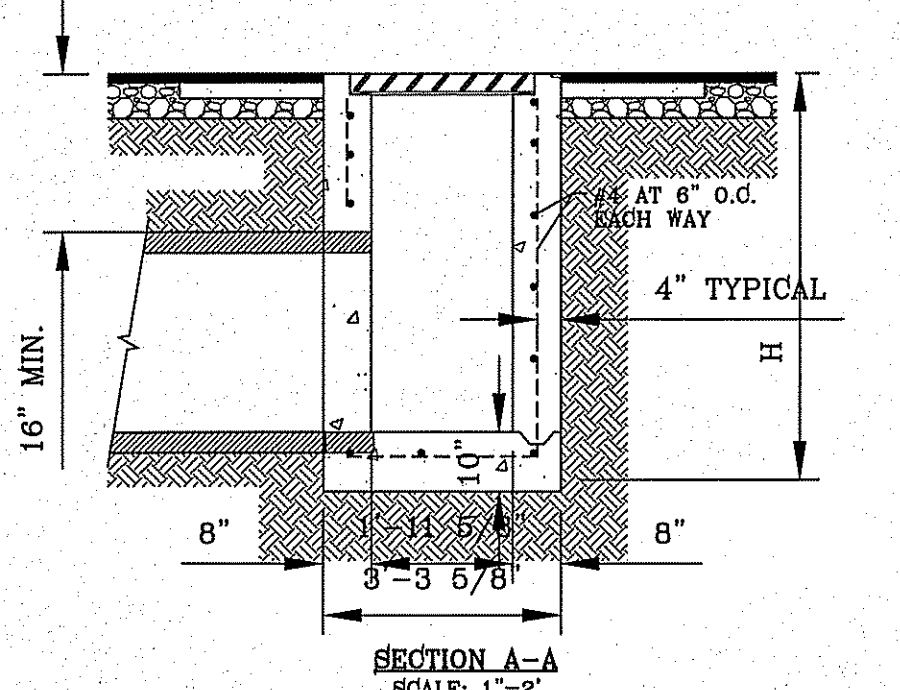
CONDE INC.  
ENGINEERING / PLANNING / SURVEYING / GPS  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0253  
FAX: (915) 592-0266

SHEET TITLE  
**STRUCTURE #2**

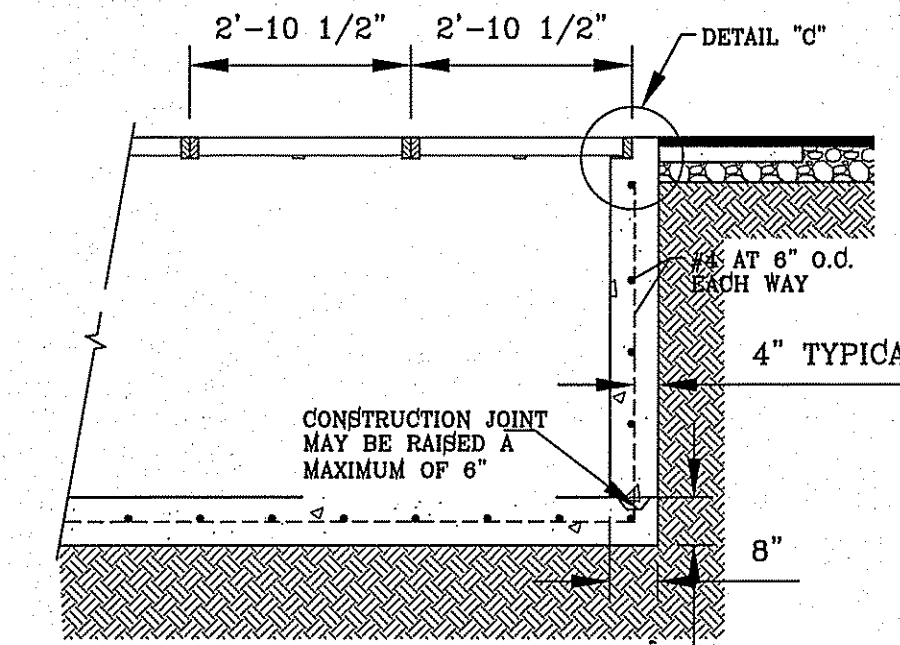
SHT 71 OF 79  
**TERRA DEL ESTE UNIT SEVENTY EIGHT**



No. OF GRATES	L"
2	7'-1"
3	10'-2"
4	13'-3"
6	18'-4"

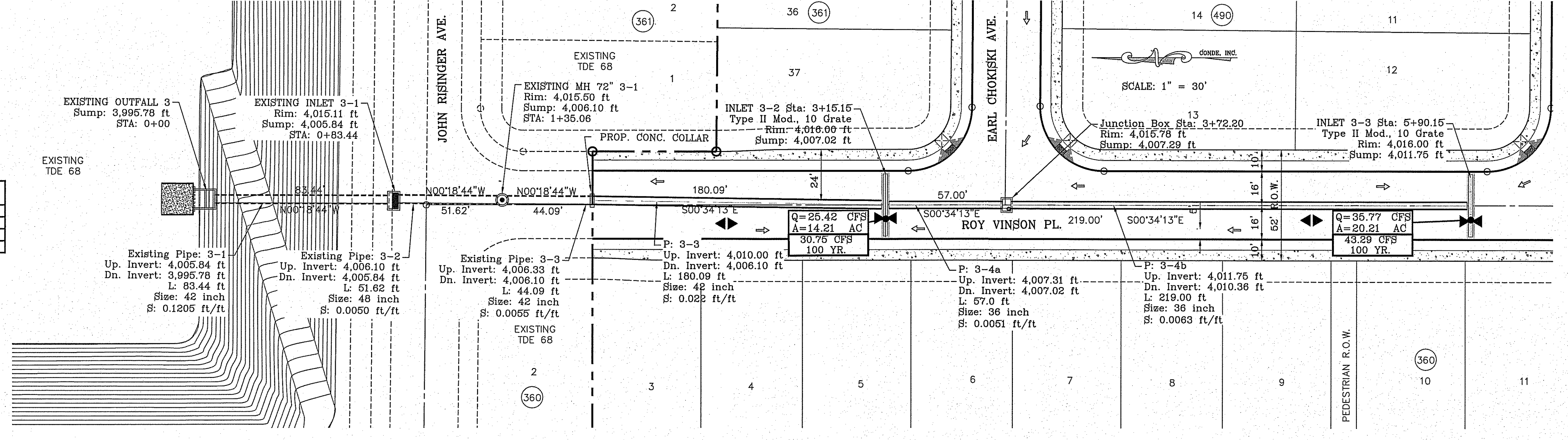


- NOTES:
1. H=20' MAXIMUM
  2. CONCRETE TO BE 3000 PSI MIN. CORE TEST @ 28 DAYS.
  3. GRATE TO BE PERPENDICULAR TO TRAFFIC.

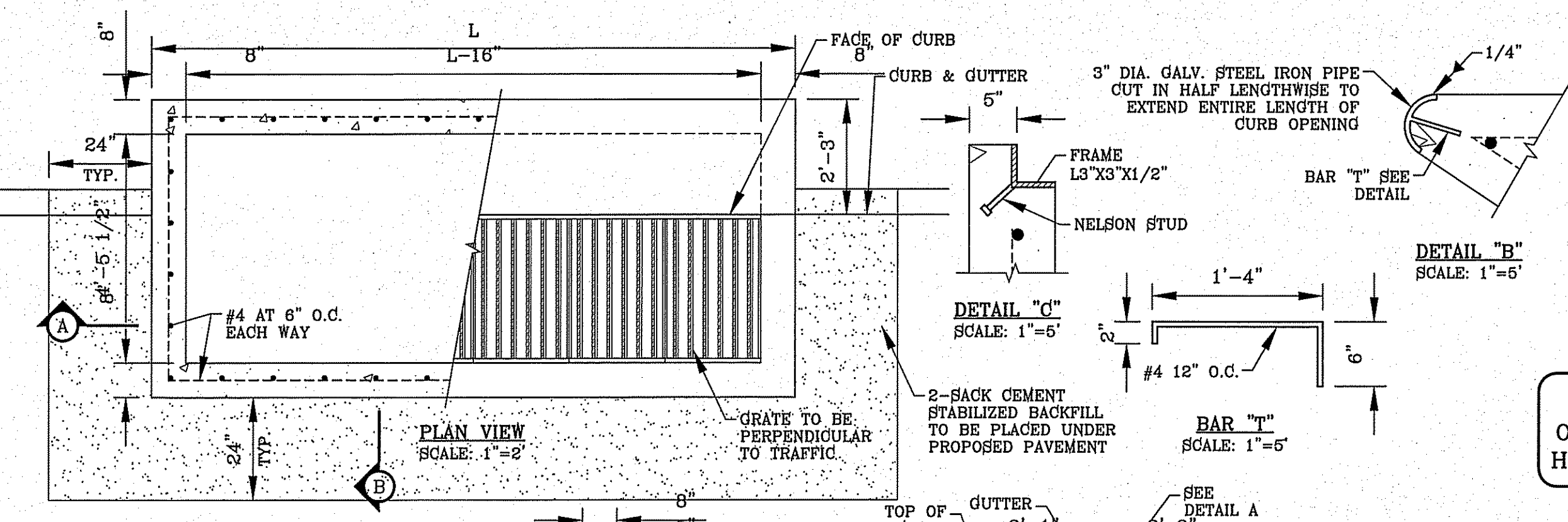


TYPE II INLET MODIFIED

No. OF GRATES	L	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"	W8x18, 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



STRUCTURE 3-PLAN VIEW SCALE: 1"=30'

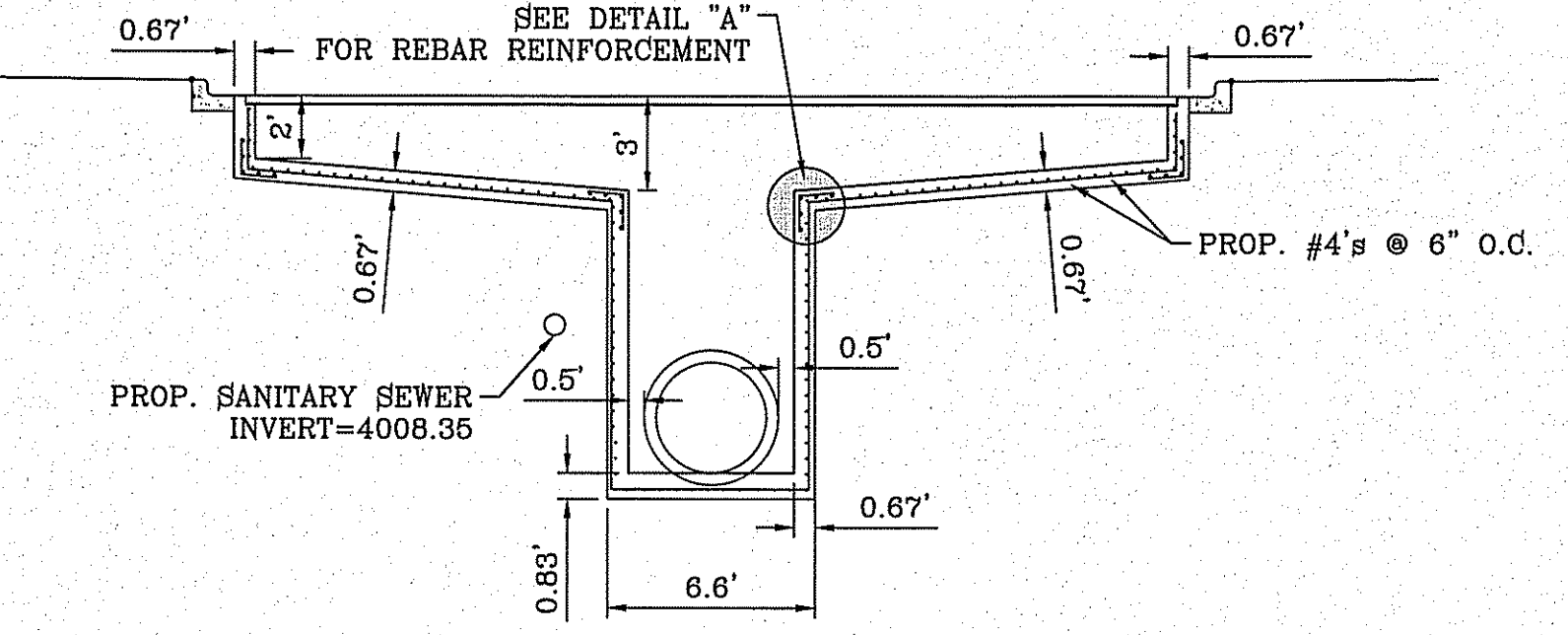


SECTION A-A SCALE: 1"=2'

TYPE I INLET

SECTION B-B SCALE: 1"=2'

SECTION B-B SCALE: 1"=2'



INLET 3-2-SECTION VIEW SCALE: 1"=6'

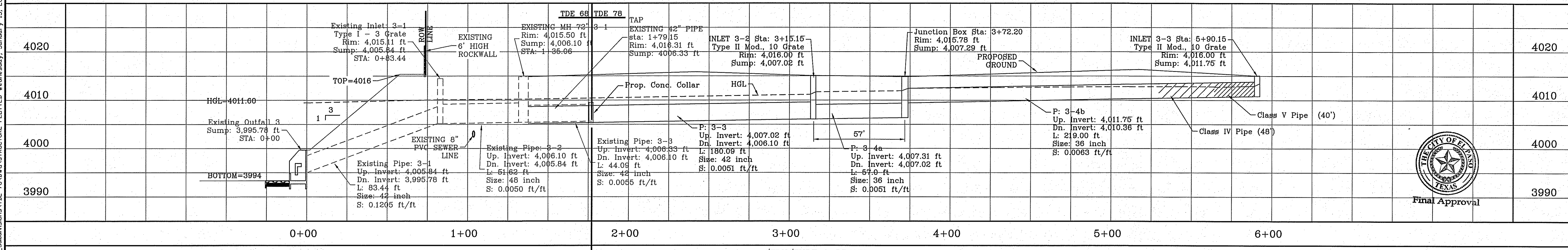
ALL PIPES ARE R.C.P. CLASS III UNLESS OTHERWISE NOTED; OR PIPE MAY BE SANITITE HP (3 WALL); PIPE IN POND TO BE RCP ONLY

INLET No.	INLET TYPE	No. GRATES	Qd <sub>60</sub> YR. cfs	Qd <sub>100</sub> YR. cfs	Qc cfs
3-1	I	3	9.85	11.46	32.52
3-2	II-Mod.	10	25.42	30.75	77.20
3-3	II-Mod.	10	35.77	43.29	77.20

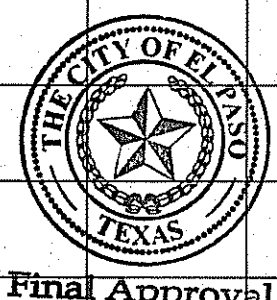
- CONSTRUCTION NOTES:
1. ALL CONCRETE FOR STRUCTURES SHALL BE 3000 PSI UNLESS OTHERWISE NOTED.
  2. MINIMUM COVER FOR REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE NOTED.
  3. 95% COMPACTION REQUIRED FOR STRUCTURES AS PER ASTM D1557.
  4. REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE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

R.C.P. PIPE DATA

PIPE	SECTION SIZE (in)	LENGTH (ft)	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
3-1	42	83.44	0.122	85.50	349.32	8.89	4002.26	4010.40	3995.78	4015.11	4011.00	4005.84
3-2	48	51.62	0.0050	74.04	101.94	5.89	4015.11	4011.00	4005.84	4015.50	4011.14	4008.10
3-3	42	180.09	0.0051	74.04	71.91	7.70	4015.50	4011.14	4006.10	4016.00	4012.12	4007.02
3-4a	36	57.0	0.0051	43.29	47.57	6.12	4016.00	4012.62	4007.02	4015.78	4012.86	4007.31
3-4b	36	219.0	0.0063	43.29	53.13	7.07	4015.78	4013.36	4010.36	4016.00	4013.89	4011.75



STRUCTURE 3-PROFILE SCALE: 1"=30'



Final Approval

BENCHMARK  
CITY MONUMENT AT THE CENTRAL INTERSECTION OF  
MONTWOOD ST. AND HONOUR POINT  
ELEVATION 4023.97  
DATE 06/09/16  
REVISIONS MADE DUE TO SAN. SEW. CONFLICTS  
01/11/16  
ADDITION OF JUNCTION BOX

PROJECT NAME  
TIERRA DEL ESTE UNIT  
SEVENTY EIGHT  
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,  
TEXAS AND PART OF COUNTY, TEXAS  
SURVEYS.  
RELEASING ENGINEER: J. R. ELLIOTT  
CONTAINING: 127.5822 ACRES

ENGINEER'S SEAL  
SCALE  
HORIZ: 1" = 30'  
VERT: 1" = 10'  
DATE: JUL 2014  
DESIGN BY: YC  
INITIATED BY: DN  
CHECKED BY: YC  
JOB NO.: 713-31

CONDE INC.  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 592-0286

SHEET TITLE  
STRUCTURE #3

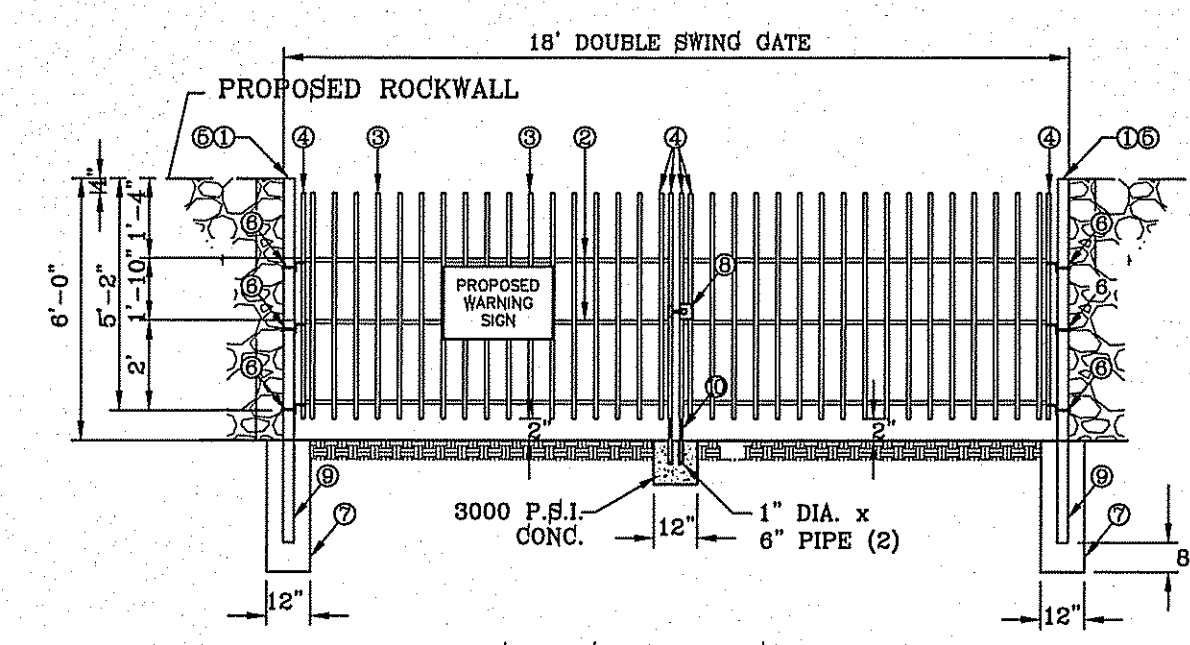
SHT 72 OF 79  
TIERRA DEL ESTE UNIT SEVENTY EIGHT

FILE: S:\Subdivisions\78 DIVA\STRUCTURE PLUTED Wednesday, January 13, 2016 8:26:04 AM

- GENERAL NOTES:**
- SIGN MATERIAL TO BE 16 GAUGE GALVANIZED SHEET METAL.
  - TOP PART OF SIGN SHALL SHOW BLACK LETTERS ON A WHITE BACKGROUND.
  - BOTTOM PART OF SIGN SHALL SHOW WHITE LETTERS ON A BLACK BACKGROUND.



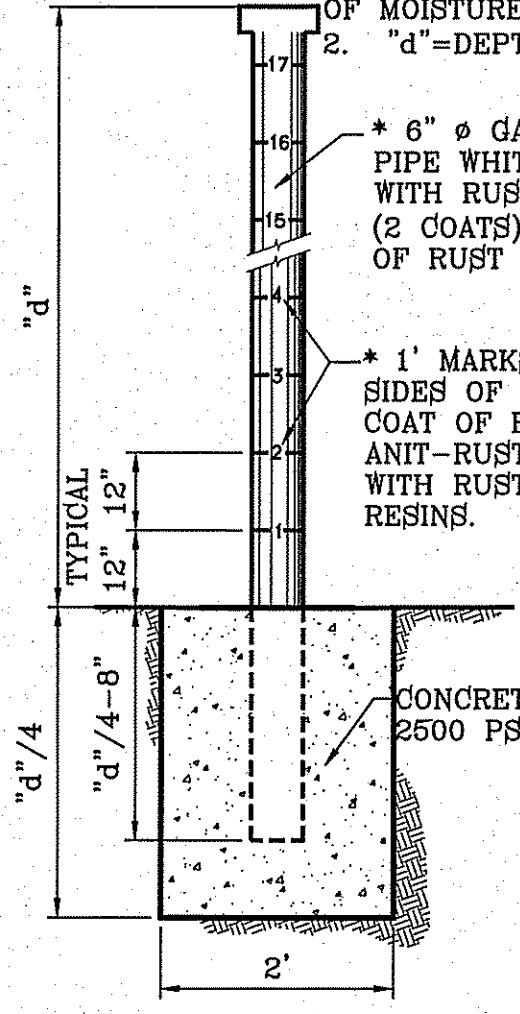
- 3"x3"x3/16" SQUARE STEEL TUBING
- 2"x1"x1/4" GA. RECTANGULAR STEEL TUBING
- 1 1/2"x1/2"x1/16 GA. RECTANGULAR STEEL TUBING
- 2"x1"x1/4 GA. RECTANGULAR STEEL TUBING
- FLAT TOP POLYVINYL CAP
- BOLT HOOK AND STRAP HINGE
- 1"x3" DEEP 3000 PSI CONCRETE POST FOOTING
- DOUBLE GATE HEAVY DUTY INDUSTRIAL LATCH W/PAD LOCK
- 5"x5"x3/8" SQUARE STEEL SLEEVE W/7"x7"x3/8" STEEL BASE PLATE
- CANE BOLT LATCH W/KEEPER 5-8" x18" LONG ( 2 REQUIRED)



- LEGEND**
- APPROXIMATE WARNING SIGN LOCATION
  - EXISTING / PROPOSED ROCK WALL
  - PROPOSED RETAINING WALL
  - PROPOSED WROUGHT IRON FENCE

- NOTES:**
- POND SLOPE TO BE STABILIZED WITH HYDROMULCH SEED FORMULA SEE SHEET 14
  - THE RESULTS OF THE RETENTION BASIN BORING AND PERCOLATION TESTS PERFORMED AT THE TIME OF EXCAVATION IN ACCORDANCE TO CITY OF EL PASO DESIGN STANDARDS FOR CONSTRUCTION ARE REQUIRED BEFORE ACCEPTANCE OF ANY STORMWATER MANAGEMENT FACILITIES.

- \* NOTES**
- CONSULT WITH PAINT MANUFACTURER FOR PRODUCTS THAT CAN SUSTAIN LONG PERIODS OF MOISTURE.
  - "d"=DEPTH



ELEVATION FT	AREA SQ-FT	CONIC VOL. AC-FT	VOLUME CAP. AC-FT
4013	101761	1.12	29.09
4012	97370	2.19	27.97
4011	93453	2.10	25.78
4010	89613	2.01	23.65
4009	85844	1.93	21.67
4008	82146	1.84	19.74
4007	78518	1.75	17.90
4006	74961	1.65	16.14
4005	71475	1.56	14.45
4004	68058	1.47	12.85
4003	64712	1.37	11.33
4002	61438	1.27	9.88
4001	58234	1.17	8.51
4000	55101	1.07	7.21
3999	52038	1.00	6.00
3998	49046	0.93	4.82
3997	46126	0.87	3.72
3996	43276	0.80	2.70
3995	40495	0.74	1.74
3994	37780	0.68	0.84
3993	35139	0.63	0.00

**WATERSHED-POND 3:1 SLOPE**

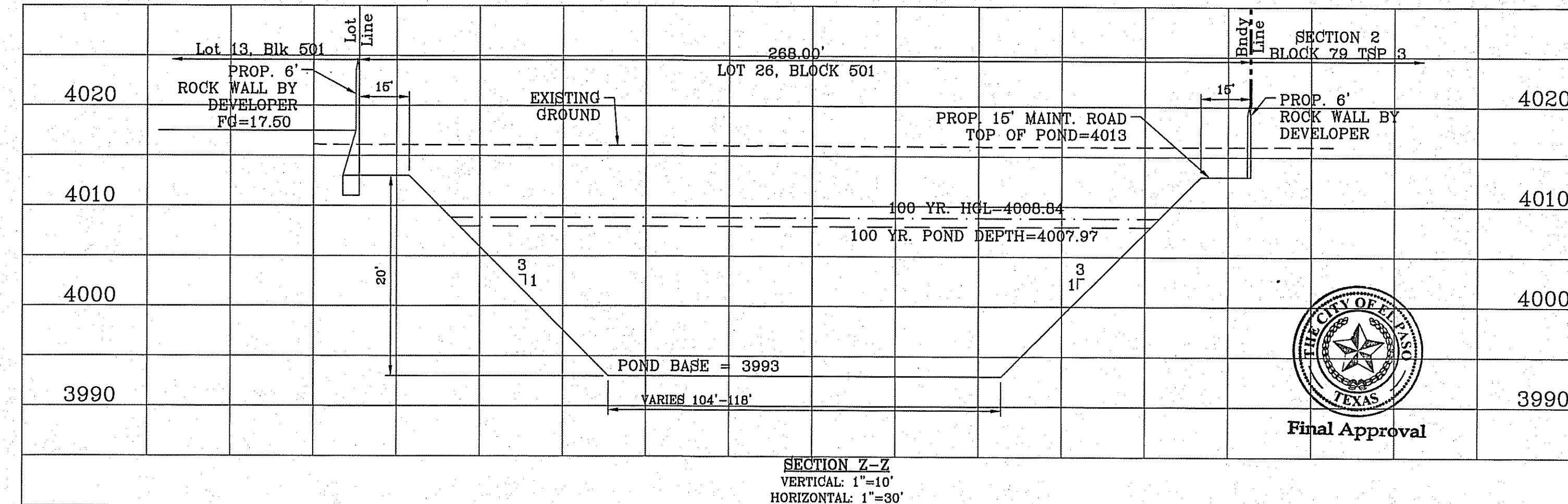
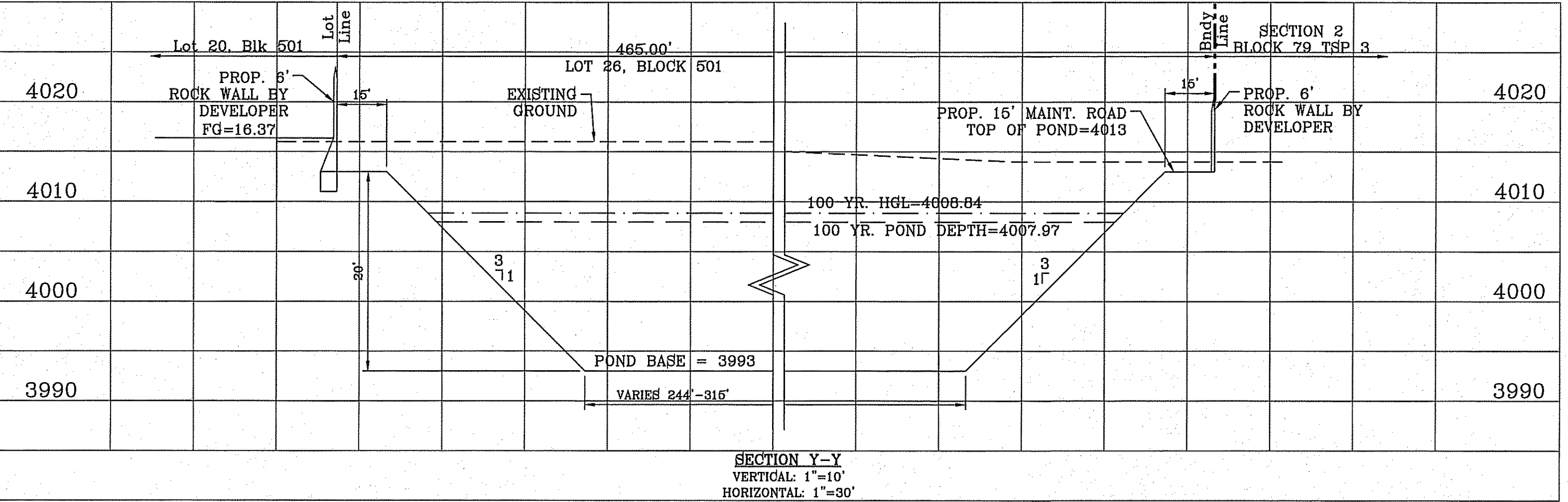
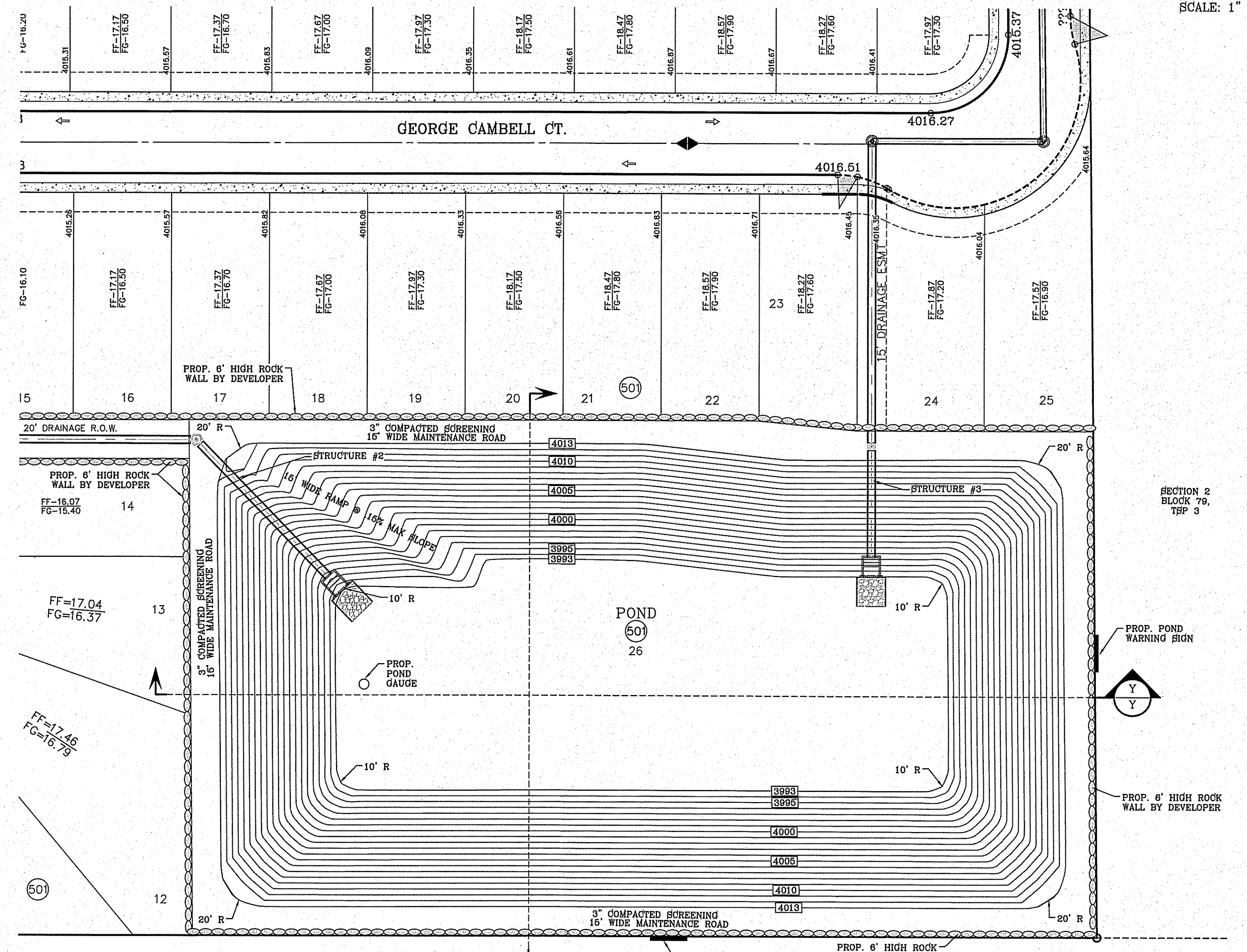
$$Q = \frac{A \cdot R \cdot C}{12} = AC-FT$$

Q = ACR/12  
 A = 100% of Contributing Watershed Area in Acres  
 R = Rainfall in Inches  
 C = Runoff Factor

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

PROP. TDE-78 AND POND	79.74(4)0.60	=15.95 ac-ft
COMMERCIAL DEVELOPMENT	11.82(4)0.95	=3.74 ac-ft
<b>TOTAL</b>		<b>19.69 ac-ft</b>
<b>SILT &amp; DEBRIS</b>		<b>1.67</b>
<b>Qreq (TOTAL)</b>		<b>21.36</b>
<b>Qcap (TOTAL)</b>		<b>29.09</b>

100 YEAR HW ELEVATION = 4008.84  
 100 YEAR PONDED DEPTH = 4007.97



**BENCHMARK**

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT.  
 ELEVATION 4023.97

DATE: 07/20/15  
 REVISIONS MADE DUE TO CITY COMMENTS

**PROJECT NAME**

**TERRA DEL ESTE UNIT SEVENTY EIGHT**

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS  
 CONTAINING: 127.832± ACRES

**SCALE**

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

DATE: JUL. 2014  
 DESIGN BY: YC  
 INITIATED BY: DN  
 CHECKED BY: YC  
 JOB NO.: 713-31

**ENGINEER'S SEAL**

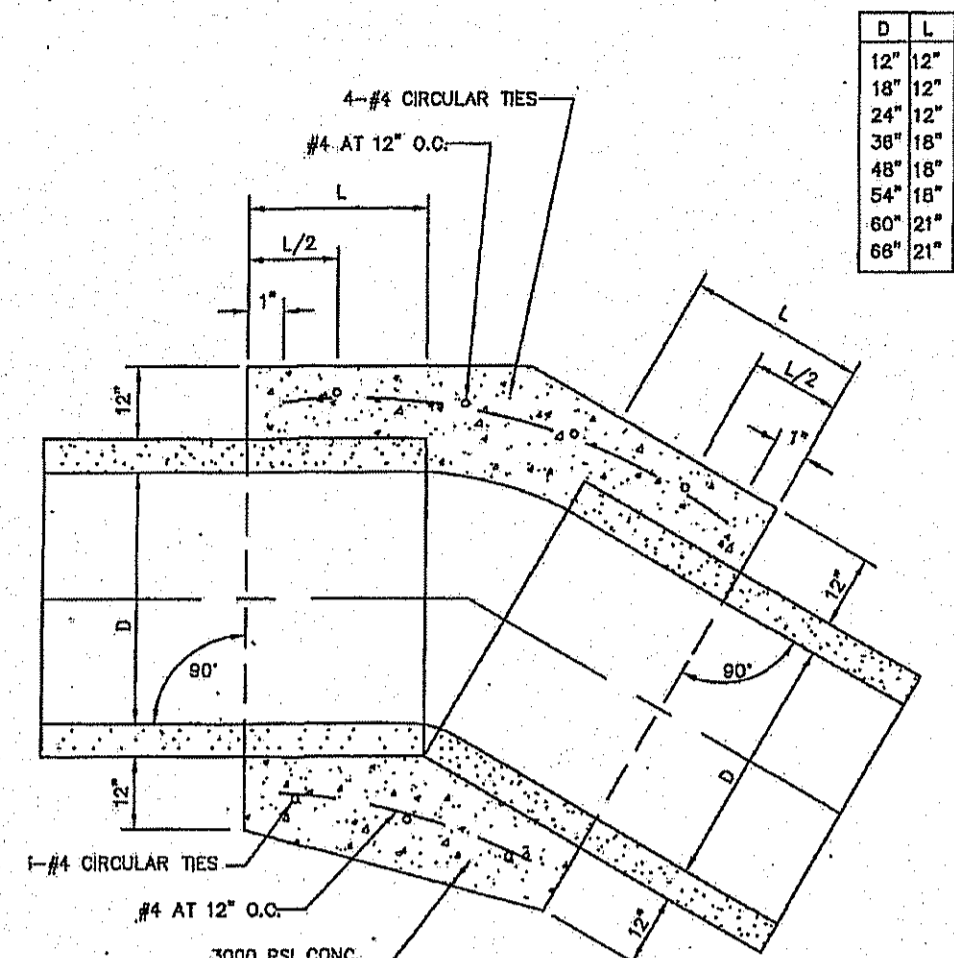
YOUNG & RUBICAM  
 64648  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL  
 STATE OF TEXAS

**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6080 SURETY DR. STE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0283  
 FAX: (915) 592-0286

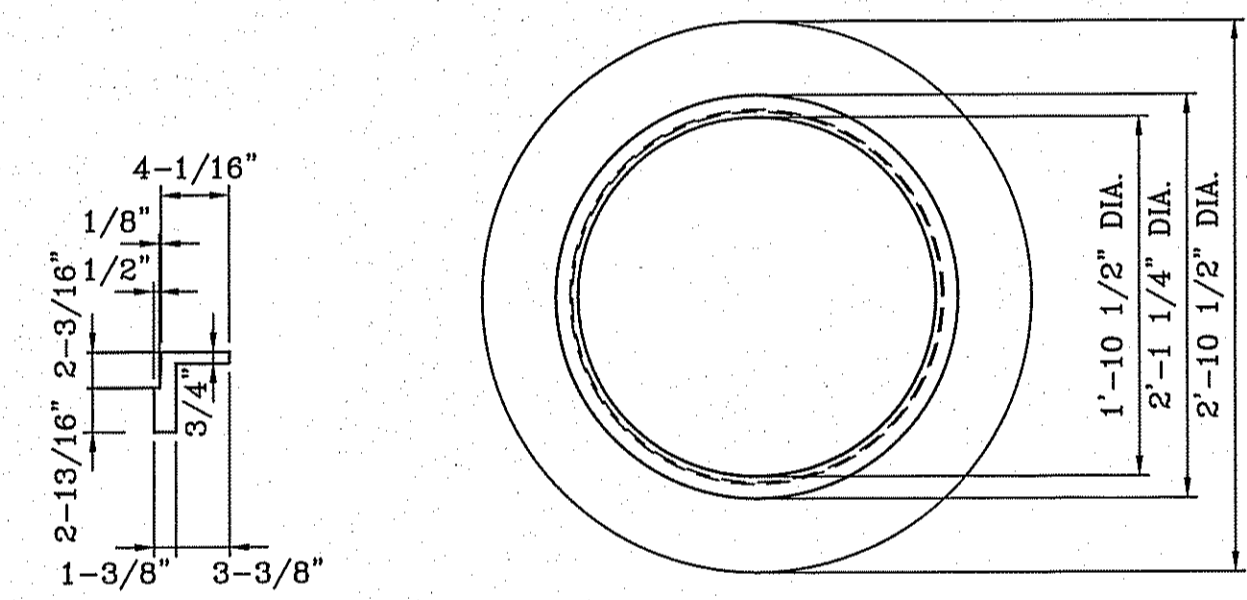
**SHEET TITLE**

**PROPOSED POND B**

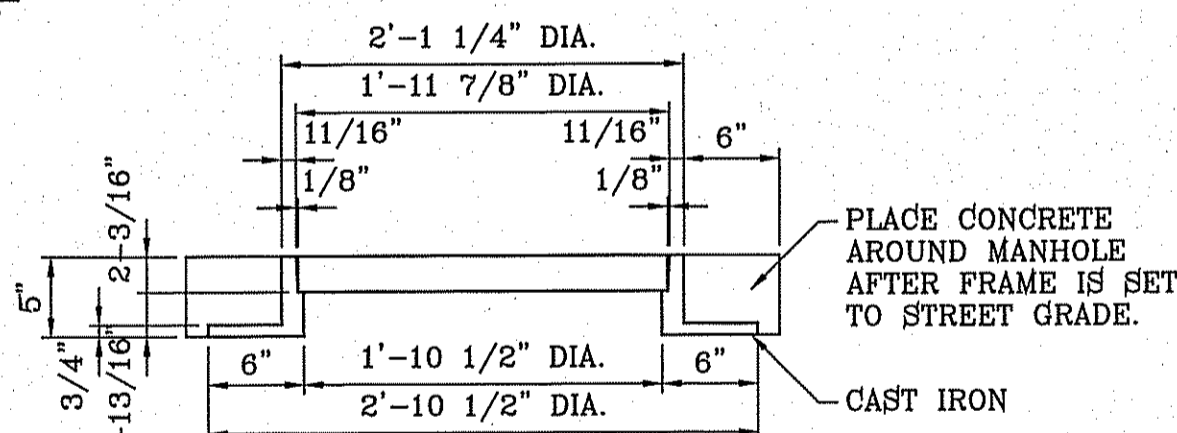
FILE S:\Subdivisions\78\DWG\STRUCTURE DETAILS PLOTTED Wednesday, January 13, 2016 8:26:42 AM



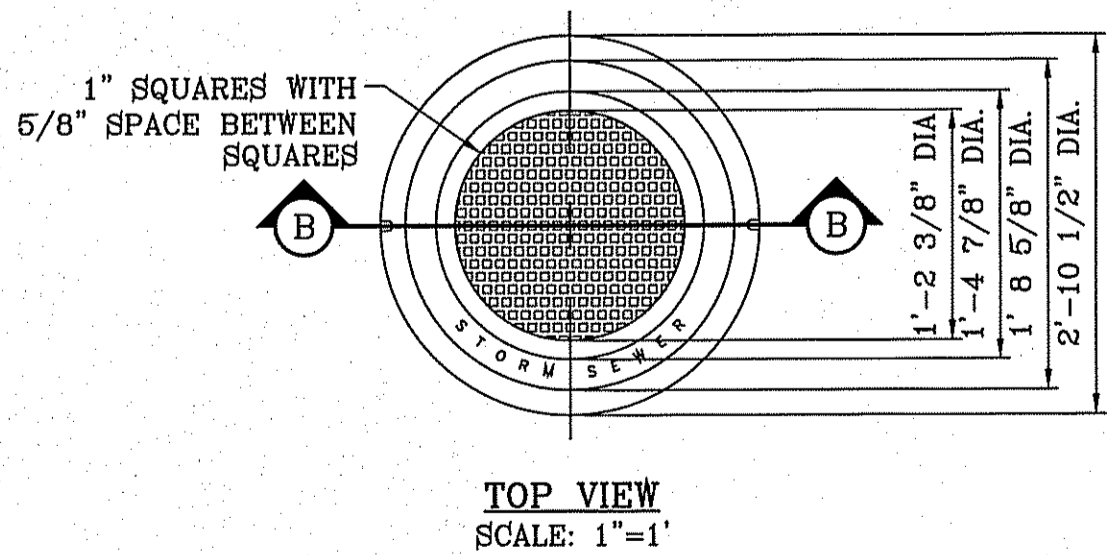
**CONCRETE PIPE COLLAR**  
 1. A CONCRETE COLLAR IS REQUIRED WHERE PIPES CHANGE IN HORIZONTAL OR VERTICAL ALIGNMENT.  
 2. FOR PIPES 48" OR LESS IN DIAMETER REINFORCE WITH W/M.



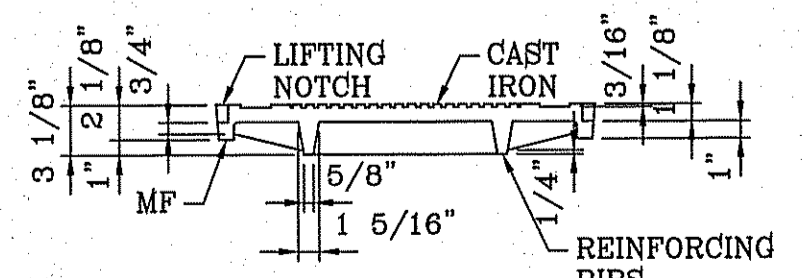
**INVERTED MANHOLE RING DETAIL**  
SCALE: 1"=1"



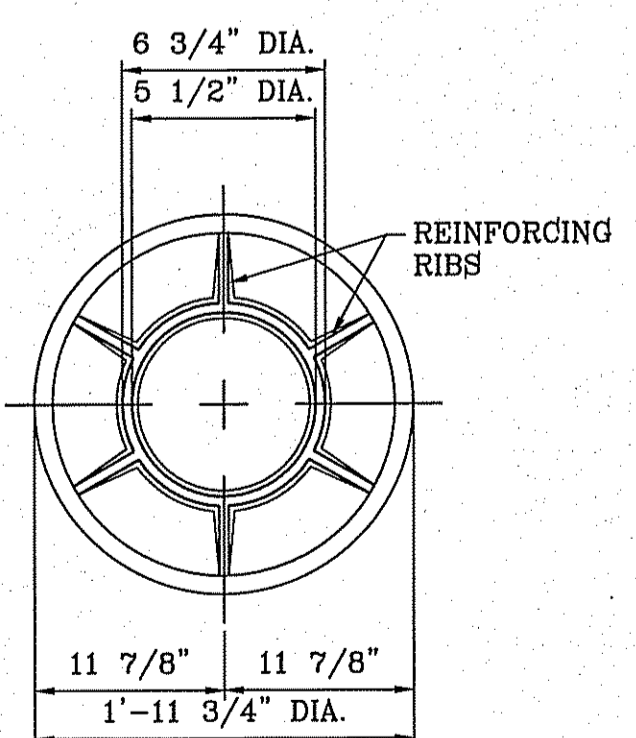
**MANHOLE RING DETAIL**  
SCALE: 1"=1"



**TOP VIEW**  
SCALE: 1"=1"



**SECTION B**  
SCALE: 1"=1"

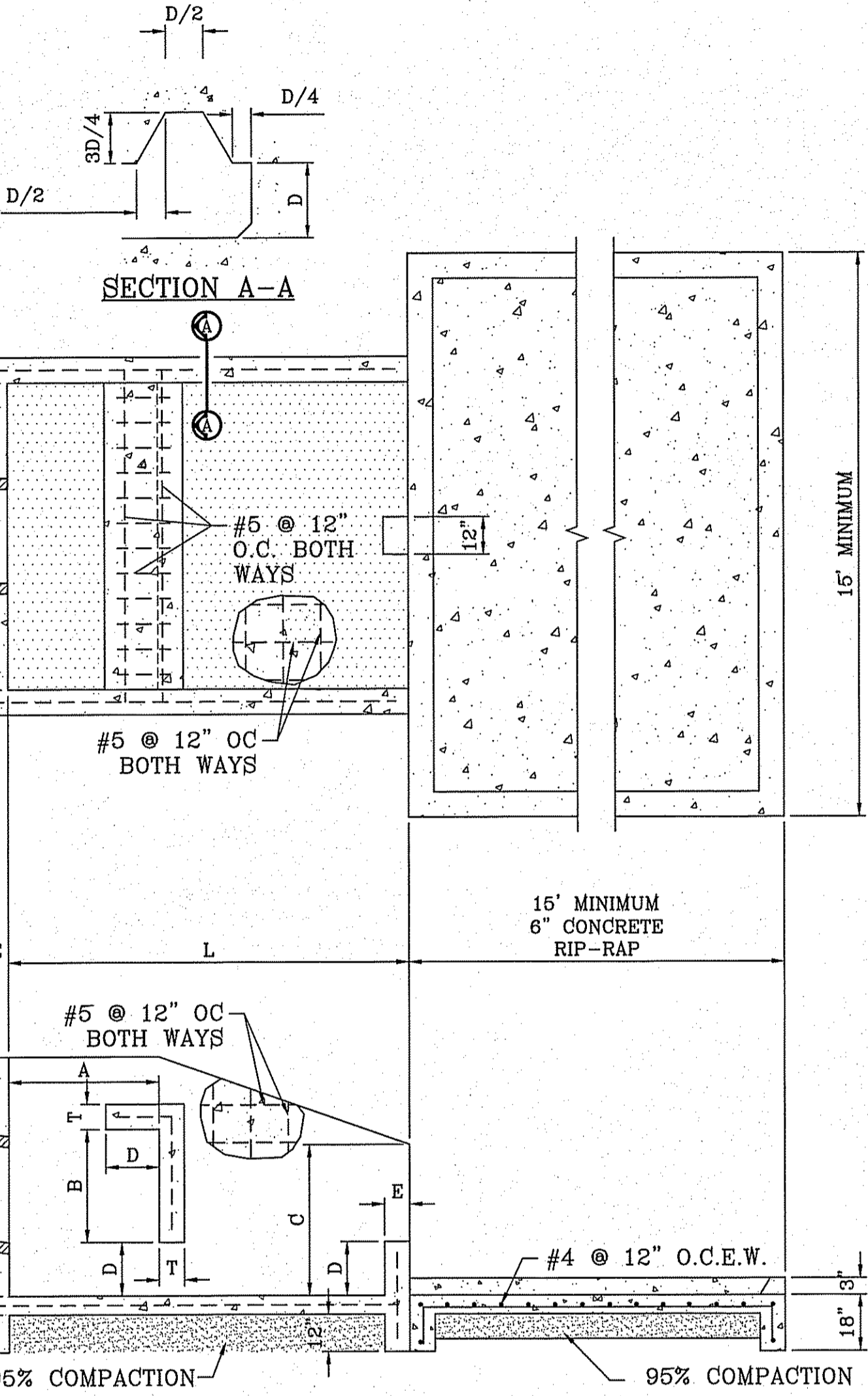


**BOTTOM VIEW**  
SCALE: 1"=1"

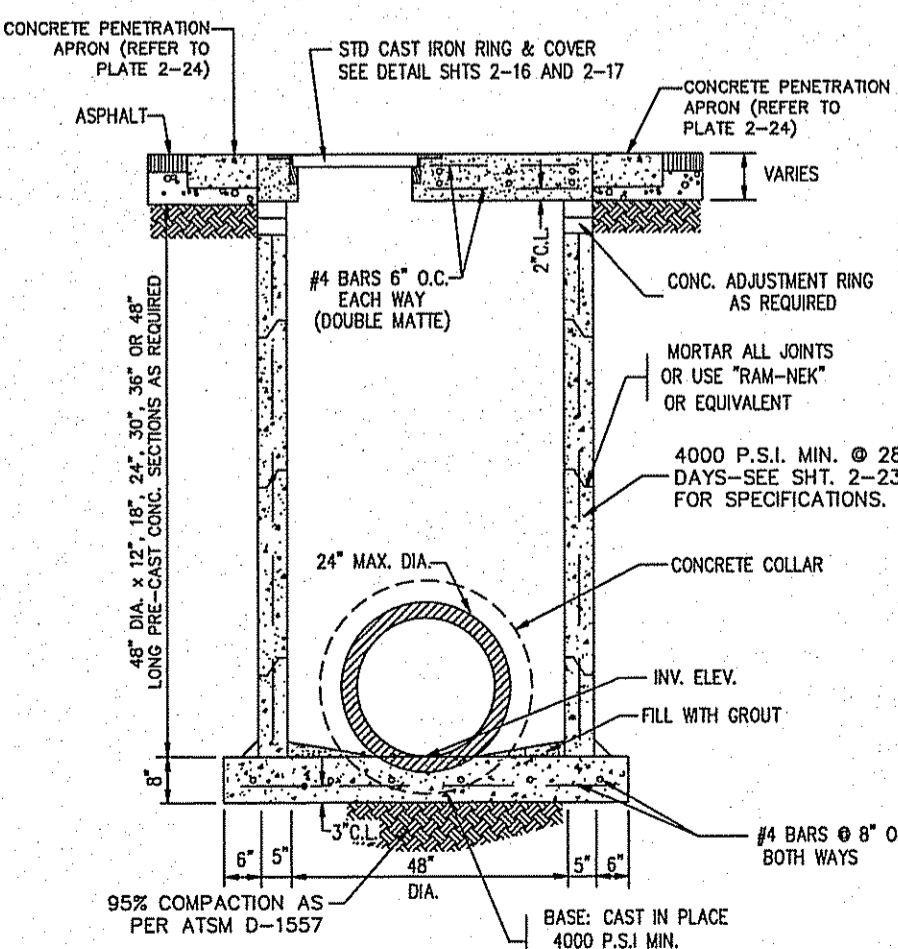
**NOTE:**  
 1. MATCHING SURFACES MARKED "MP" TO BE MACHINE FINISHED OF ANY IRREGULARITIES THAT WOULD PREVENT A SNUG FIT.  
 2. CASTING TO BE SMOOTH & VOID OF AIR HOLES.

**MANHOLE COVER DETAILS**  
SCALE: 1"=1"

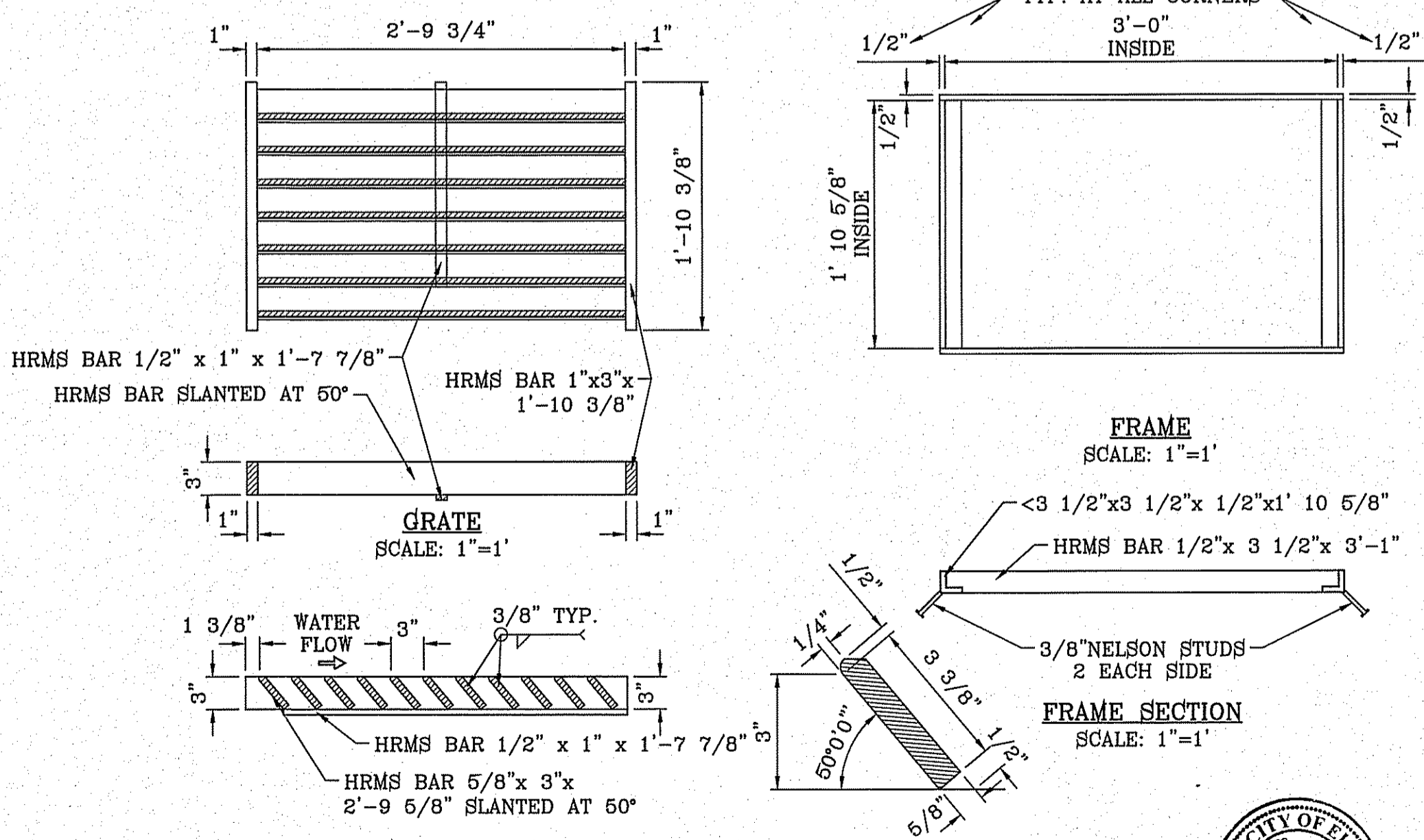
DATA INPUT FROM STORMCAD & STRUCTURES								THRUST BLOCK DIMENSIONS								
Struct. No.	Pipe Size	Q <sub>ps</sub> (Total)	Velocity (v)	Depth (d)	g	froude	W/D (from chart)	W	H (3/4)	L (4/3)	A (1/2)	b (3/8)	c (1/2)	d (1/6)	e & t (1/12)	f (1/12)
1	42	83.66	8.7	1.06	32.2	1.489	3.80	6'-6"	5'-8"	5'-4"	2'-0"	1'-8"	2'-8"	0'-8"	0'-8"	0'-8"
2	64	149.7	9.41	1.8	32.2	1.236	3.20	6'-6"	7'-0"	7'-8"	3'-0"	2'-3"	3'-0"	1'-0"	0'-8"	0'-8"



**THRUST BLOCK DETAIL**  
SCALE: 1"=4"



**48" DIAMETER PRECAST MANHOLE SECTIONS**



**GRATE SECTION**  
SCALE: 1"=1"

**FRAME SECTION**  
SCALE: 1"=1"

**FRAME AND GRATE DETAIL**

**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-161 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 65-36 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 36B OR ASTM A-48 CLASS 36B, 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.

BENCHMARK	REVISIONS	R.R.
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT. ELEVATION 4023.97	DATE	REVISIONS MADE DUE TO CITY COMMENTS
	07/20/15	

**TERRA DEL ESTE UNIT SEVENTY EIGHT**  
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEY, EL PASO COUNTY, TEXAS  
 CONTAINING: 127.632± ACRES

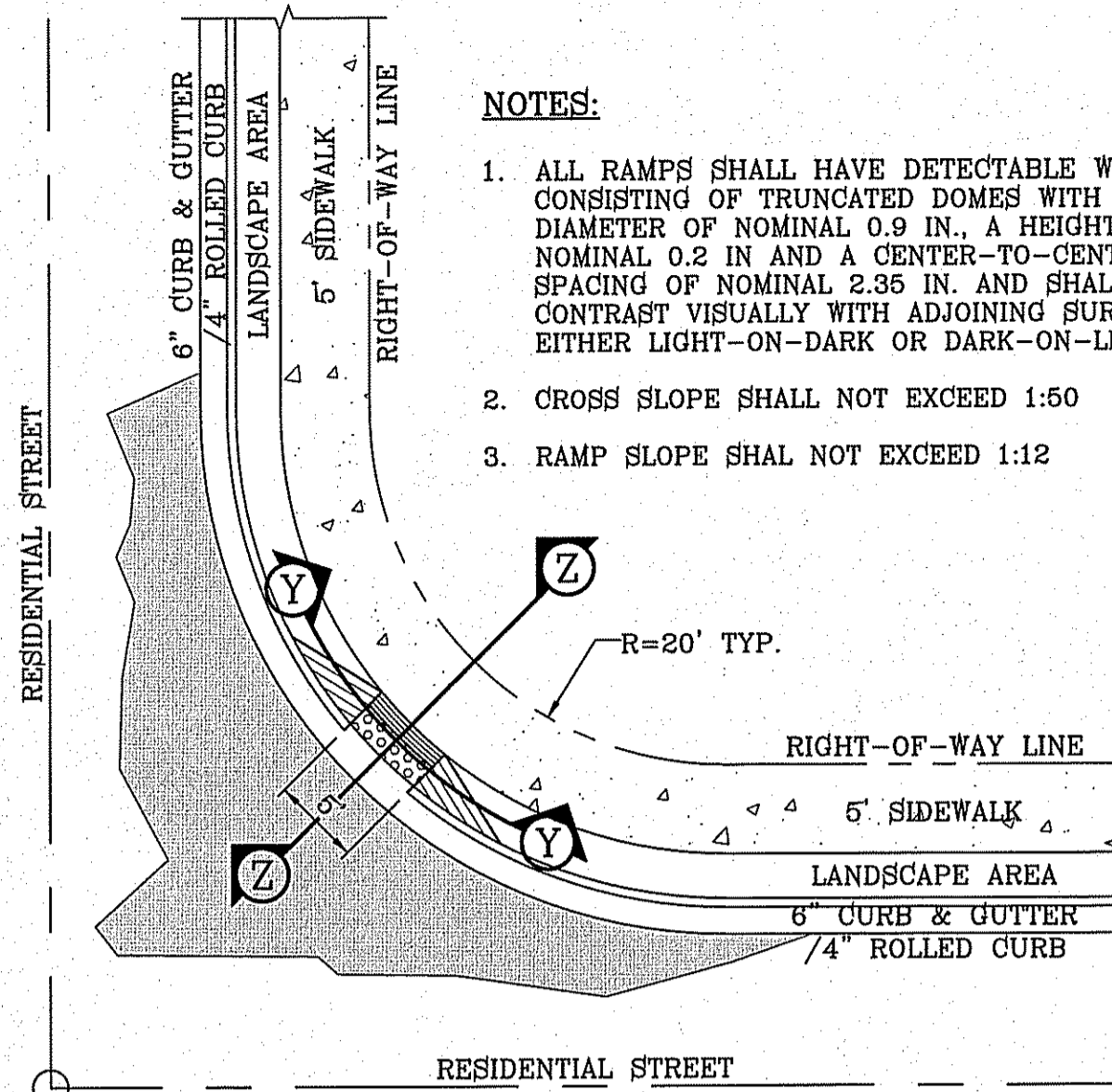
**ENGINEER'S SEAL**  
 ENGINEER'S SEAL NOT REQUIRED. THIS SHEET IS PRODUCED FROM CITY DESIGN DIVISION DESIGN STANDARDS

**CONDE INC.**  
 ENGINEERING / PLANNING SURVEYING / GPS  
 6000 SURETY DR. STE 100 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0293 FAX: (915) 592-0286



**STRUCTURE DETAILS**

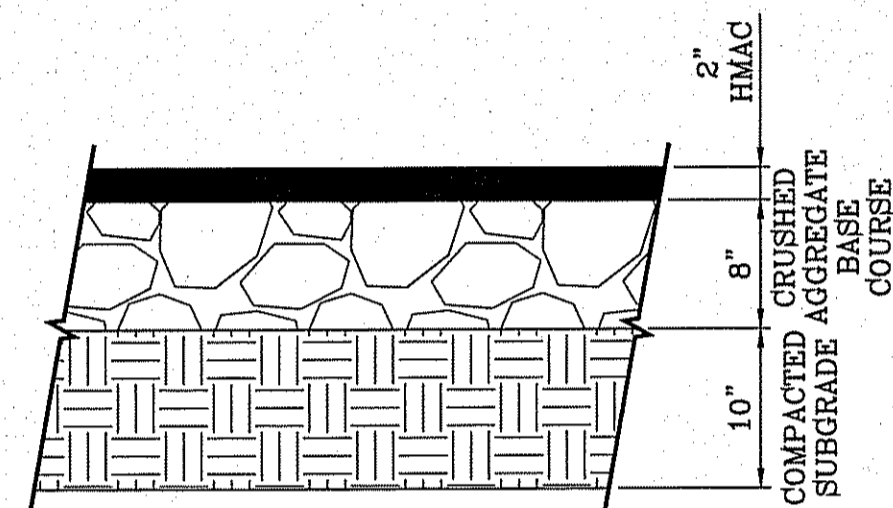




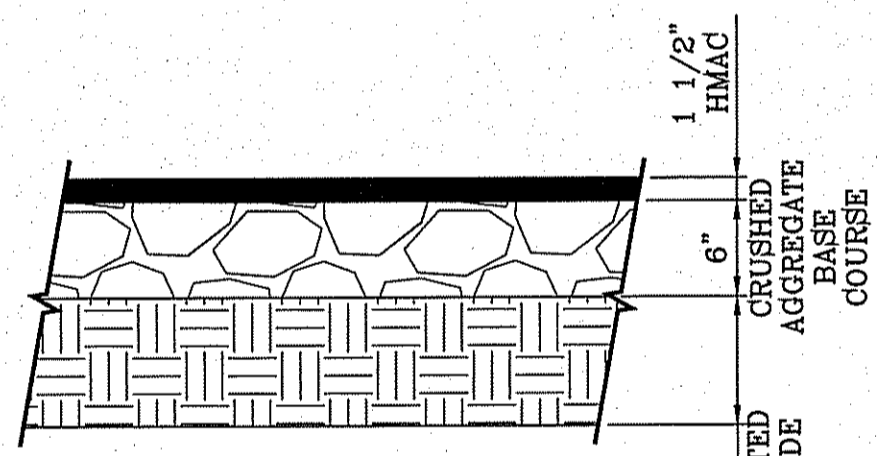
**RAMP ON SIDEWALK AT CURB & GUTTER/ROLLED CURB**  
SCALE: 1"=10'

**NOTES:**

1. ALL RAMP SHALL HAVE DETECTABLE WARNINGS CONSISTING OF TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN., A HEIGHT OF NOMINAL 0.2 IN AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN. 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



**PAVEMENT DETAIL 76' R.O.W. PAVEMENT SECTION**  
SCALE: 1"=1'



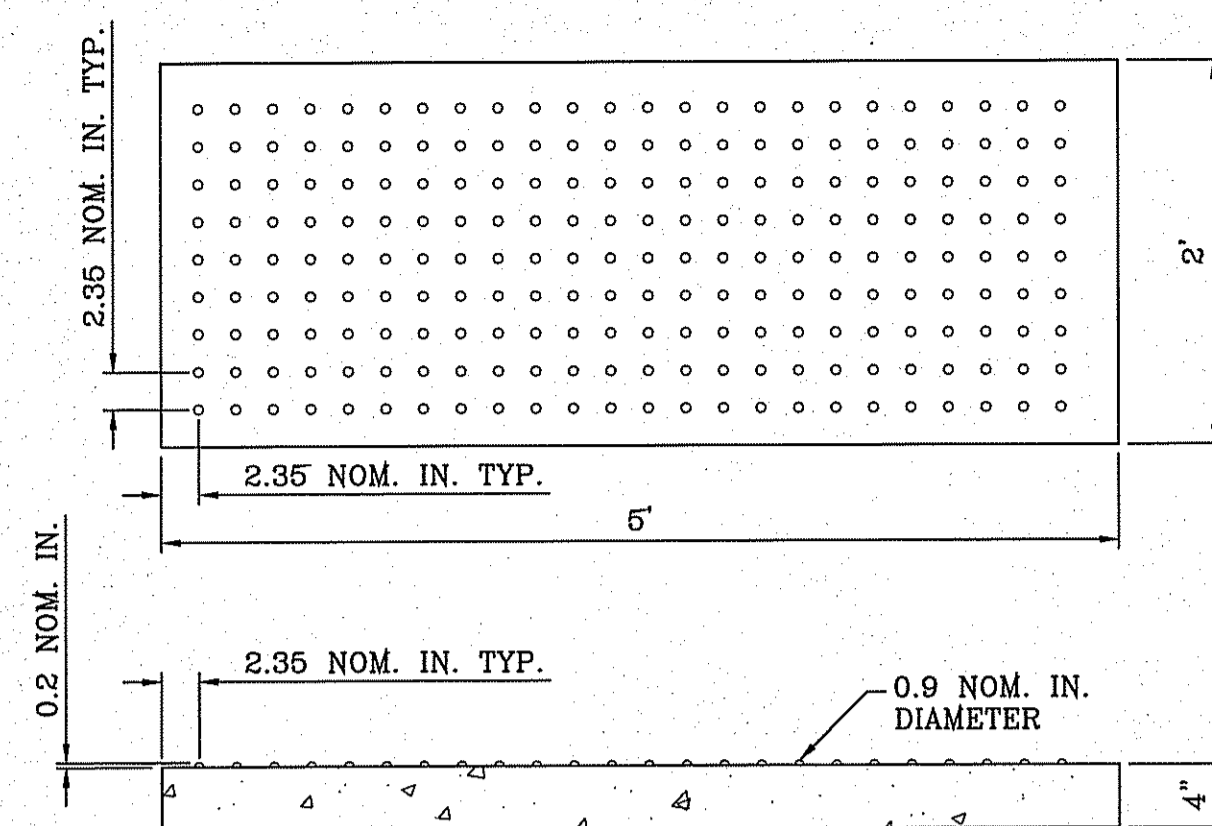
**PAVEMENT DETAIL 52' R.O.W. PAVEMENT SECTION**  
SCALE: 1"=1'

**PAVEMENT NOTES**

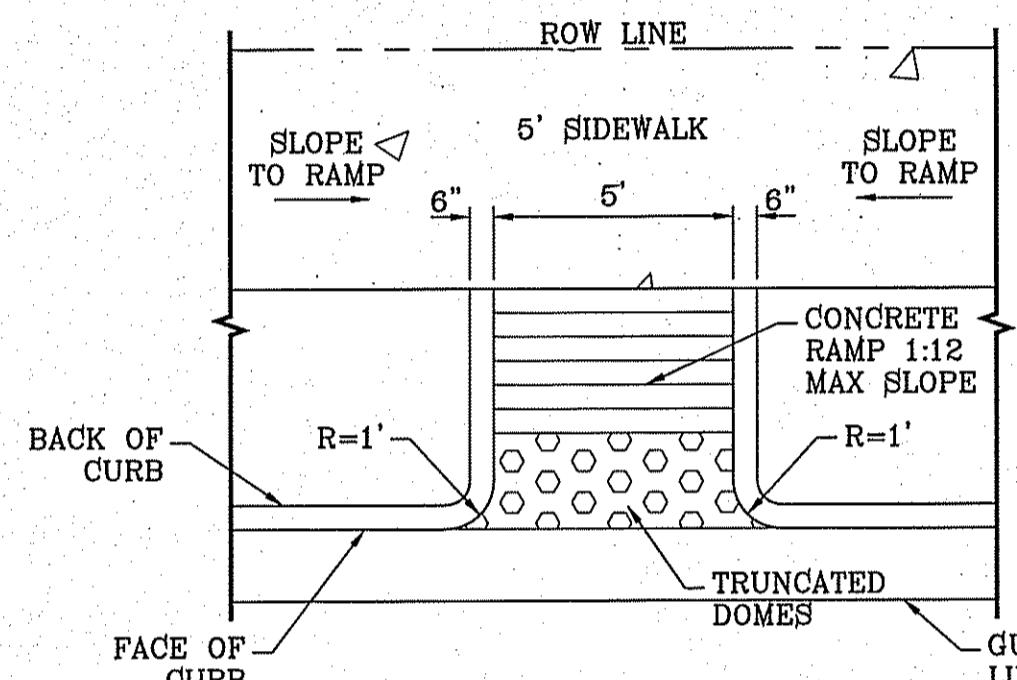
1. SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY AS PER ASTM D1557.
2. BASE TO BE COMPACTED TO NOT LESS THAN 100% DENSITY IN ACCORDANCE WITH ASTM D1557, TYPE A, GRADE 1 OR 2.
3. BITUMINOUS MATERIAL SHALL CONFORM TO AC-10 OR AC-20, TYPE "C" IN ACCORDANCE WITH ASTM D3318.
4. PRIME COAT TO BE 0.25 GAL. PER SQUARE YARD (MINIMUM COVERAGE) MC-70.
5. COMPACTION TESTS WHERE REQUIRED BY THE CITY ENGINEER MUST BE PAID FOR BY THE DEVELOPER.
6. C.B.R. TESTS WILL BE REQUIRED AT 500 FOOT INTERVALS AFTER SUBGRADE IS PLACED AND/OR A MINIMUM OF TWO TESTS IF STREET IS LESS THAN 500 FEET.
7. STRICT VERTICAL CONTROL OF ALL CURB AND GUTTER ELEVATIONS WILL BE MAINTAINED. BLUE TOPPING WILL BE REQUIRED THROUGHOUT.
8. ALL PLANS MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF EL PASO SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS.
9. HMAc, BASE, SUB BASE WILL BE IN ACCORDANCE WITH THE LATEST CITY OF EL PASO SPECIFICATIONS.
10. MINIMUM PAVEMENT DESIGN DETAILS ARE SHOWN. ACTUAL PAVEMENT DESIGN WILL BE DETERMINED BY: C.B.R.

**TRENCHING**

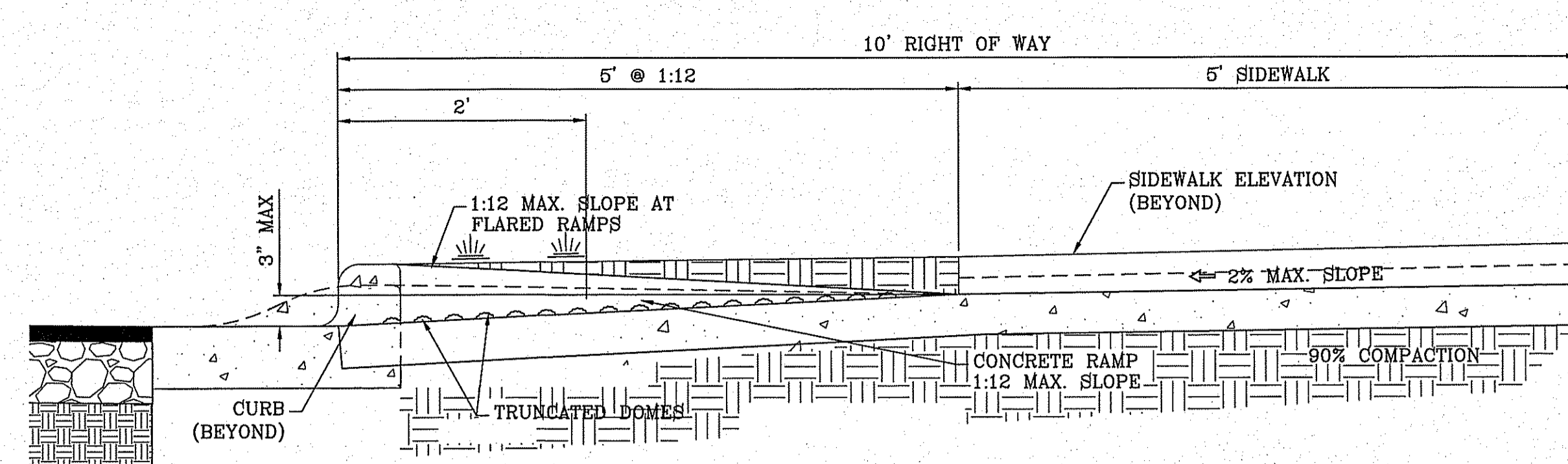
ALL TRENCHING SHALL BE DONE IN STRICT ACCORDANCE WITH OSHA-2226.



**TRUNCATED DOMES**  
SCALE: 1"=1'



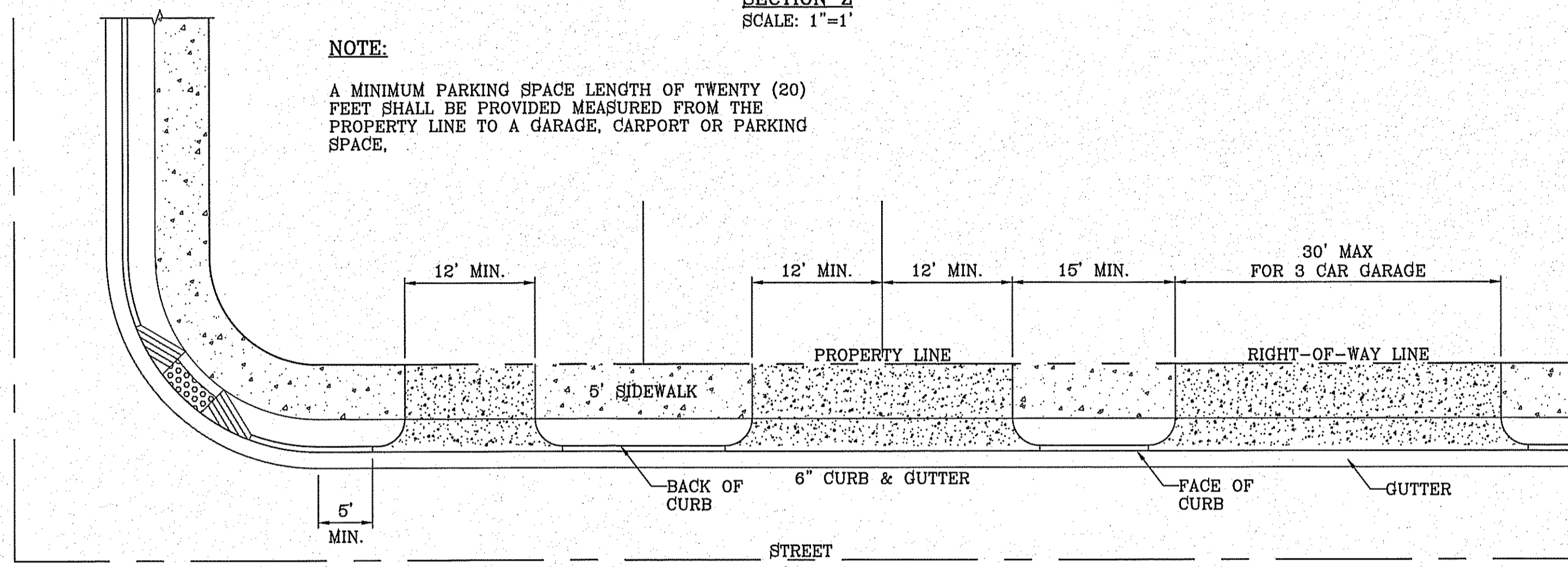
**STRAIGHT RAMP**  
SCALE: 1"=4'



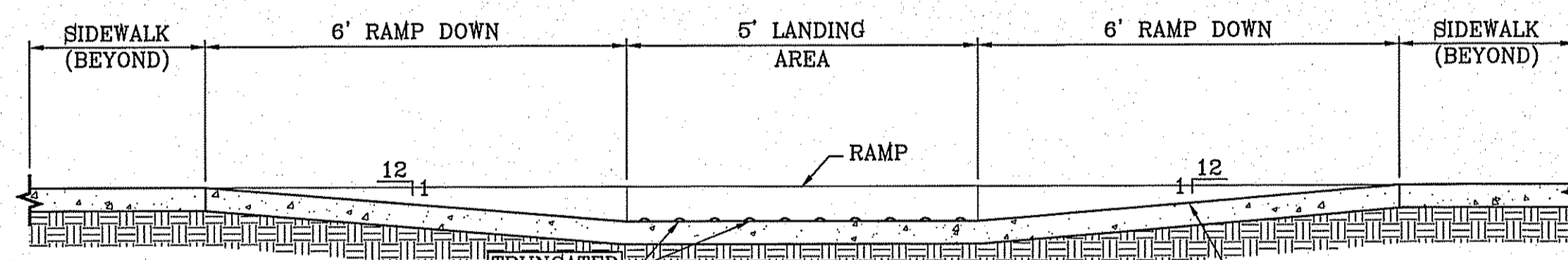
**TYPICAL WHEELCHAIR RAMP AT 4" ROLLED CURB/6" CURB & GUTTER**  
SECTION Z  
SCALE: 1"=1'

**NOTE:**

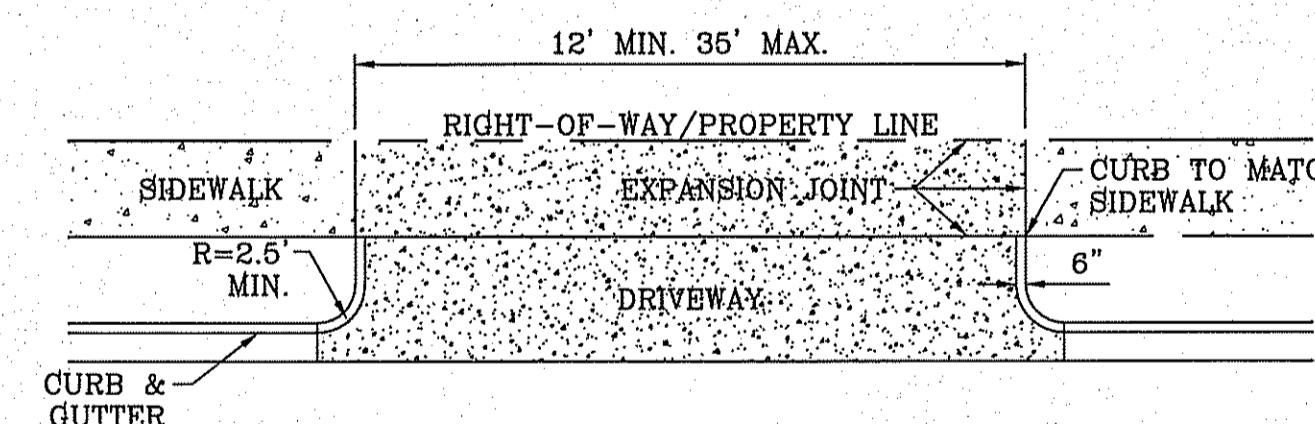
A MINIMUM PARKING SPACE LENGTH OF TWENTY (20) FEET SHALL BE PROVIDED MEASURED FROM THE PROPERTY LINE TO A GARAGE, CARPORT OR PARKING SPACE.



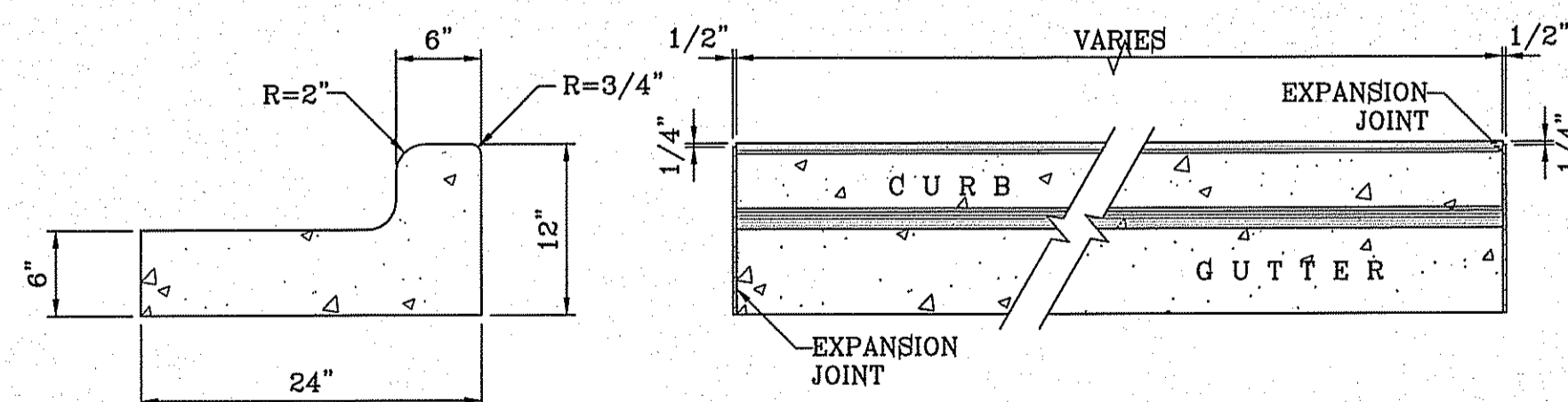
**TYPICAL RESIDENTIAL DRIVEWAY WITH CURB & GUTTER**  
SCALE: 1"=10'



**RAMP ON 5' SIDEWALK**  
SECTION Y  
SCALE: 1"=2'



**DRIVEWAY DETAIL**  
SCALE: 1"=10'



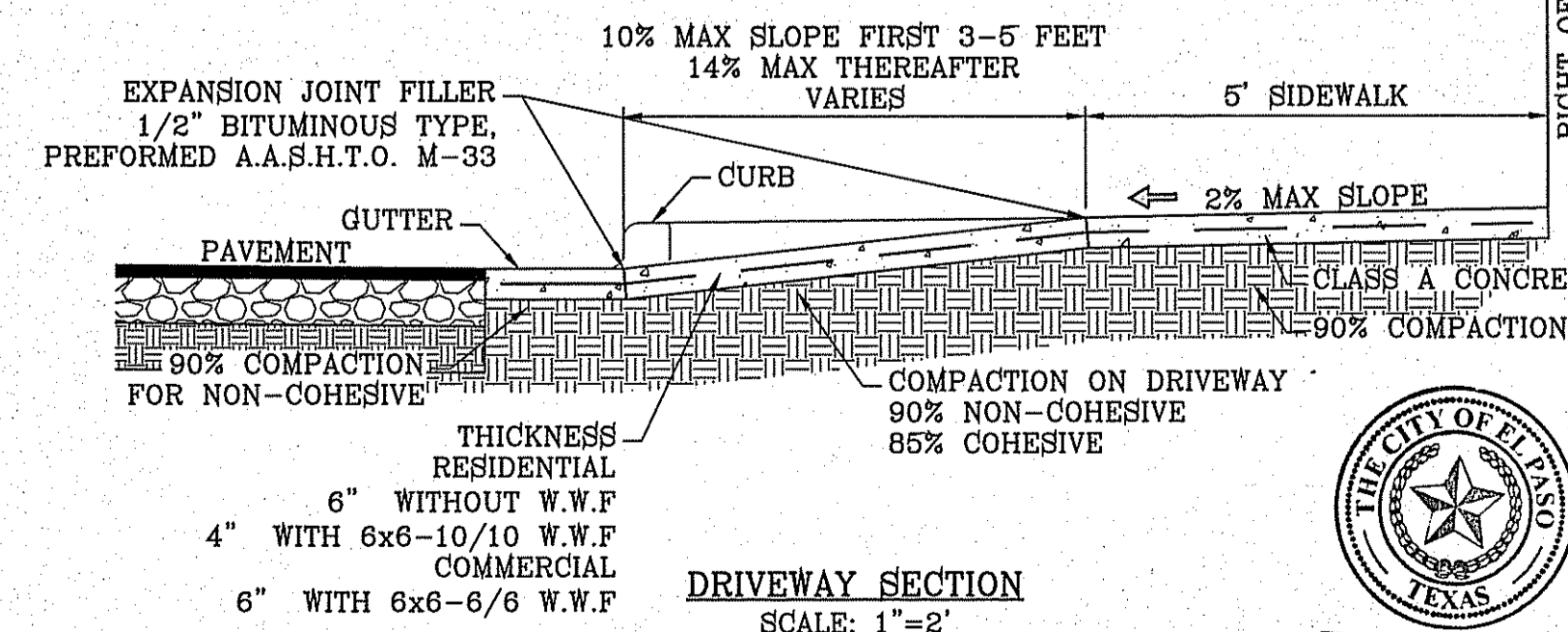
**END SECTION**

**PLAN VIEW**

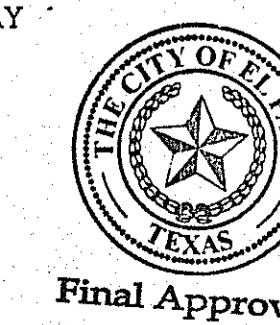
**NOTES:**

1. NO EXPANSION JOINT WILL BE REQUIRED EXCEPT AT THE END OF CURB RETURNS. (POINT OF TANGENCY WITH STRAIGHT LINE).
2. CONTRACTION JOINTS (1/2" INCH MIN.) MUST BE SCORD EVERY 10 FEET IN CURB AND GUTTER.
3. ALL EXPANSION JOINTS WILL BE OF PREFORMED BITUMINOUS FIBER 1/2" INCH THICK.
4. CONCRETE: CLASS "A" 3000 PSI.
5. EXPANSION JOINTS REQUIRED AT 5' O.C. WHEN FORMING FOR CURBS.

**CURB & GUTTER DETAIL**  
SCALE: 1"=1'



**DRIVEWAY SECTION**  
SCALE: 1"=2'



BENCHMARK	CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT. ELEVATION 4023.97
DATE	.....
REVISIONS	.....
BY	.....

**PROJECT NAME**  
TIERRA DEL ESTE UNIT SEVENTY EIGHT

**BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS**

CONTAINING: 127.652± ACRES

<b>SCALE</b>	HORIZ. AS NOTED
<b>ENGINEER'S SEAL</b>	NOT REQUIRED.
<b>ENGINEER'S SEAL NOT REQUIRED.</b>	THIS SHEET IS PRODUCED BY THE SUBDIVISION DESIGN STANDARDS
<b>DATE:</b>	JUL 2014
<b>DESIGN BY:</b>	YC
<b>INITIATED BY:</b>	DN
<b>CHECKED BY:</b>	YC
<b>JOB NO.:</b>	713-31

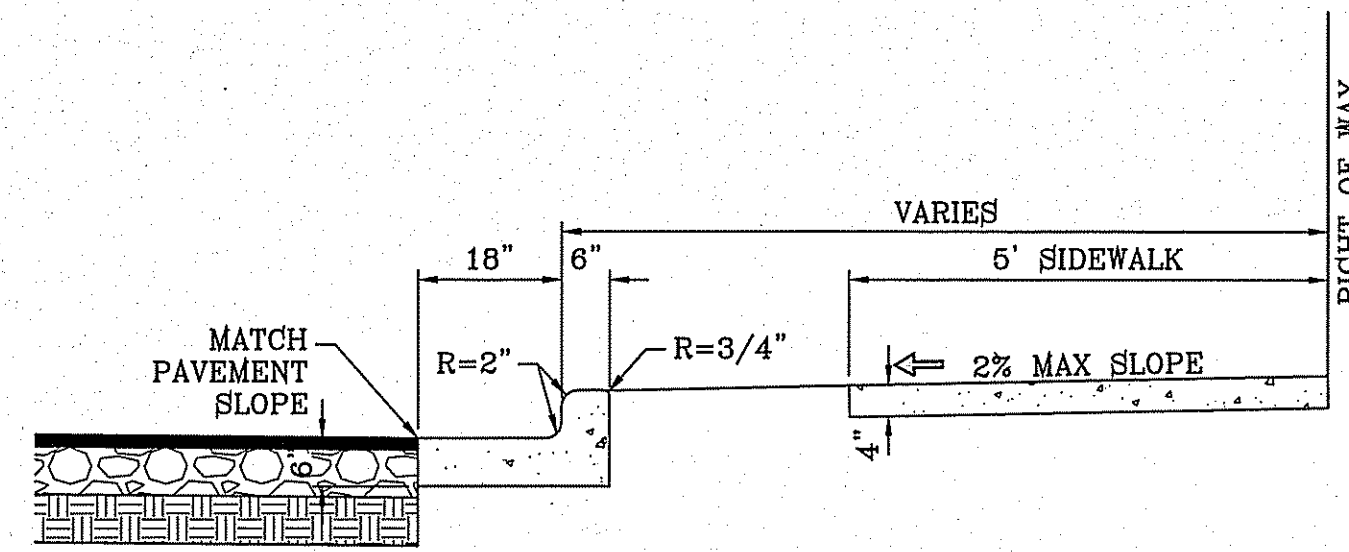
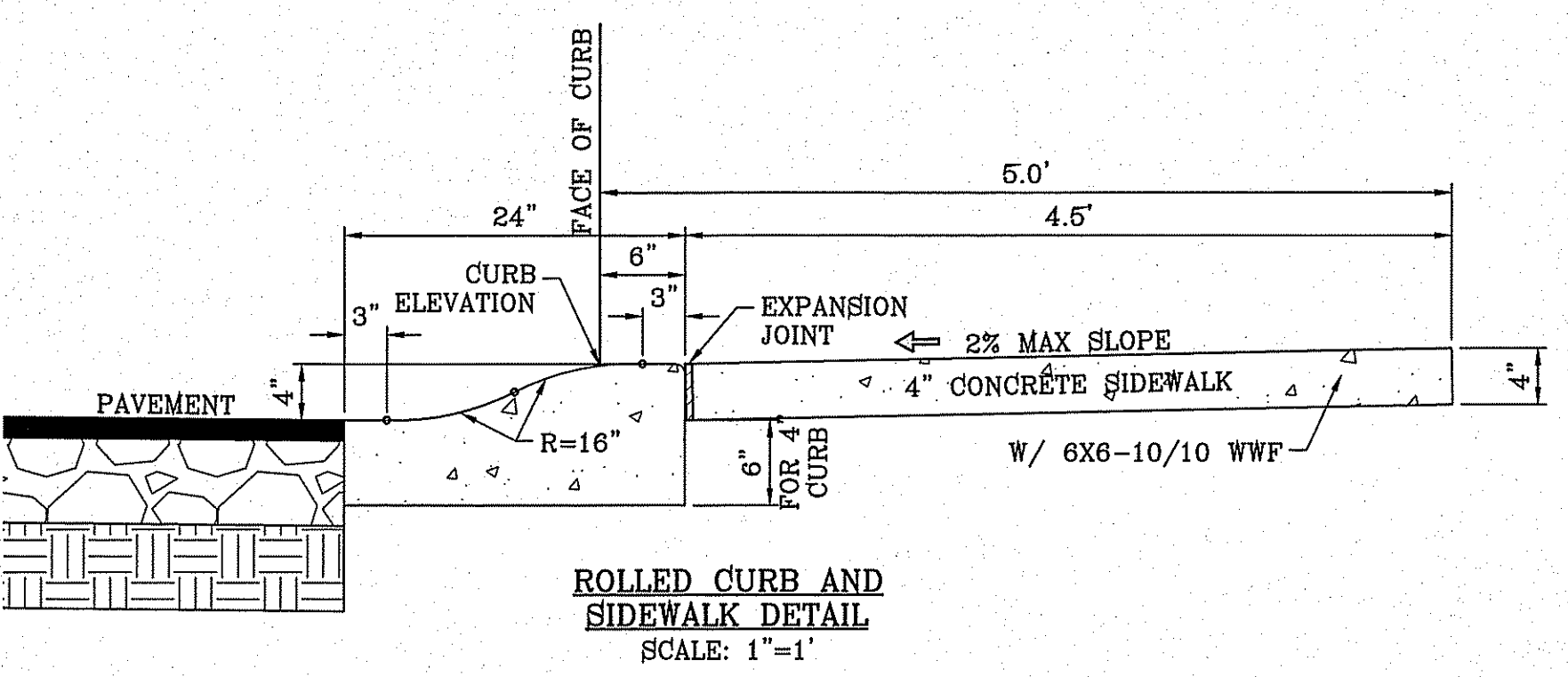
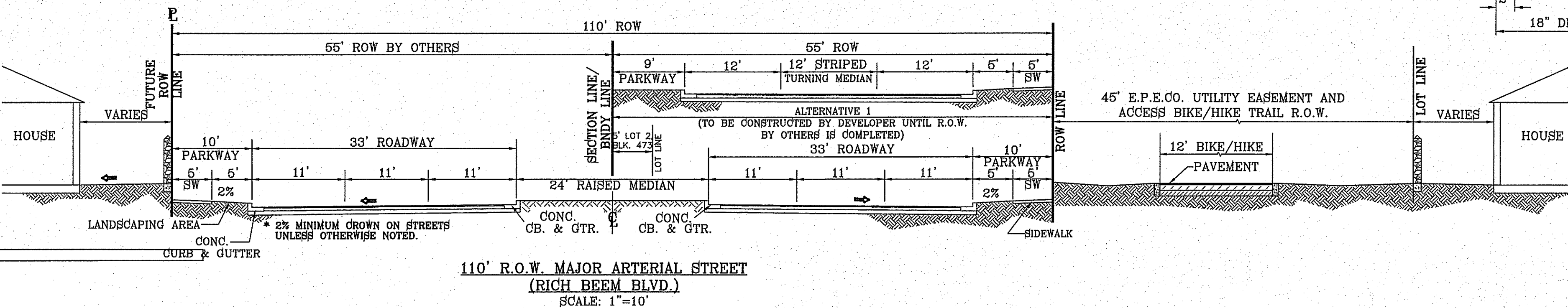
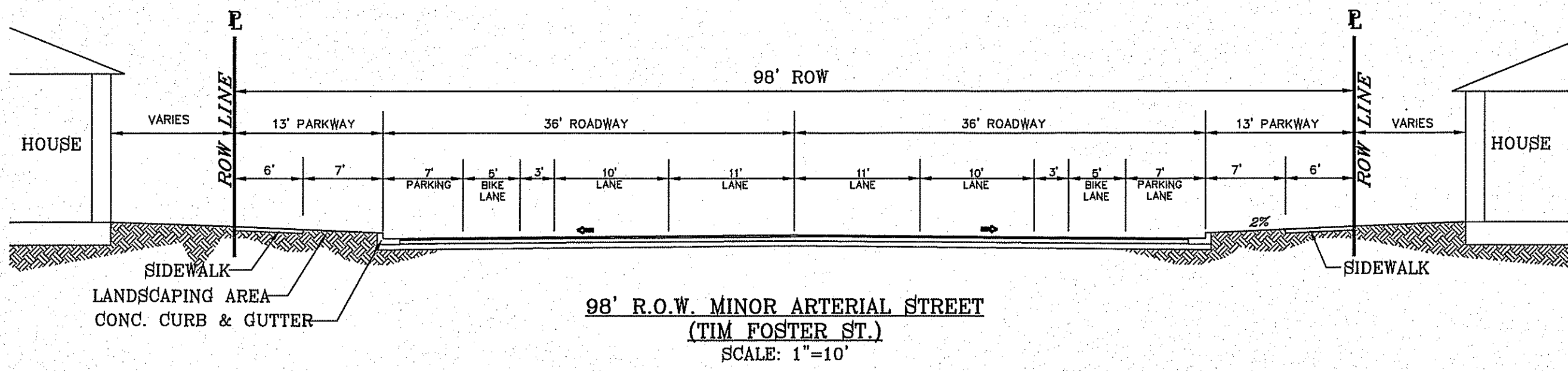
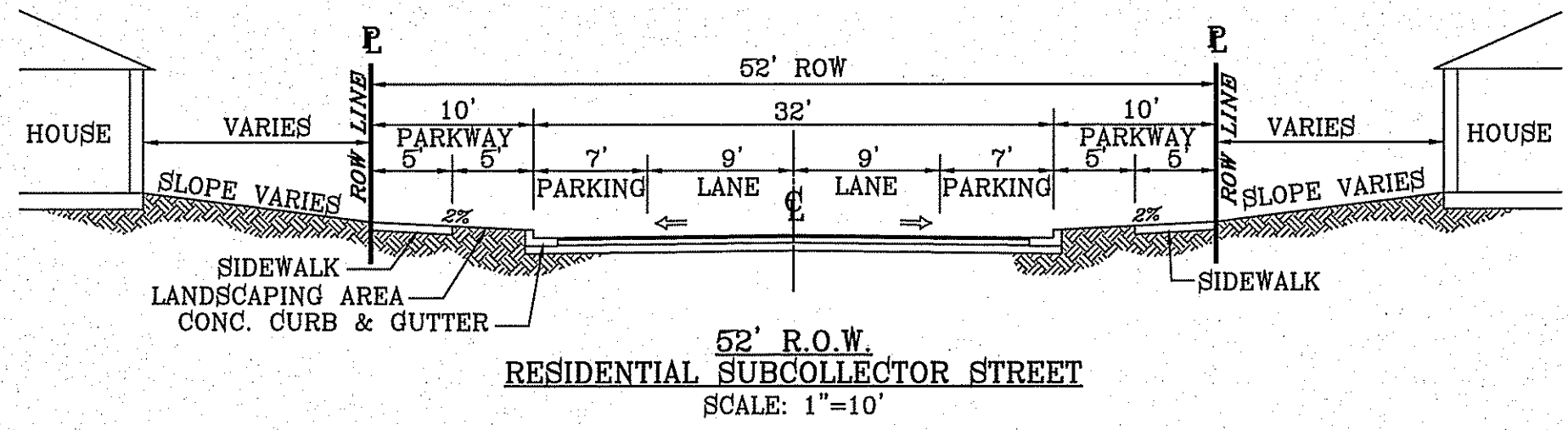
**CONDE INC.**  
ENGINEERING / PLANNING / SURVEYING / GPS  
6060 SURVEY DR. STE. 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 592-0286



**SHEET TITLE**

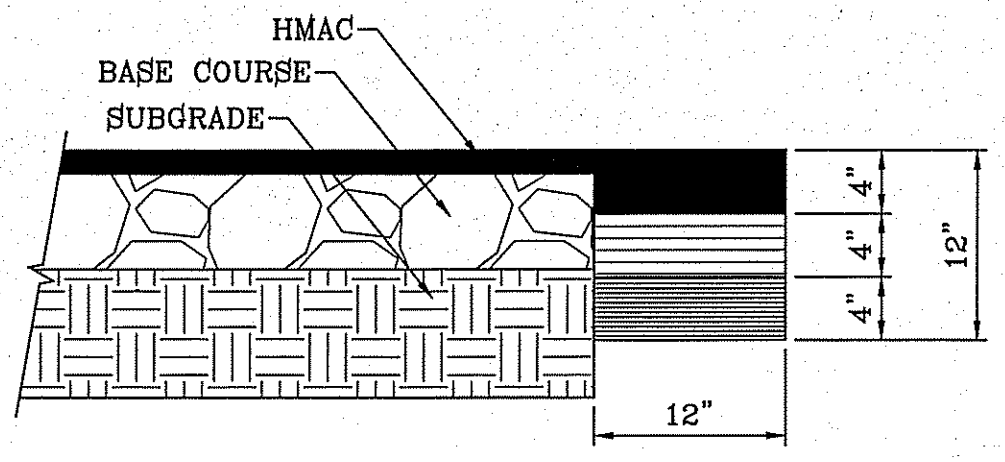
**STANDARD DETAILS**

**SHT 75 OF 79**

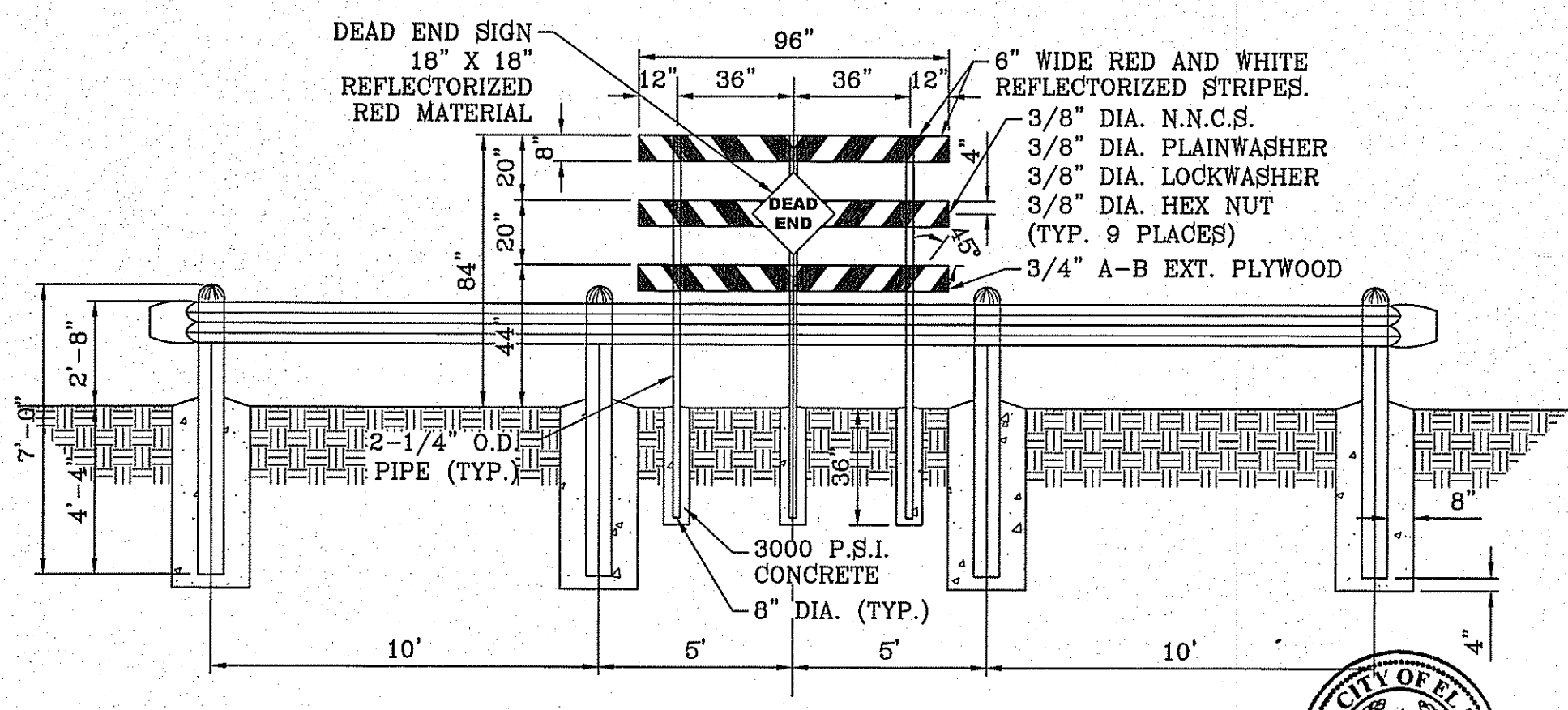
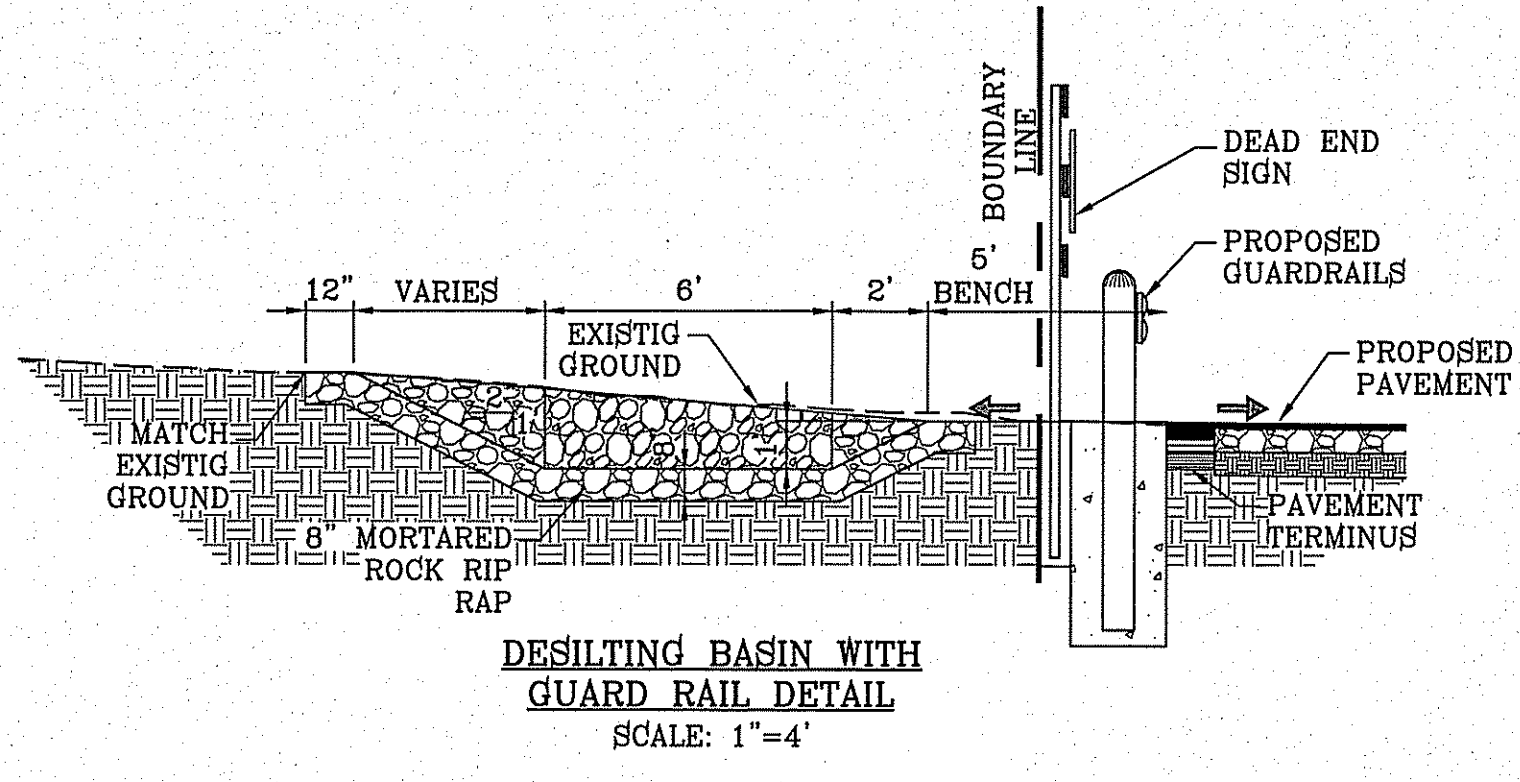


- NOTES:**
1. CONCRETE SHALL BE 3000 P.S.I. MINIMUM.
  2. DUMMY JOINTS REQUIRED AT 10' O.C. FOR CURB/GUTTER AND 5' O.C. FOR SIDEWALK.
  3. EXPANSION MATERIAL REQUIRED AT CURB RETURNS WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
  4. EXPANSION JOINTS REQUIRED AT 60' O.C. WHEN FORMING FOR CURBS.
  5. WHENEVER SIDEWALK ABUTS ROCK OR MASONRY STRUCTURES SUCH AS CURBS OR BUILDINGS, EXPANSION JOINT FILLER SHALL BE USED IN ACCORDANCE WITH STANDARD SPECIFICATIONS.

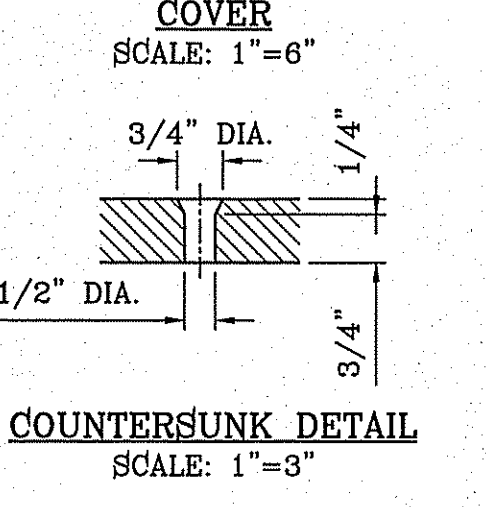
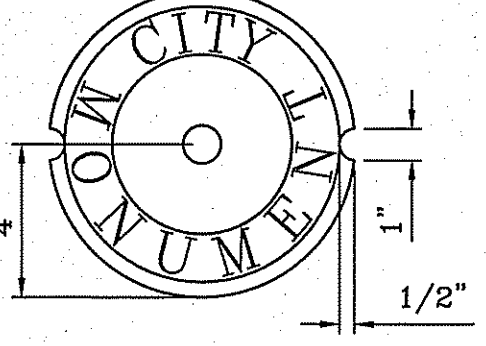
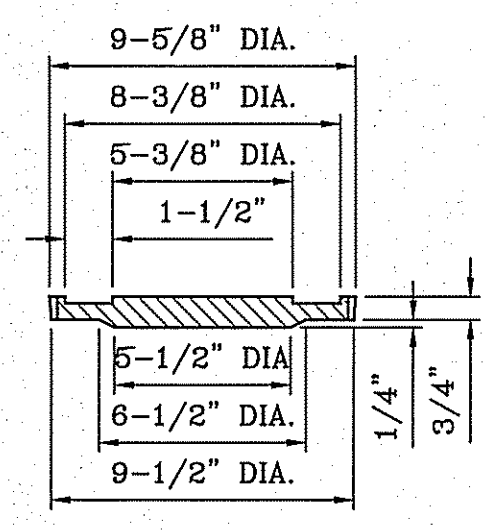
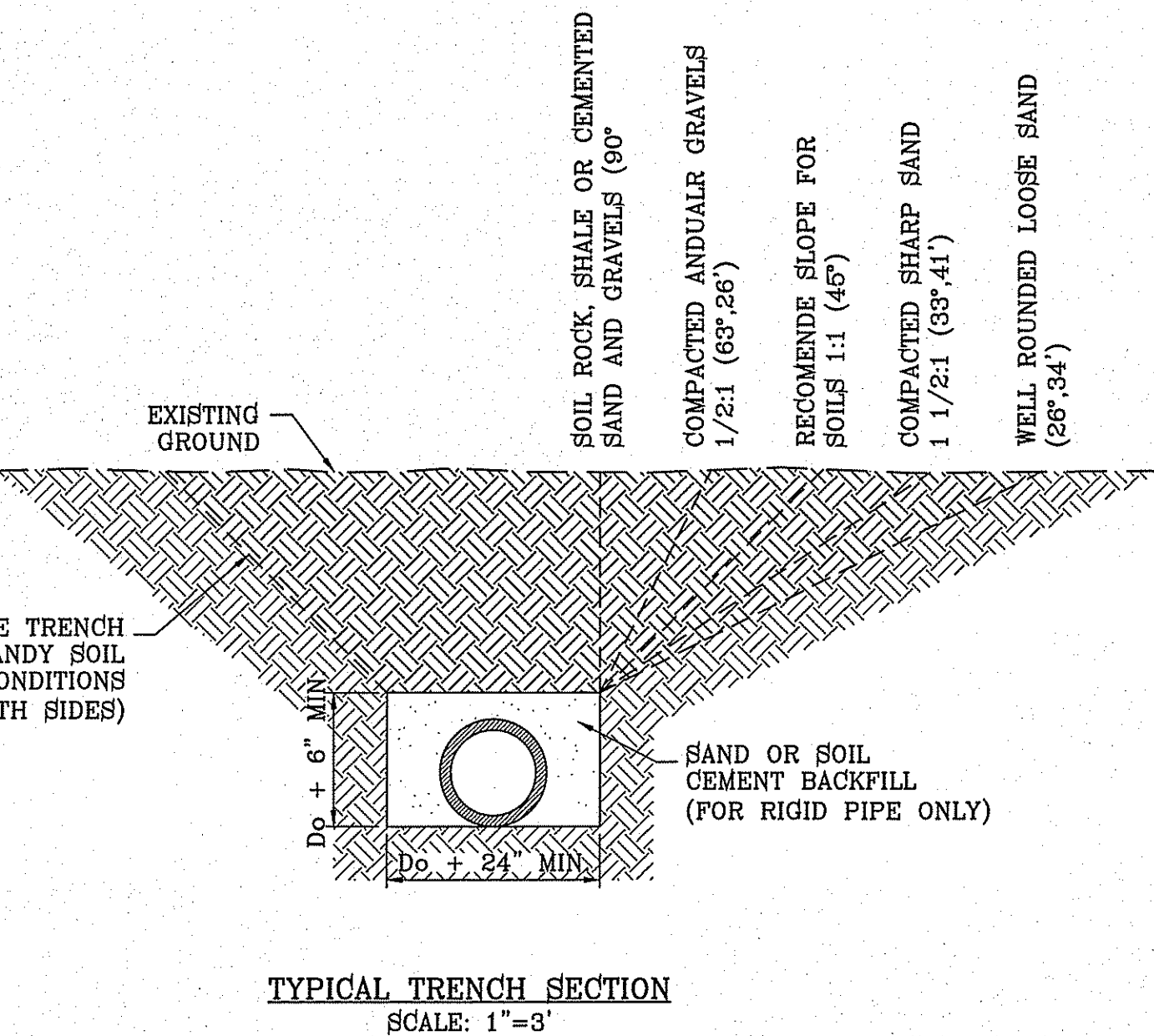
**CURB & GUTTER AND SIDEWALK DETAIL**  
SCALE: 1"=2'



**NOTE:**  
THICKENED EDGE SHALL BE CONSTRUCTED IN COURSED NOT OVER 4" IN THICKNESS, EACH COURSE THOROUGHLY COMPACTED BEFORE PLACING NEXT COURSE, FINAL COURSE. FINAL COURSE TO BE PLACED MONOLITHIC WITH PAVEMENT.

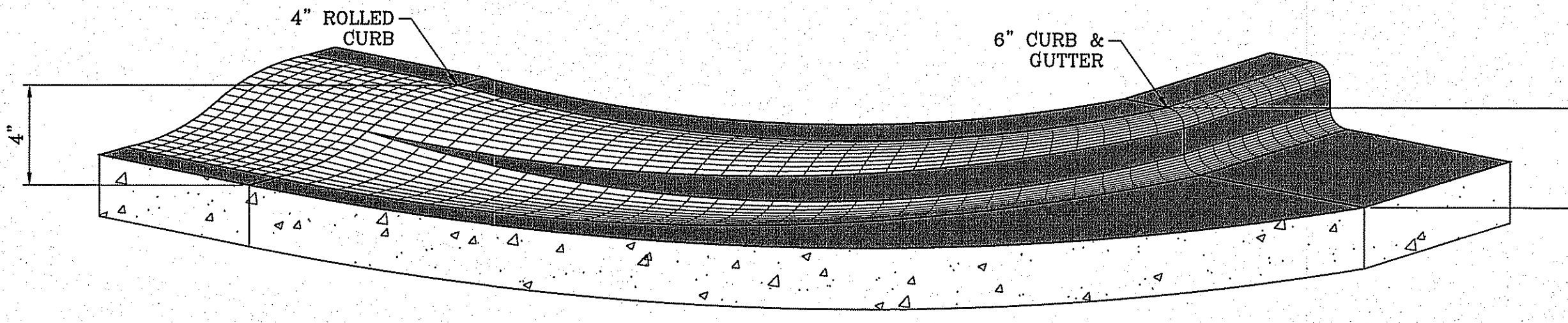
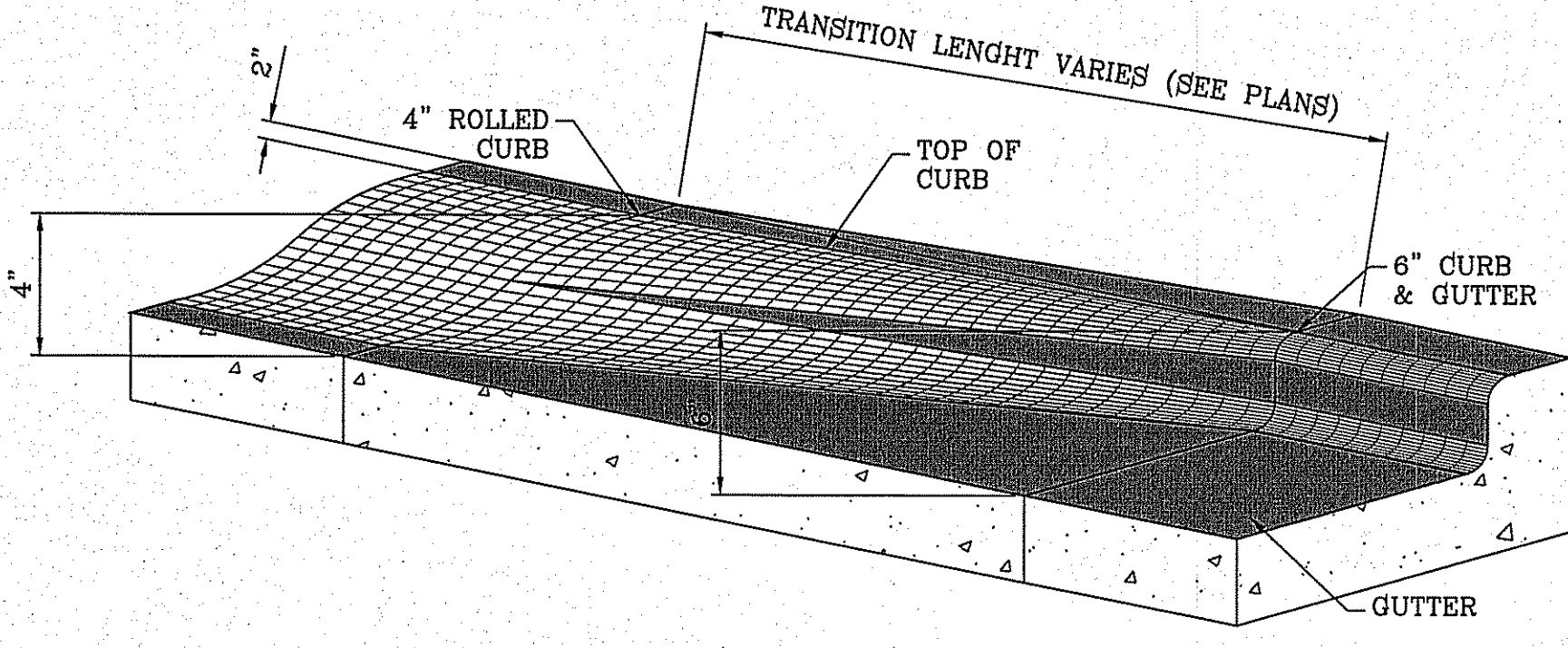
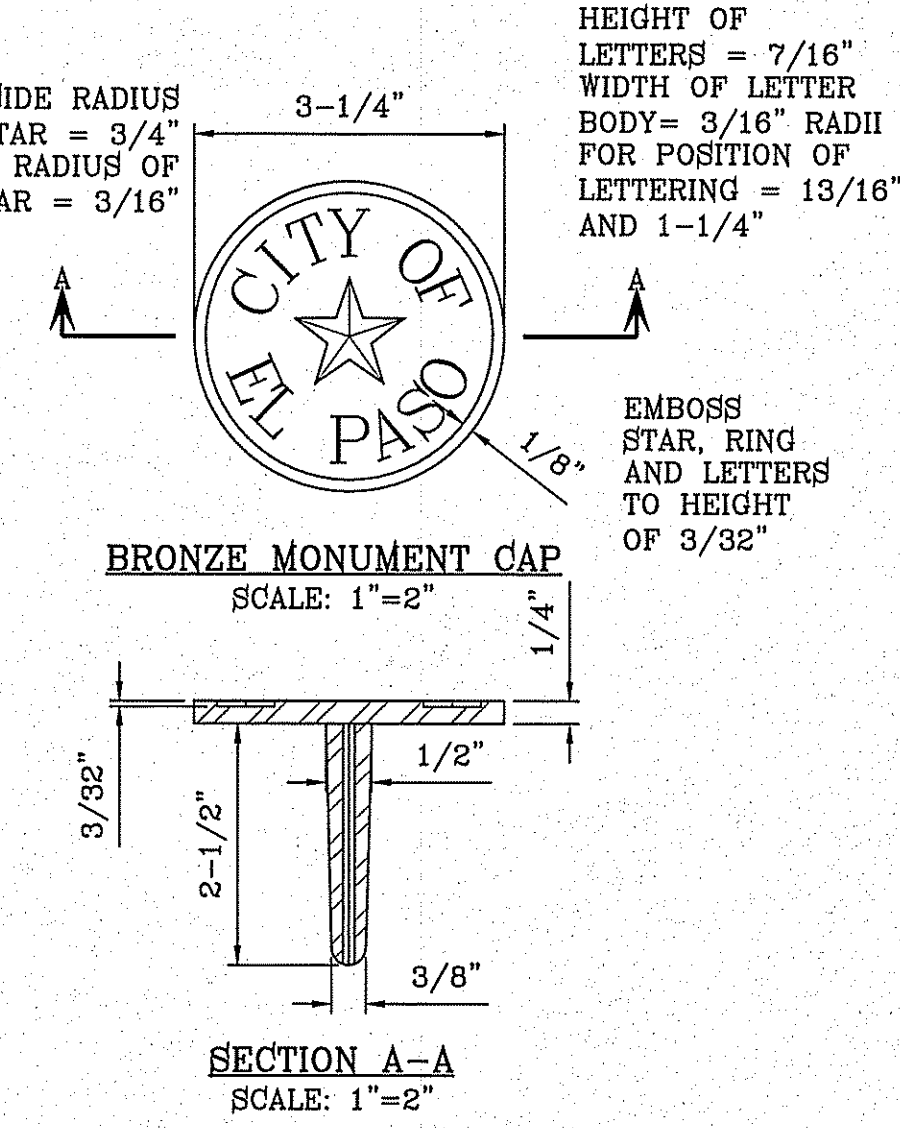
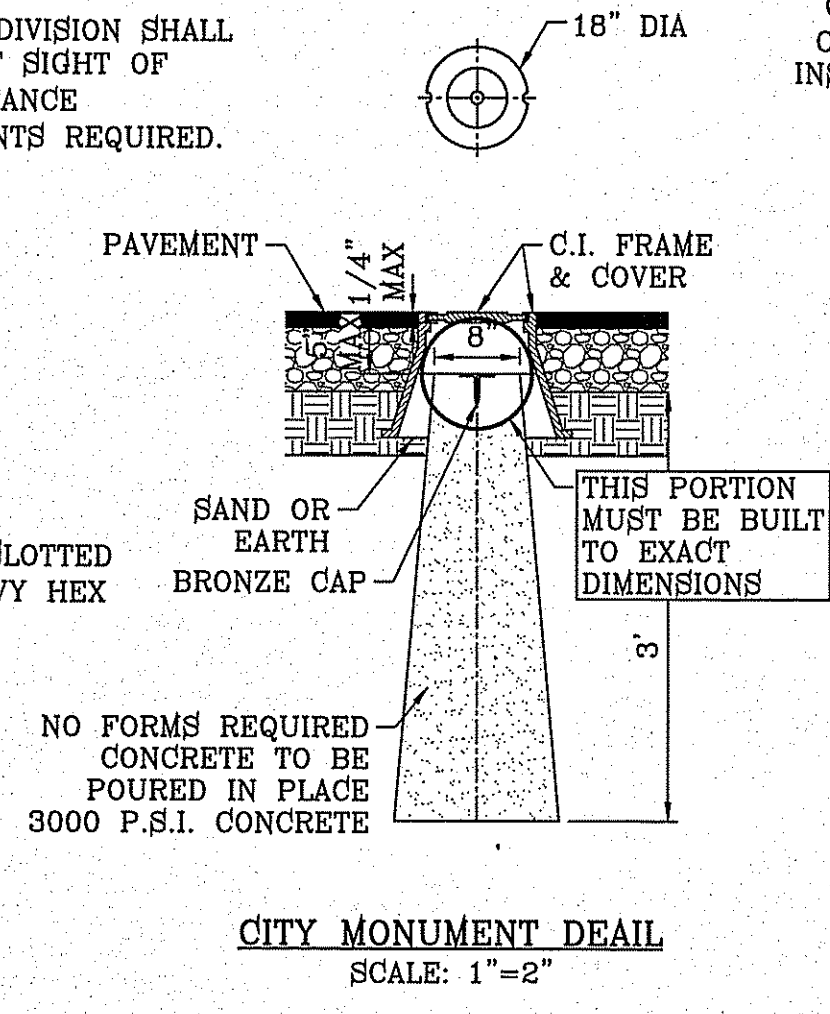
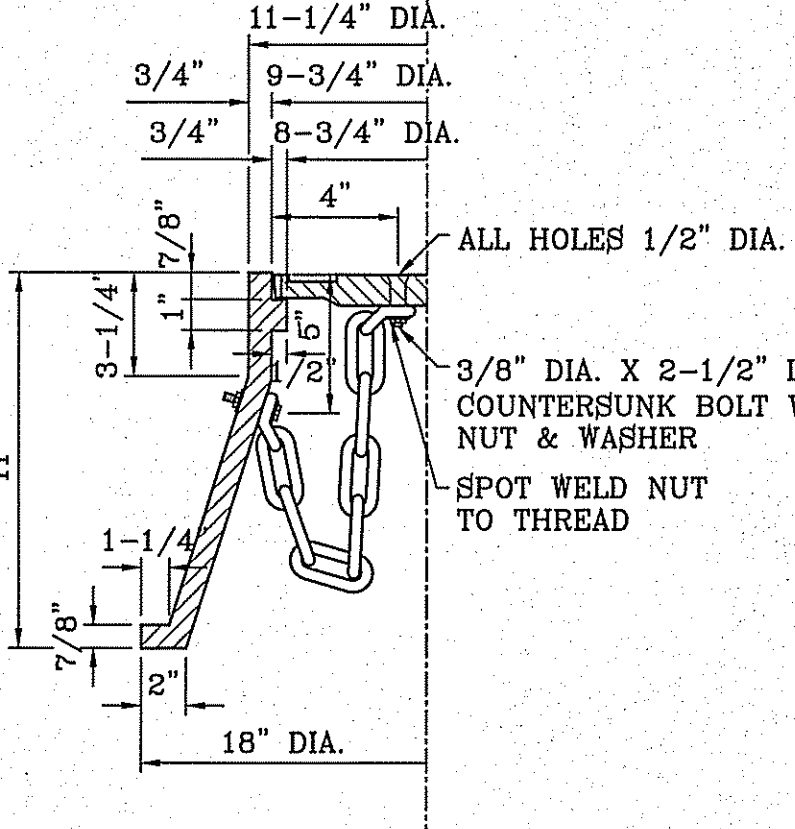


**NOTE:**  
DEAD END SIGN TO BE USED WITH GUARDRAILS. RED AND WHITE PORTIONS TO BE REFLECTIVE SHEETING. DEAD END SIGN MUST COMPLY WITH THE CITY OF EL PASO SUBDIVISION DESIGN STANDARDS.



**SIZE AND CONSTRUCTION:**  
THE STANDARD CITY MONUMENT SHALL BE POURED-IN-PLACE CONCRETE CONE, EIGHT (8) INCHES MINIMUM DIAMETER AT THE TOP, EIGHTEEN (18) INCHES MINIMUM DIAMETER AT THE BOTTOM, THIRTY-SIX (36) INCHES MINIMUM IN DEPTH WITH THE MONUMENT CAP IN PLACE ON TOP.  
THE MONUMENT SHALL BE COVERED WITH A CAST IRON BOX AND COVER.  
**NUMBER AND LOCATIONS:**  
THE MONUMENTS SHALL BE INSTALLED WHERE SHOWN ON THE SUBDIVISION PLAT AS APPROVED BY THE CITY ENGINEER.  
THE SIZE, TOPOGRAPHY AND LAYOUT OF THE SUBDIVISION SHALL GOVERN MONUMENT MUST BE WITHIN THE LINE OF SIGHT OF ANY OTHER MONUMENT (2000 FEET MAXIMUM DISTANCE BETWEEN MONUMENTS). THE NUMBER OF MONUMENTS REQUIRED.

NO FEWER THAN TWO MONUMENTS SHALL BE PLACED IN A ONE STREET SUB-DIVISION.  
AT LEAST ONE (1) MONUMENT SHALL BE PLACED ON EACH HORIZONTAL CURVE. TWO SHALL BE PLACED IF THE POINT OF INTERSECTION (P.I.) OF THE TANGENTS LEADING INTO THE CURVE FALLS OUTSIDE OF CITY RIGHT-OF-WAY. MONUMENTS SHALL BE INSTALLED SO THAT ALL FRONT PROPERTY CORNERS OF ALL LOTS IN THE SUBDIVISION ARE WITHIN LINE OF SIGHT OF A MONUMENT, OR WITHIN SIGHT OF LINE BETWEEN TWO ADJACENT MONUMENTS.



**CONDE INC.**  
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SURVEYING / GPS  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE (915) 582-0263  
FAX (915) 582-0266

**TIERRA DEL ESTE UNIT SEVENTY EIGHT**

**STANDARD DETAILS**

**SHT 76 OF 79**

**Final Approval**

**CITY OF EL PASO TEXAS**

**ENGINEER'S SEAL**  
ENGINEER'S SEAL NOT REQUIRED. IS PRODUCED FROM CITY SUBDIVISION DESIGN STANDARDS

**SCALE:**  
HORIZ: AS NOTED  
VERT: JUL. 2014  
DATE: JUL. 2014  
DESIGN BY: YC  
INITIATED BY: DN  
CHECKED BY: YC  
JOB NO.: 713-31

**PROJECT NAME:** TIERRA DEL ESTE UNIT SEVENTY EIGHT

**BENCHMARK:** CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT. ELEVATION 4023.97

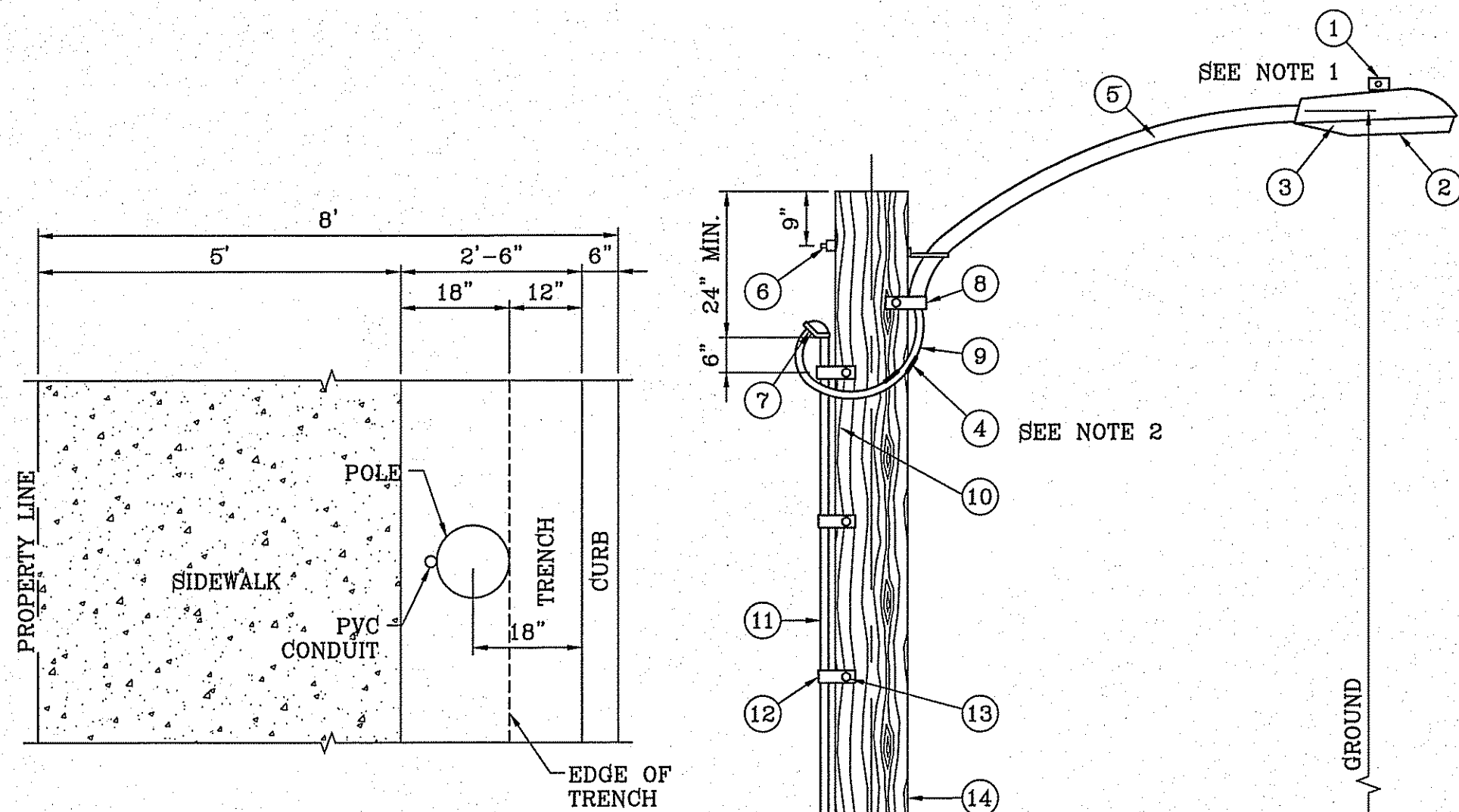
**REVISIONS:**

**BY:**

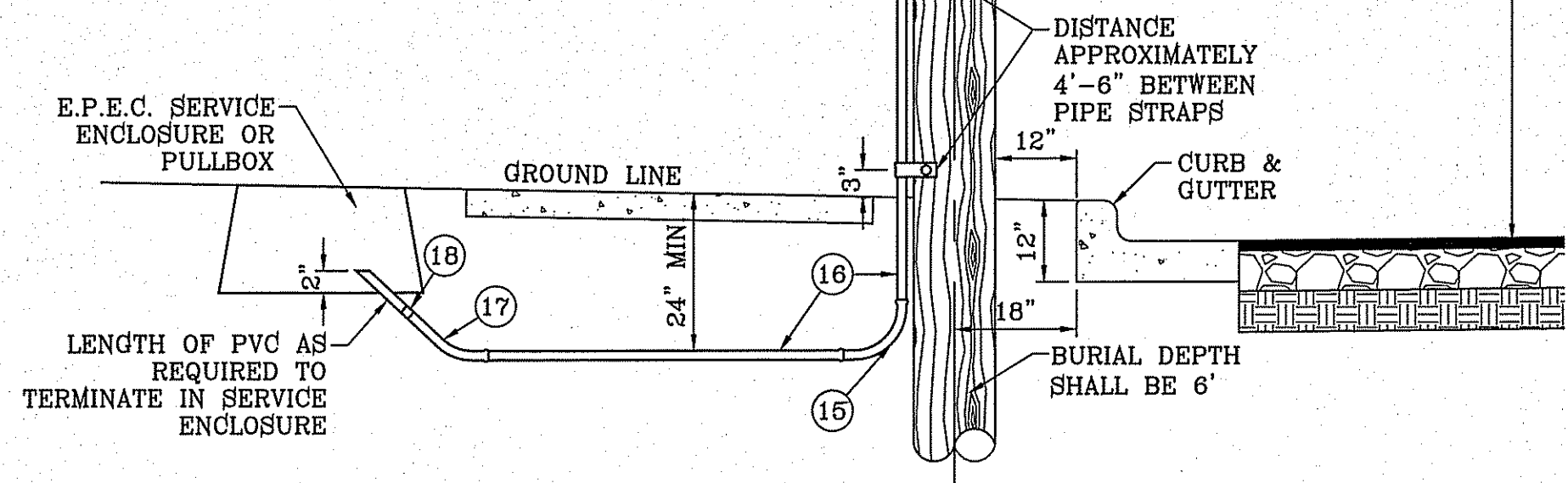
**DATE:**

**CONTAINING:** 127.892± ACRES

**BEING:** PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS



PLAN VIEW  
SCALE: 1"=2'



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

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

LEGEND

- ▲ PROPOSED LIGHT
- \* EXISTING LIGHT
- ⊥ STOP SIGN WITH STREET NAME

- 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		
2	HPS LAMP 100 W	21-085	1		
3	LUMINAIRE, 100 W HPS	21-335	1	LCOBRAHD	
4	SLEEVES, #12-10	05-140	2		
5	MAST ARM, 6' x 1 1/4"	21-200	1	LBRKT1*6	
6	MACHINE BOLT, 5/8" x 12"	02-470	1		LCOBRAUG
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 CABLE, #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	LPVSTRP	
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	



Final Approval

BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT.  
ELEVATION 4023.97 .....NAVD88 DATUM

DATE	REVISIONS

PROJECT NAME  
**TERRA DEL ESTE UNIT SEVENTY EIGHT**

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS  
CONTAINING: 127.852± ACRES

SCALE: 1"=100'

ENGINEER'S SEAL

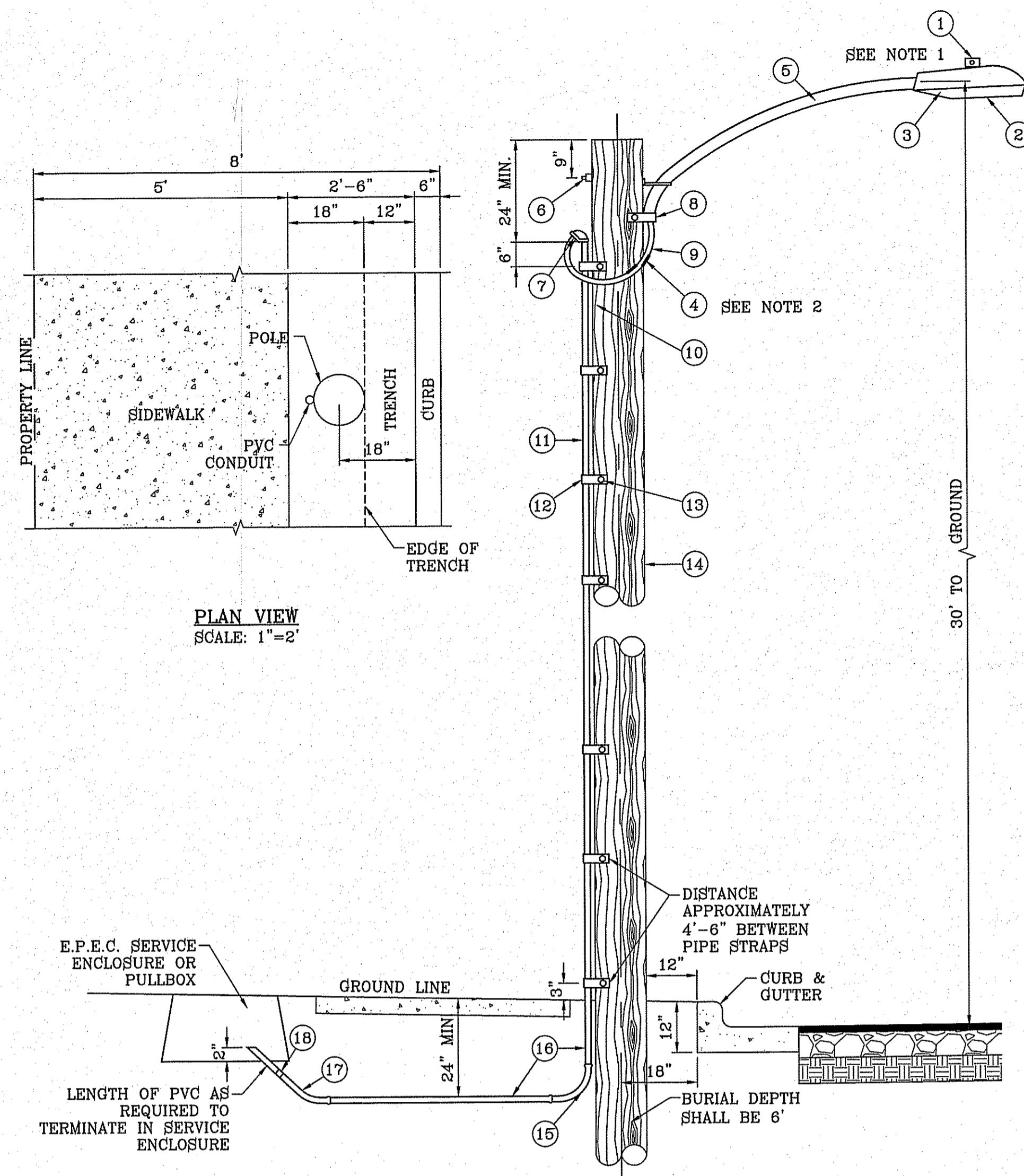
CONDE INC. ENGINEERING / PLANNING SURVEYING / GPS  
6030 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 592-0286

SHEET TITLE

ILLUMINATION AND TRAFFIC CONTROL PLAN

SHEET 77 OF 79

FILE SA\_Subdivision\TERRA DEL ESTE UNIT SEVENTY EIGHT.dwg Wednesday, January 13, 2016 8:27:32 AM



PLAN VIEW  
SCALE: 1"=2'

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

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

LEGEND

- ▲ PROPOSED LIGHT
- \* EXISTING LIGHT
- ⊥ STOP SIGN WITH STREET NAME

- 1 MOUNT SO THAT PHOTO CELL IS FACING NORTH.
- 2 ITEM #9 SHALL NOT BE SPLICED INSIDE ITEM #6.
- 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.	CU CODE	MACRO CODE
1	PHOTOCELL, 240 V-SEE NOTE 1	21-225	1		
2	HPS LAMP 100 W	21-085	1	LCBRAHD	
3	LUMINAIRE, 100 W HPS	21-335	1		
4	SLEEVES, #12-10	05-140	2		
5	MAST ARM, 6" x 1 1/4"	21-200	1	LBRKT1*6	
	MACHINE BOLT, 5/8" x 12"	02-470	1		
	SQUARE GALV. WASHER, 2 1/4"x2 1/4"	02-760	1	LMB5/812	
6	COIL SPRING WASHER, 5/8"	02-786	1		
	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	LCBRAUG
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	L901	
16	1" PVC CONDUIT	17-299	AS REQ'D	LPVC1	
17	1" PVC 45 DEGREE ELBOW	17-298	1	L451	
18	1" PVC COUPLING	17-296	1	LCPL1	



SCALE: 1"=100'

BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT.  
ELEVATION 4023.97  
DATE: .....  
REVISIONS: .....  
BY: .....

PROJECT NAME  
**TERRA DEL ESTE UNIT SEVENTY EIGHT**  
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS  
CONTAINING: 127.882± ACRES

ENGINEER'S SEAL  
SCALE: 1" = 100'  
VERT: ---  
DATE: JUL 2014  
DESIGN BY: YC  
INITIATED BY: DN  
CHECKED BY: YC  
JOB NO.: 713-81

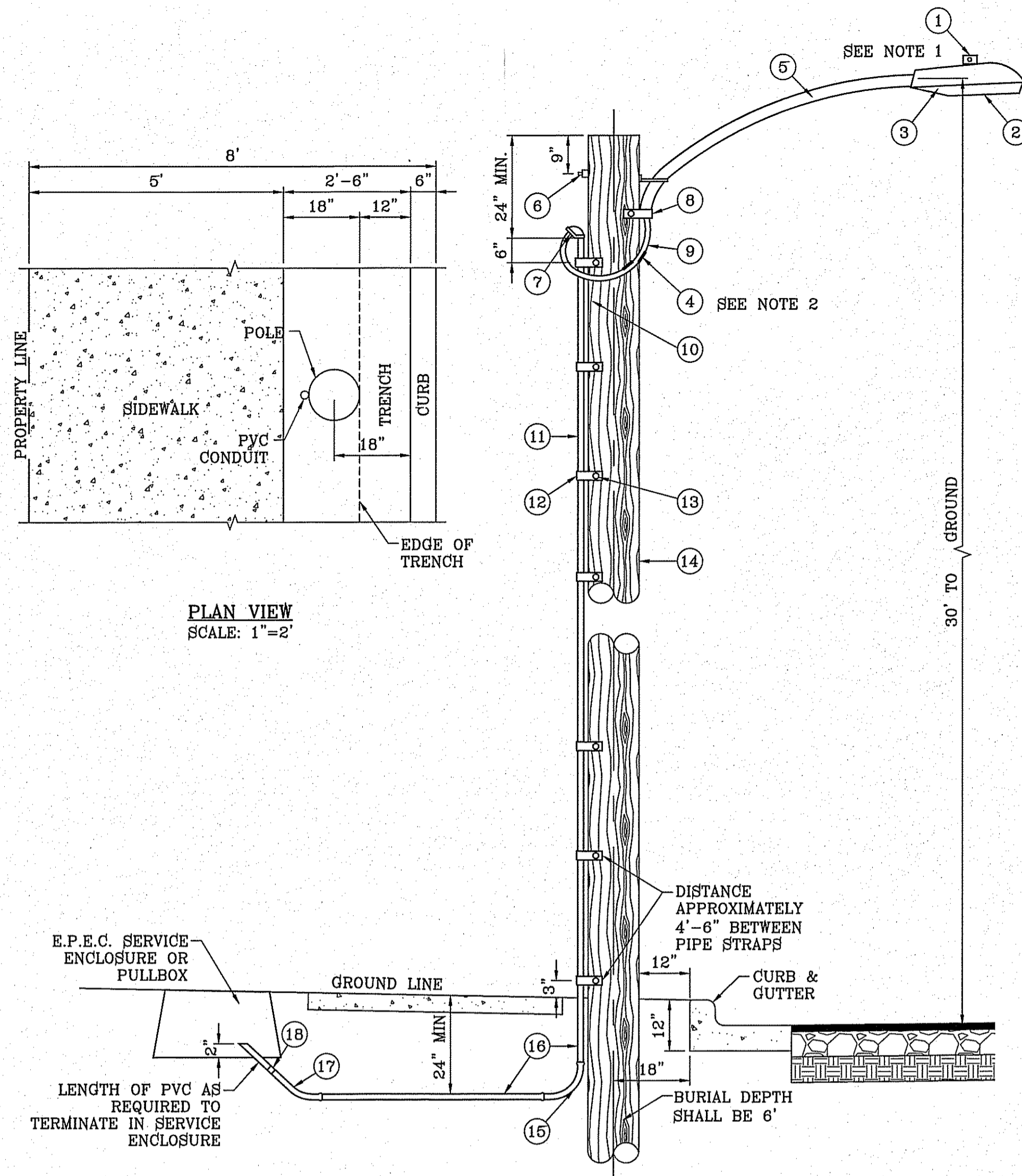
CONDE INC.  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6000 SURVEY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 692-0283  
FAX: (915) 692-0286



SHEET TITLE  
**ILLUMINATION AND TRAFFIC CONTROL PLAN**  
SHT 78 OF 79







PLAN VIEW  
SCALE: 1"=2'

UNDERGROUND RESIDENTIAL  
STREET LIGHT WOOD POLE  
E.P.E.C. STD. DSU 806  
SCALE: 1"=2'

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

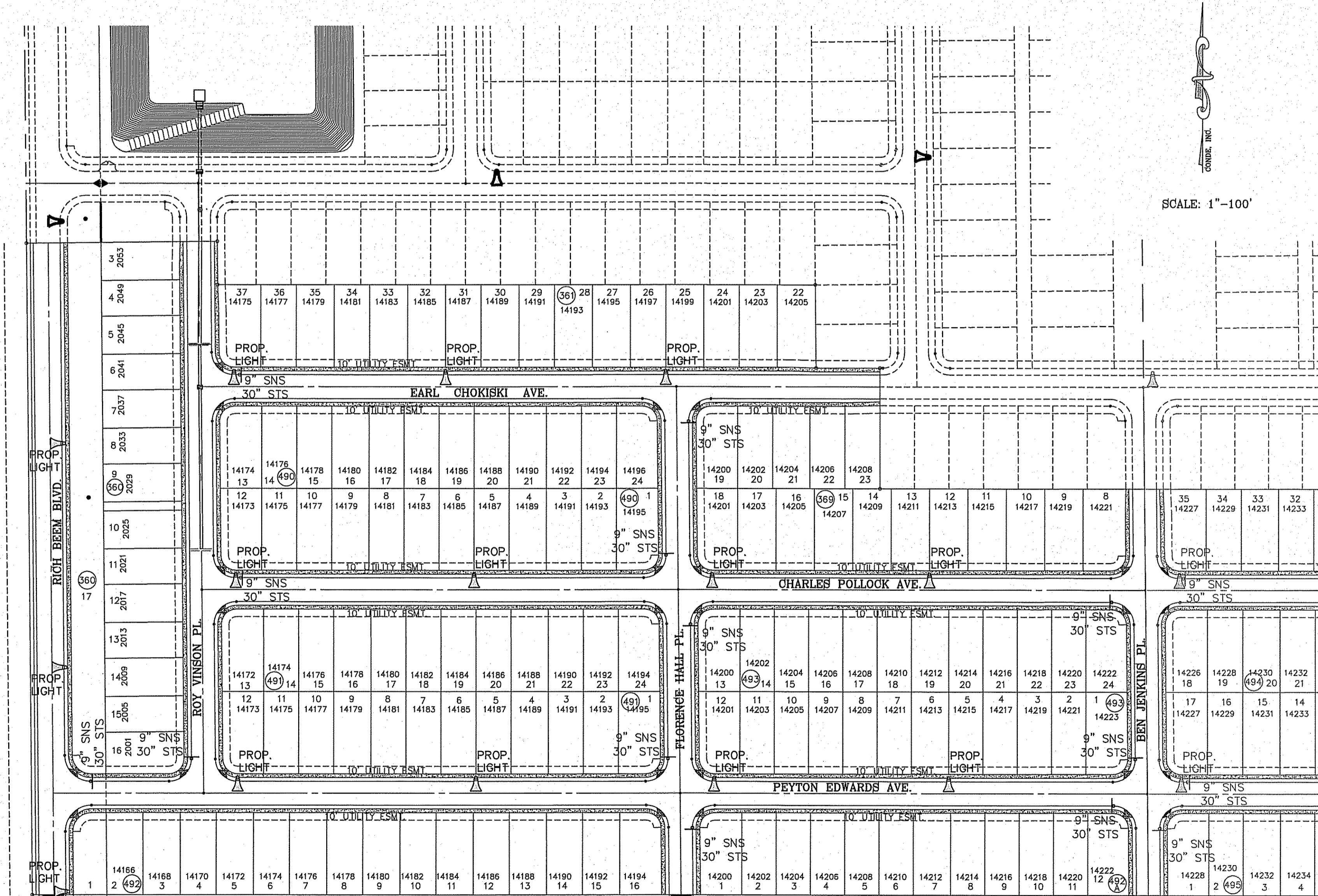
NOTE: INSTALL TRAFFIC CONTROL DEVICES AS SHOWN AND IN ACCORDANCE WITH CITY OF EL PASO DESIGN STANDARDS, SECTION VII

LEGEND

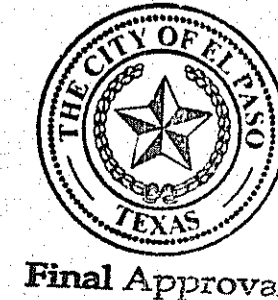
- ▲ PROPOSED LIGHT
- \* EXISTING LIGHT
- 1 STOP SIGN WITH STREET NAME

- 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		
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, 6" x 1 1/4"	21-200	1	LBRKT1*6	
6		MACHINE BOLT, 5/8" x 12"	02-470	1		LCOBRAUG
7		SQUARE GALV. WASHER, 2 1/4"x2 1/4"	02-760	1	LMB5/812	
8		COIL SPRING WASHER, 5/8"	02-786	1		
9		LOCK NUT, 5/8"	02-706	1		
10		SERVICE ENTRANCE CAP FOR 1" PVC CONDUIT	17-281	1	LSVCCAP1	
11		LAG BOLT, 1/2" x3"	02-343	2	LLAG12*3	
12		CABLE #10, 2 CONDUCTOR, 600V, UF	13-600	8'	L2C#10S	
13		COPPER CBL. #12, 19 SOLID, 600V BLUE	13-702	60'	LC#12CU	
14		SCHEDULE 80 1" PVC CONDUIT	17-280	30'	LSCH80P	
15		PIPE STRAP FOR 1" PVC CONDUIT 2 HOLE	17-283	7	LPVCSTRP	
16		NAIL, STAINLESS STEEL SCREW 2.5"	14-427	.25#	LNAL14*2	
17		POLE, 35' CLASS 4	09-035	1	L354UG	
18		1" PVC 90 DEGREE ELBOW	17-297	1	LEL901	
19		1" PVC CONDUIT	17-299	AS REQ'D	LPVC1	
20		1" PVC 45 DEGREE ELBOW	17-298	1	LEL451	
21		1" PVC COUPLING	17-296	1	LCPLG1	



SCALE: 1"=100'

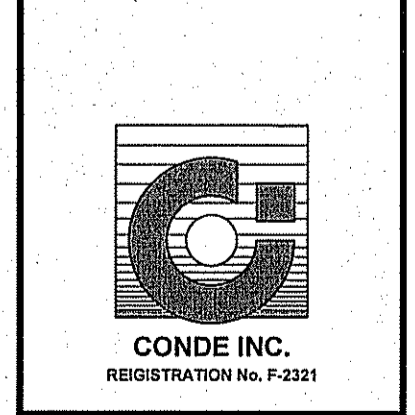


BENCHMARK	CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT.
ELEVATION	4023.97
DATE	03/19/15
REVISIONS	REMOVAL OF LIGHTS FROM RICH BREEN BLVD
BY	YC
P.R.	

PROJECT NAME  
**TIERRA DEL ESTE UNIT SEVENTY EIGHT**  
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS, CONTAINING: 127.832± ACRES

SCALE	HORIZ: 1" = 100'
VERT:	---
DATE:	JUL 2014
DESIGN BY:	YC
INITIATED BY:	DN
CHECKED BY:	YC
JOB NO.:	743-31

ENGINEER'S SEAL  
**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6080 SURETY DR STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 592-0286

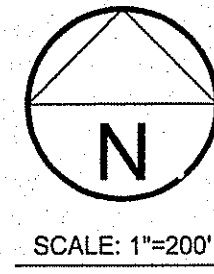


SHEET TITLE  
**ILLUMINATION AND TRAFFIC CONTROL PLAN**

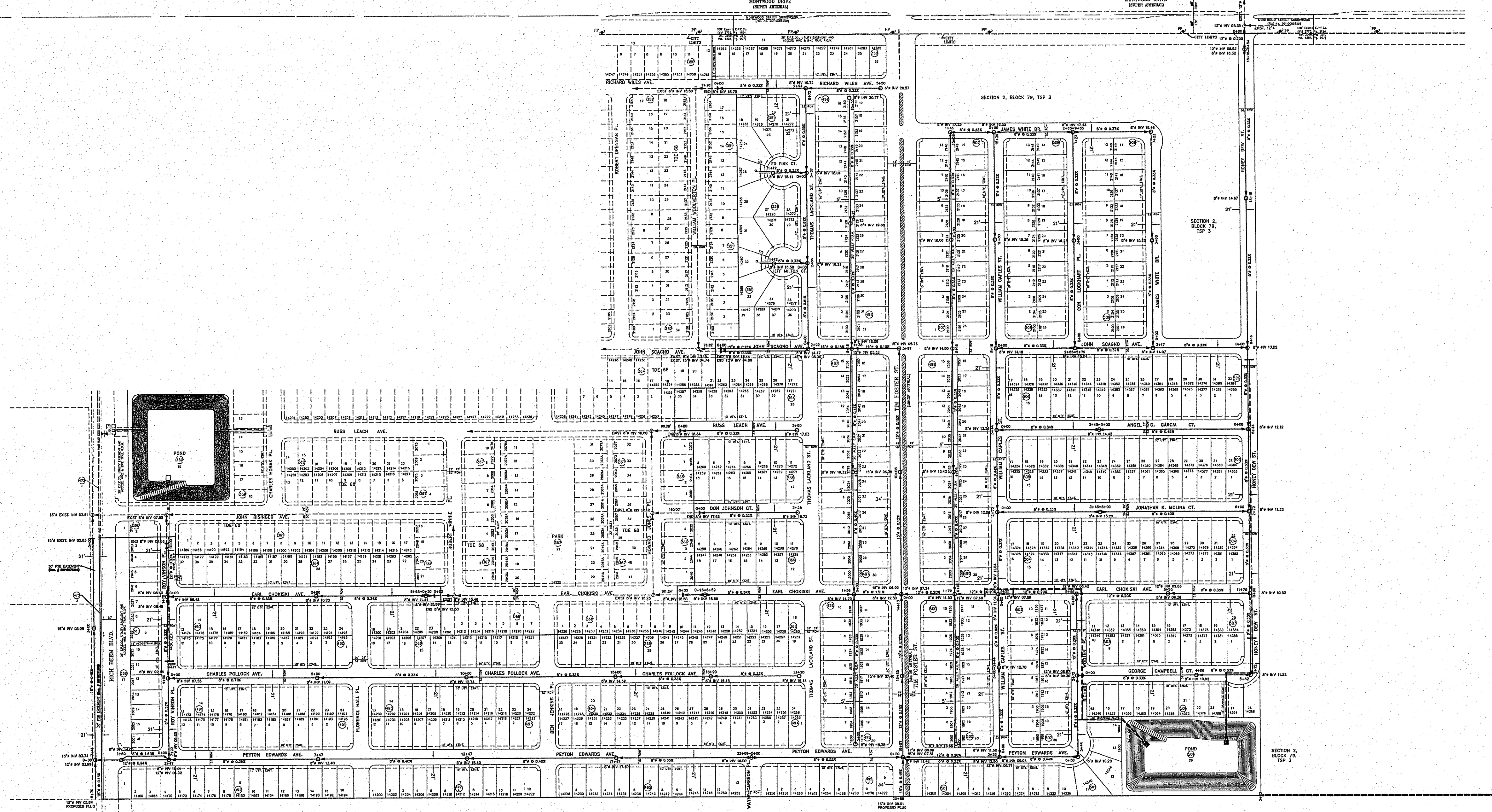
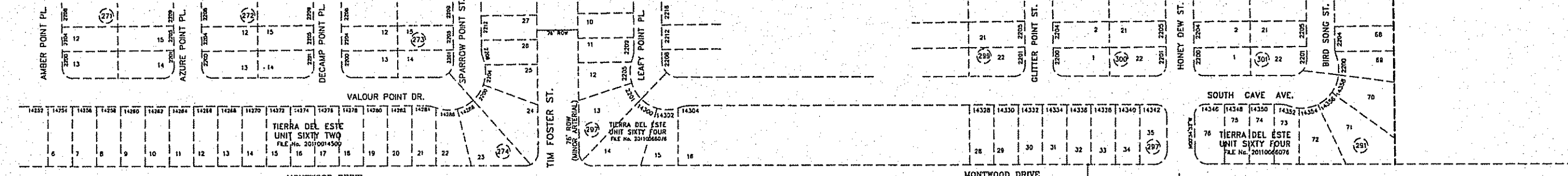
SHT 79 OF 79

# TIERRA DEL ESTE UNIT SEVENTY EIGHT

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,  
TEXAS AND PACIFIC RAILWAY Co. SURVEYS,  
EL PASO COUNTY, TEXAS  
CONTAINING: 127.832± ACRES



TOTAL RESIDENTIAL LOTS  
676

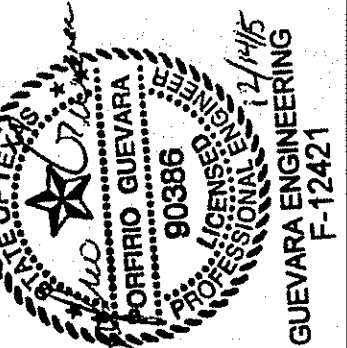


**SEWER NOTES:**  
1.) CONTACT UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES IN THIS AREA, BEFORE EXCAVATION.  
2.) INSTALL A TRENCH SAFETY SYSTEM TO PROVIDE FOR THE SAFE EXCAVATION OF ALL TRENCHES EXCEEDING A DEPTH OF (5) FEET AS PER O.S.H.A. STANDARDS.  
3.) PROVIDE MANHOLE ADAPTER WHERE P.V.C. PIPE CONNECTS TO MANHOLE.  
4.) P.V.C. PIPE SHALL BE PLACED WITH SELECT BEDDING MATERIAL, ALL AROUND.

**BENCHMARK:**  
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOR POINT PL.  
ELEVATION: 4023.7' NAVD83 DATUM

**SEWER NOTES:**  
1.) CONTACT UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES IN THIS AREA, BEFORE EXCAVATION.  
2.) INSTALL A TRENCH SAFETY SYSTEM TO PROVIDE FOR THE SAFE EXCAVATION OF ALL TRENCHES EXCEEDING A DEPTH OF (5) FEET AS PER O.S.H.A. STANDARDS.  
3.) PROVIDE MANHOLE ADAPTER WHERE P.V.C. PIPE CONNECTS TO MANHOLE.  
4.) P.V.C. PIPE SHALL BE PLACED WITH SELECT BEDDING MATERIAL, ALL AROUND.

**BENCHMARK:**  
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOR POINT PL.  
ELEVATION: 4023.7' NAVD83 DATUM



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**GUEVARA ENGINEERING**  
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EL PASO, TEXAS 79996  
(915) 203-5826

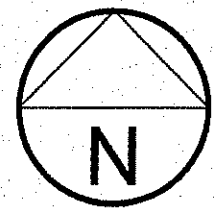
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CITY OF EL PASO  
EL PASO COUNTY, TEXAS

### SEWER DISTRIBUTION SYSTEM

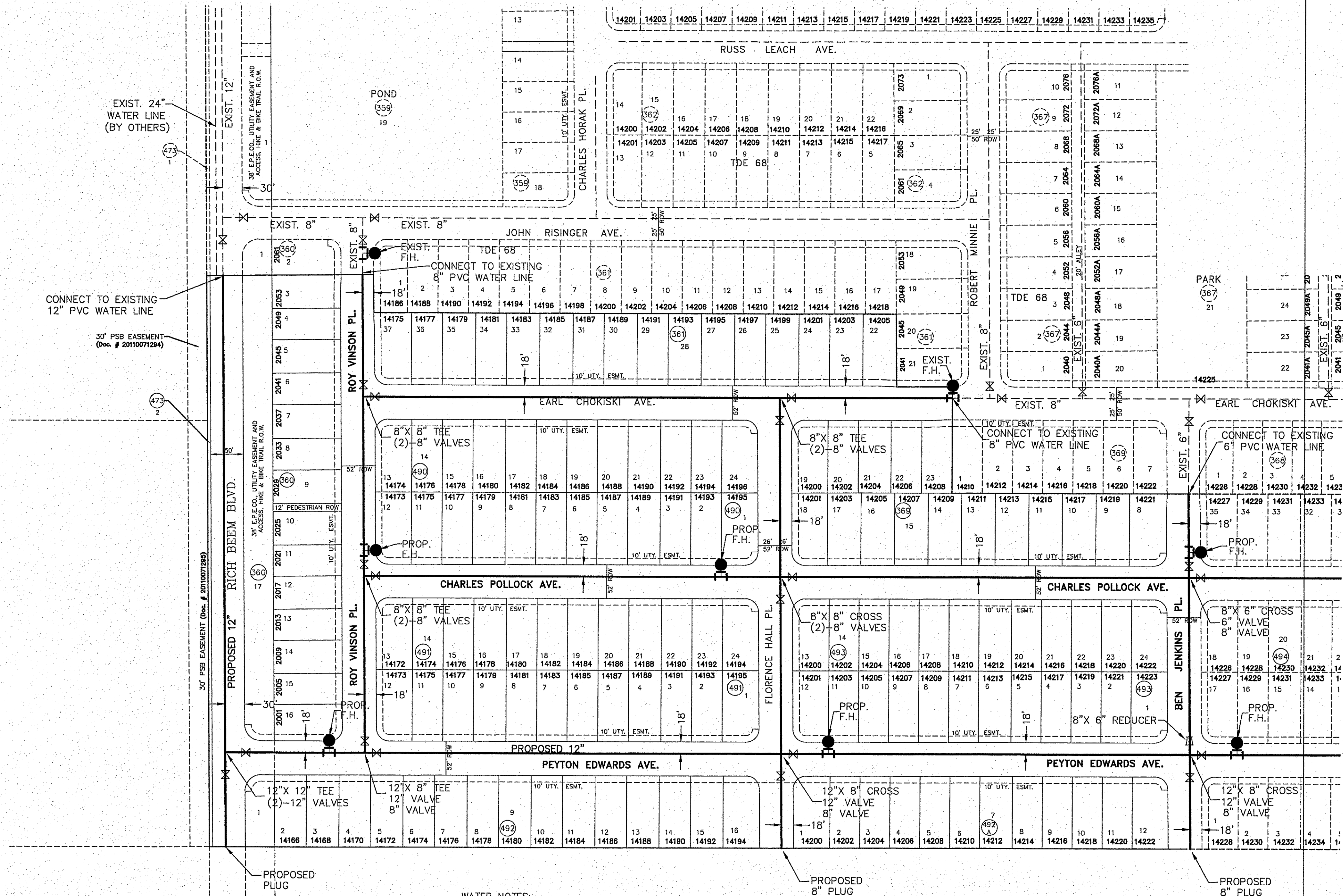
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SHEET NO.: SHT. 1 OF 15





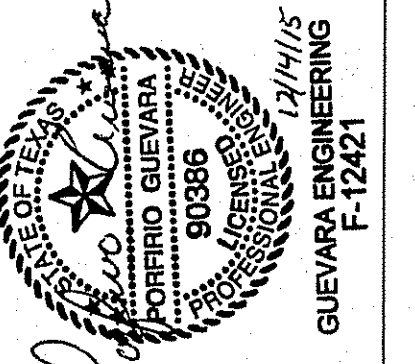
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STREET NAME	LENGTH, SIZE, TYPE & CLASS OF PIPE
RICH BEEM BLVD.	INST. 875 FT. OF 12" P.V.C. PIPE (C/900) (CLASS 235)
ROY VINSON PL.	INST. 730 FT. OF 8" P.V.C. PIPE (C/900) (CLASS 235)
FLORENCE HALL PL.	INST. 688 FT. OF 8" P.V.C. PIPE (C/900) (CLASS 235)
BEN JENKINS PL.	INST. 400 FT. OF 6" P.V.C. PIPE (C/900) (CLASS 235)
BEN JENKINS PL.	INST. 144 FT. OF 8" P.V.C. PIPE (C/900) (CLASS 235)
THOMAS LACKLAND ST.	INST. 2213 FT. OF 8" P.V.C. PIPE (C/900) (CLASS 235)
ALLEY (WEST)	INST. 2232 FT. OF 8" P.V.C. PIPE (C/900) (CLASS 235)
ALLEY (EAST)	INST. 2083 FT. OF 8" P.V.C. PIPE (C/900) (CLASS 235)
WILLIAM CAPLES ST.	INST. 2083 FT. OF 8" P.V.C. PIPE (C/900) (CLASS 235)
RICHARD WOOTEN PL.	INST. 272 FT. OF 12" P.V.C. PIPE (C/900) (CLASS 235)
RICHARD WOOTEN PL.	INST. 272 FT. OF 8" P.V.C. PIPE (C/900) (CLASS 235)
CON LOCKHART PL.	INST. 723 FT. OF 8" P.V.C. PIPE (C/900) (CLASS 235)
JAMES WHITE DR.	INST. 1550 FT. OF 8" P.V.C. PIPE (C/900) (CLASS 235)
HONEY DEW ST.	INST. 2129 FT. OF 12" P.V.C. PIPE (C/900) (CLASS 235)
TIM FOSTER ST.	INST. 449 FT. OF 12" P.V.C. PIPE (C/900) (CLASS 235)
TIM FOSTER ST.	INST. 144 FT. OF 8" P.V.C. PIPE (C/900) (CLASS 235)
RICHARD WILES AVE.	INST. 656 FT. OF 8" P.V.C. PIPE (C/900) (CLASS 235)
ED FINK CT.	INST. 202 FT. OF 8" P.V.C. PIPE (C/900) (CLASS 235)
JEFF MILTON CT.	INST. 202 FT. OF 8" P.V.C. PIPE (C/900) (CLASS 235)
JOHN SCAGNO AVE.	INST. 1798 FT. OF 8" P.V.C. PIPE (C/900) (CLASS 235)
RUSS LEACH AVE.	INST. 463 FT. OF 8" P.V.C. PIPE (C/900) (CLASS 235)
ANGEL D. GARCIA CT.	INST. 844 FT. OF 8" P.V.C. PIPE (C/900) (CLASS 235)
DON JOHNSON CT.	INST. 401 FT. OF 8" P.V.C. PIPE (C/900) (CLASS 235)
JONATHAN K. MOLINA CT.	INST. 844 FT. OF 8" P.V.C. PIPE (C/900) (CLASS 235)
EARL CHOKISKI AVE.	INST. 2840 FT. OF 8" P.V.C. PIPE (C/900) (CLASS 235)
CHARLES POLLOCK AVE.	INST. 2158 FT. OF 8" P.V.C. PIPE (C/900) (CLASS 235)
GEORGE CAMPBELL CT.	INST. 582 FT. OF 12" P.V.C. PIPE (C/900) (CLASS 235)
PEYTON EDWARDS AVE.	INST. 3265 FT. OF 12" P.V.C. PIPE (C/900) (CLASS 235)



- WATER NOTES:**
- 1.) CONTACT UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES IN THIS AREA, BEFORE EXCAVATION.
  - 2.) INSTALL A TRENCH SAFETY SYSTEM TO PROVIDE FOR THE SAFE EXCAVATION OF ALL TRENCHES EXCEEDING A DEPTH OF (5') FEET AS PER O.S.H.A. STANDARDS.
  - 3.) PROVIDE ADEQUATE CONCRETE THRUST BLOCKING AT THE FOLLOWING: TAPPING SLEEVE, TEES, BENDS, PLUGS AND ALL FITTINGS.
  - 4.) ALL VALVES ON P.V.C. WATER MAINS SHALL BE ANCHORED IN CONCRETE.
  - 5.) P.V.C. PIPE SHALL BE PLACED WITH SELECT BEDDING MATERIAL ALL AROUND.

**BENCHMARK:**  
 CITY MONUMENT AT THE CENTERLINE INTERSECTION  
 OF MONTWOOD ST. AND HONOUR POINT PL.  
 ELEVATION: 4023.97.....NAVD88 DATUM



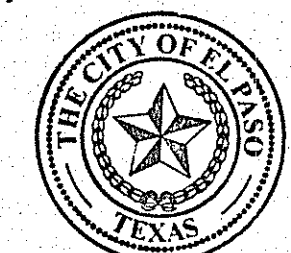
**GUEVARA ENGINEERING**  
 CIVIL ENGINEER  
 P.O. BOX 961514  
 EL PASO, TEXAS 79996  
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**TIERRA DEL ESTE UNIT 78  
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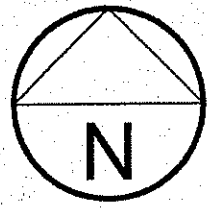
CITY OF EL PASO  
 EL PASO COUNTY, TEXAS

**WATER  
 DISTRIBUTION  
 SYSTEM**

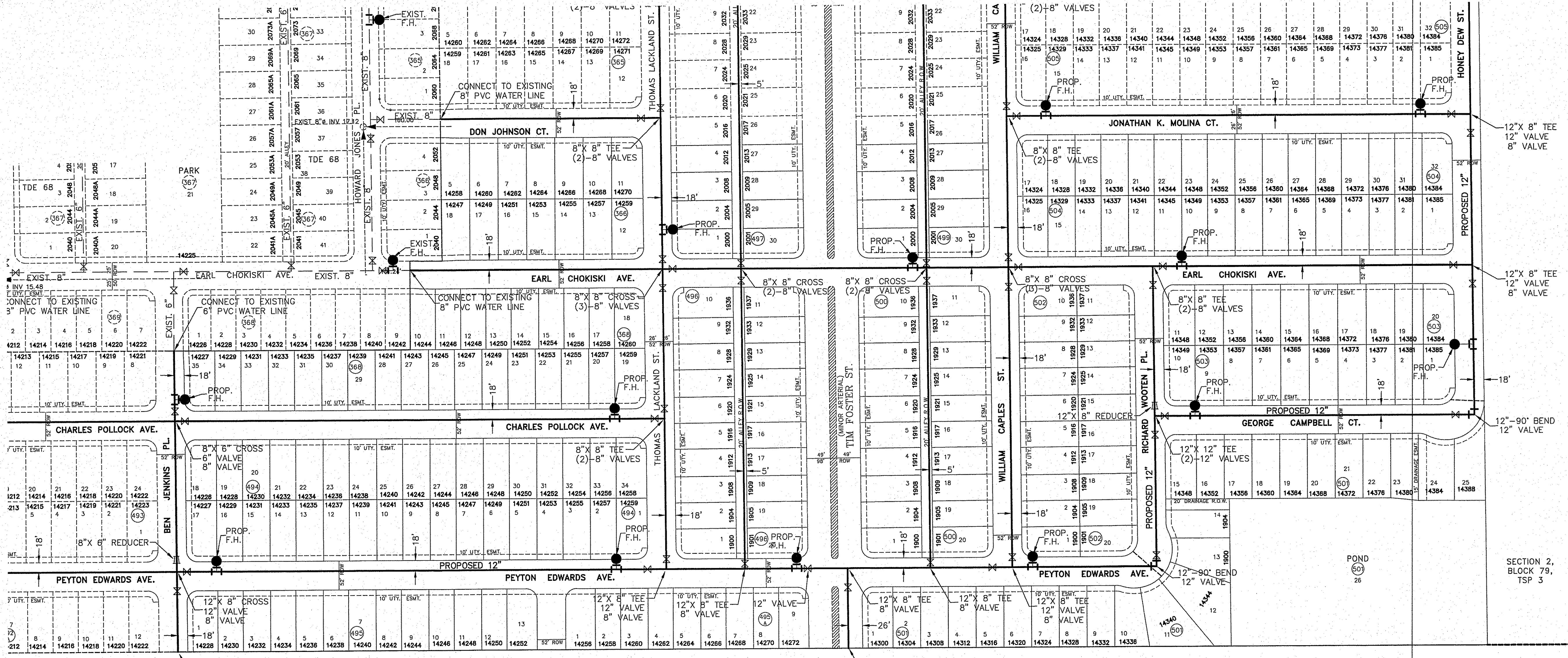
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 SCALE: **AS SHOWN**  
 JOB NO. :  
 SHEET NO. :  
**SHT. 2 OF 15**



Final Approval



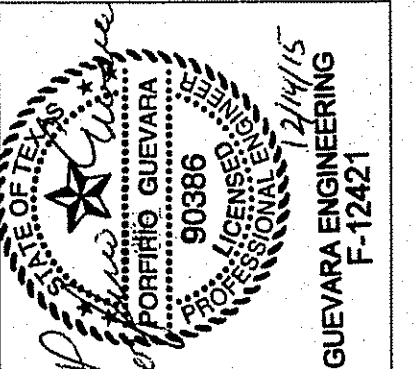
SCALE: 1"=100'



SECTION 2, BLOCK 79, TSP 3

- WATER NOTES:**
- 1.) CONTACT UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES IN THIS AREA, BEFORE EXCAVATION.
  - 2.) INSTALL A TRENCH SAFETY SYSTEM TO PROVIDE FOR THE SAFE EXCAVATION OF ALL TRENCHES EXCEEDING A DEPTH OF (5') FEET AS PER O.S.H.A. STANDARDS.
  - 3.) PROVIDE ADEQUATE CONCRETE THRUST BLOCKING AT THE FOLLOWING: TAPPING SLEEVE, TEES, BENDS, PLUGS AND ALL FITTINGS.
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**BENCHMARK:**  
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT PL.  
ELEVATION: 4023.97.....NAVD88 DATUM

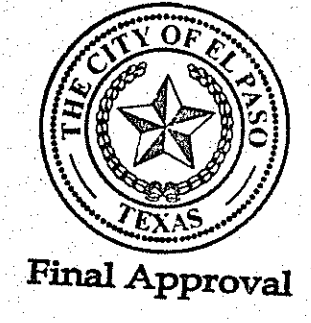


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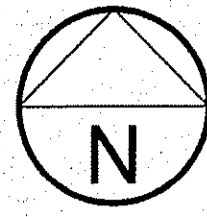
**TIERRA DEL ESTE UNIT 78  
SUBDIVISION**  
CITY OF EL PASO  
EL PASO COUNTY, TEXAS

**WATER  
DISTRIBUTION  
SYSTEM**

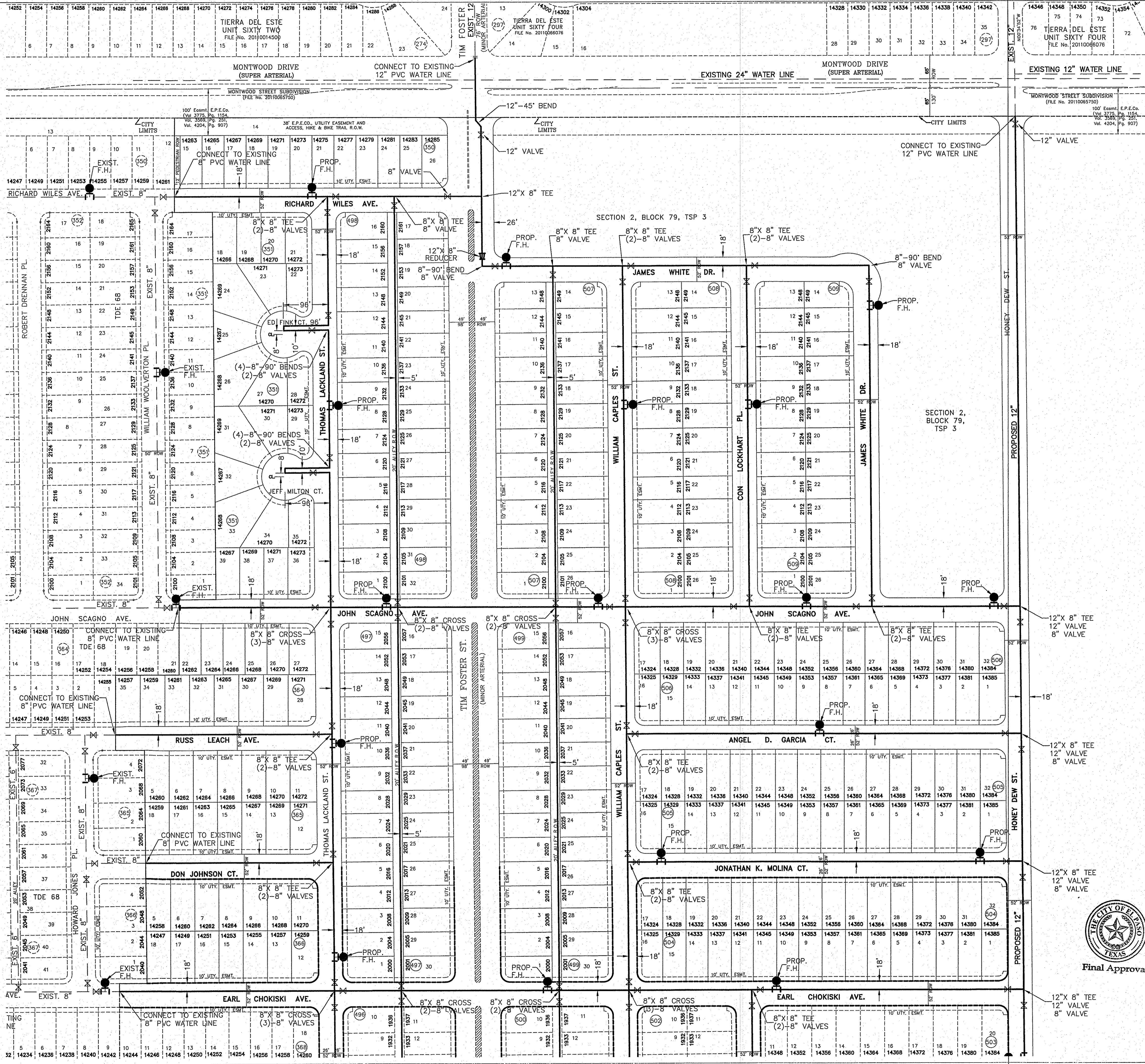
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JOB NO.:  
SHEET NO.:  
**SHT. 3 OF 15**



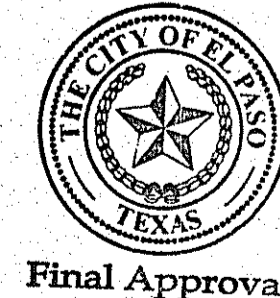
Final Approval



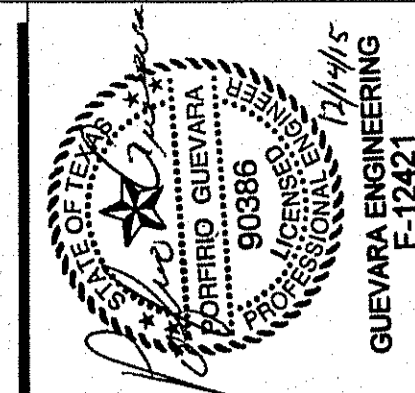
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**BENCHMARK:**  
 CITY MONUMENT AT THE CENTERLINE INTERSECTION  
 OF MONTWOOD ST. AND HONOUR POINT PL.  
 ELEVATION: 4023.97.....NAVD88 DATUM



Final Approval

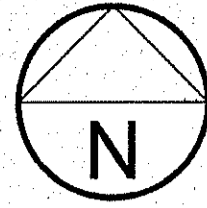


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**TIERRA DEL ESTE UNIT 78**  
**SUBDIVISION**  
 CITY OF EL PASO  
 EL PASO COUNTY, TEXAS

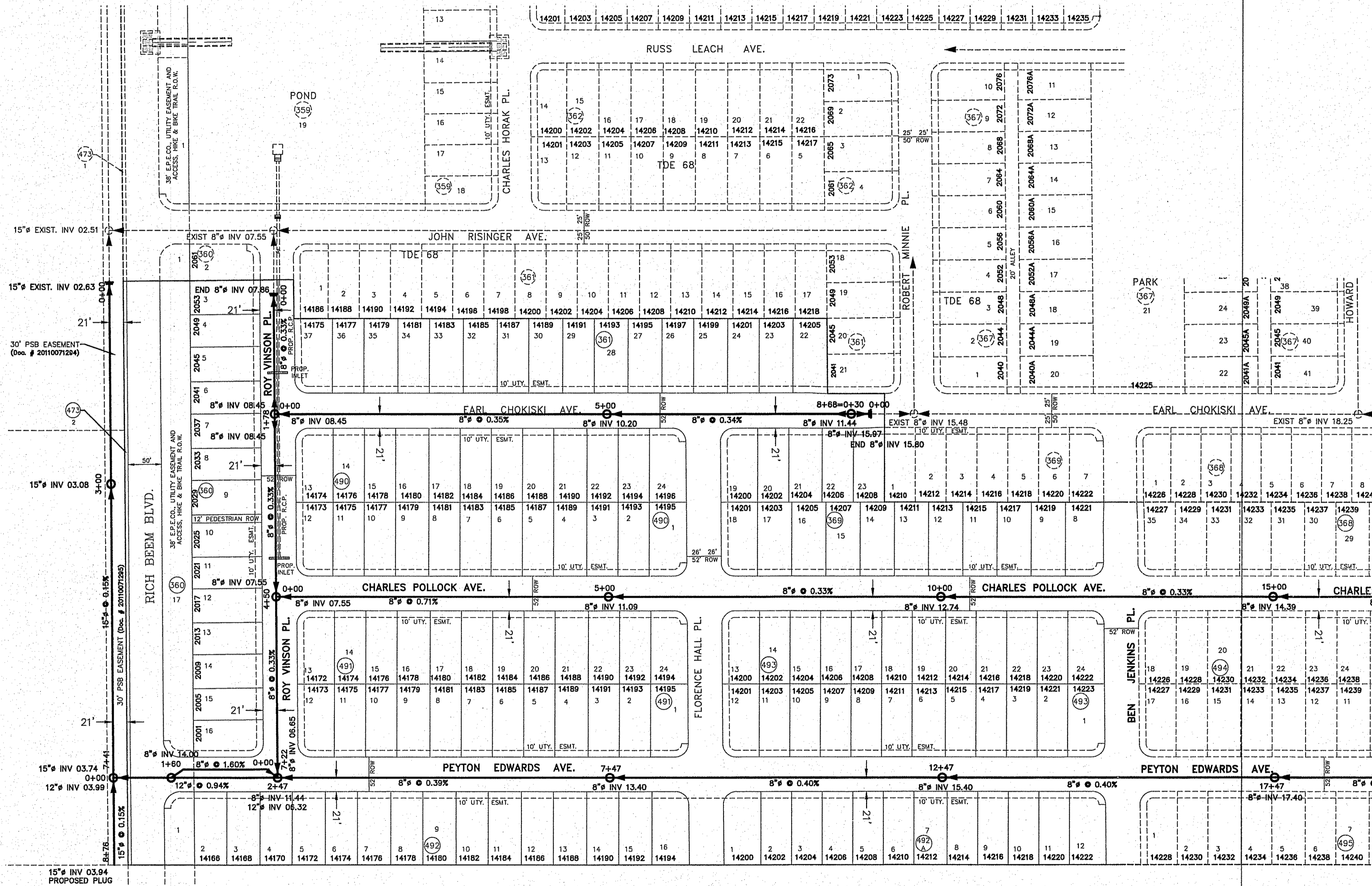
**WATER**  
**DISTRIBUTION**  
**SYSTEM**

DATE: **OCTOBER 2014**  
 SCALE: **AS SHOWN**  
 JOB NO.:  
 SHEET NO.: **SHT. 4 OF 15**



SCALE: 1"=100'

STREET NAME	LENGTH, SIZE & TYPE OF PIPE
RICH BEEM BLVD.	INST. 876 FT. OF 15" P.V.C. PIPE (SDR 35)
ROY VINSON PL.	INST. 722 FT. OF 8" P.V.C. PIPE (SDR 35)
THOMAS LACKLAND ST.	INST. 872 FT. OF 8" P.V.C. PIPE (SDR 35)
ALLEY (WEST)	INST. 2155 FT. OF 8" P.V.C. PIPE (SDR 35)
TIM FOSTER ST.	INST. 1491 FT. OF 15" P.V.C. PIPE (SDR 35)
ALLEY (EAST)	INST. 2039 FT. OF 8" P.V.C. PIPE (SDR 35)
WILLIAM CAPLES ST.	INST. 2083 FT. OF 8" P.V.C. PIPE (SDR 35)
RICHARD WOOTEN PL.	INST. 272 FT. OF 8" DUCTILE IRON PIPE
RICHARD WOOTEN PL.	INST. 272 FT. OF 12" P.V.C. PIPE (SDR 35)
HONEY DEW ST.	INST. 272 FT. OF 8" DUCTILE IRON PIPE
HONEY DEW ST.	INST. 1816 FT. OF 8" P.V.C. PIPE (SDR 35)
HONEY DEW ST.	INST. 54 FT. OF 12" P.V.C. PIPE (SDR 35)
CON LOCKHART PL.	INST. 723 FT. OF 8" P.V.C. PIPE (SDR 35)
JAMES WHITE DR.	INST. 1396 FT. OF 8" P.V.C. PIPE (SDR 35)
RICHARD WILES AVE.	INST. 550 FT. OF 8" P.V.C. PIPE (SDR 35)
ED FINK CT.	INST. 112 FT. OF 8" P.V.C. PIPE (SDR 35)
JEFF MILTON CT.	INST. 112 FT. OF 8" P.V.C. PIPE (SDR 35)
JOHN SCAGNO AVE.	INST. 1136 FT. OF 8" P.V.C. PIPE (SDR 35)
JOHN SCAGNO AVE.	INST. 597 FT. OF 15" P.V.C. PIPE (SDR 35)
RUSS LEACH AVE.	INST. 390 FT. OF 8" P.V.C. PIPE (SDR 35)
ANGEL D. GARCIA CT.	INST. 845 FT. OF 8" P.V.C. PIPE (SDR 35)
DON JOHNSON CT.	INST. 328 FT. OF 8" P.V.C. PIPE (SDR 35)
JONATHAN K. MOLINA CT.	INST. 845 FT. OF 8" P.V.C. PIPE (SDR 35)
EARL CHOKISKI AVE.	INST. 1925 FT. OF 8" P.V.C. PIPE (SDR 35)
EARL CHOKISKI AVE.	INST. 895 FT. OF 12" P.V.C. PIPE (SDR 35)
CHARLES POLLOCK AVE.	INST. 2120 FT. OF 8" P.V.C. PIPE (SDR 35)
GEORGE CAMPBELL CT.	INST. 582 FT. OF 8" P.V.C. PIPE (SDR 35)
PEYTON EDWARDS AVE.	INST. 3210 FT. OF 8" P.V.C. PIPE (SDR 35)
PEYTON EDWARDS AVE.	INST. 573 FT. OF 12" P.V.C. PIPE (SDR 35)

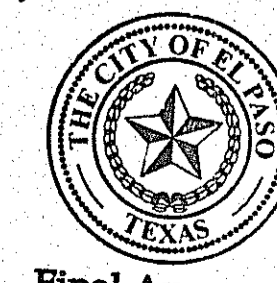


**SEWER NOTES:**

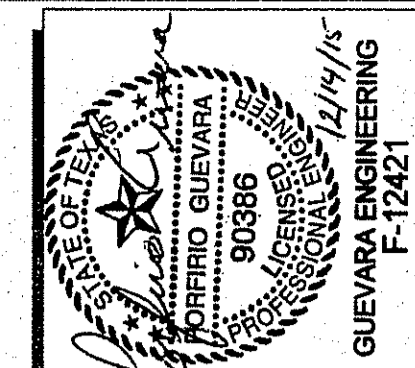
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- 3.) PROVIDE MANHOLE ADAPTER WHERE P.V.C. PIPE CONNECTS TO MANHOLE.
- 4.) P.V.C. PIPE SHALL BE PLACED WITH SELECT BEDDING MATERIAL ALL AROUND.

**BENCHMARK:**

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT PL.  
ELEVATION: 4023.97.....NAVD83 DATUM



Final Approval



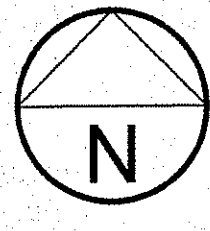
**GUEVARA ENGINEERING**  
 CIVIL ENGINEER  
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 EL PASO, TEXAS 79996  
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**TIERRA DEL ESTE UNIT 78  
 SUBDIVISION**

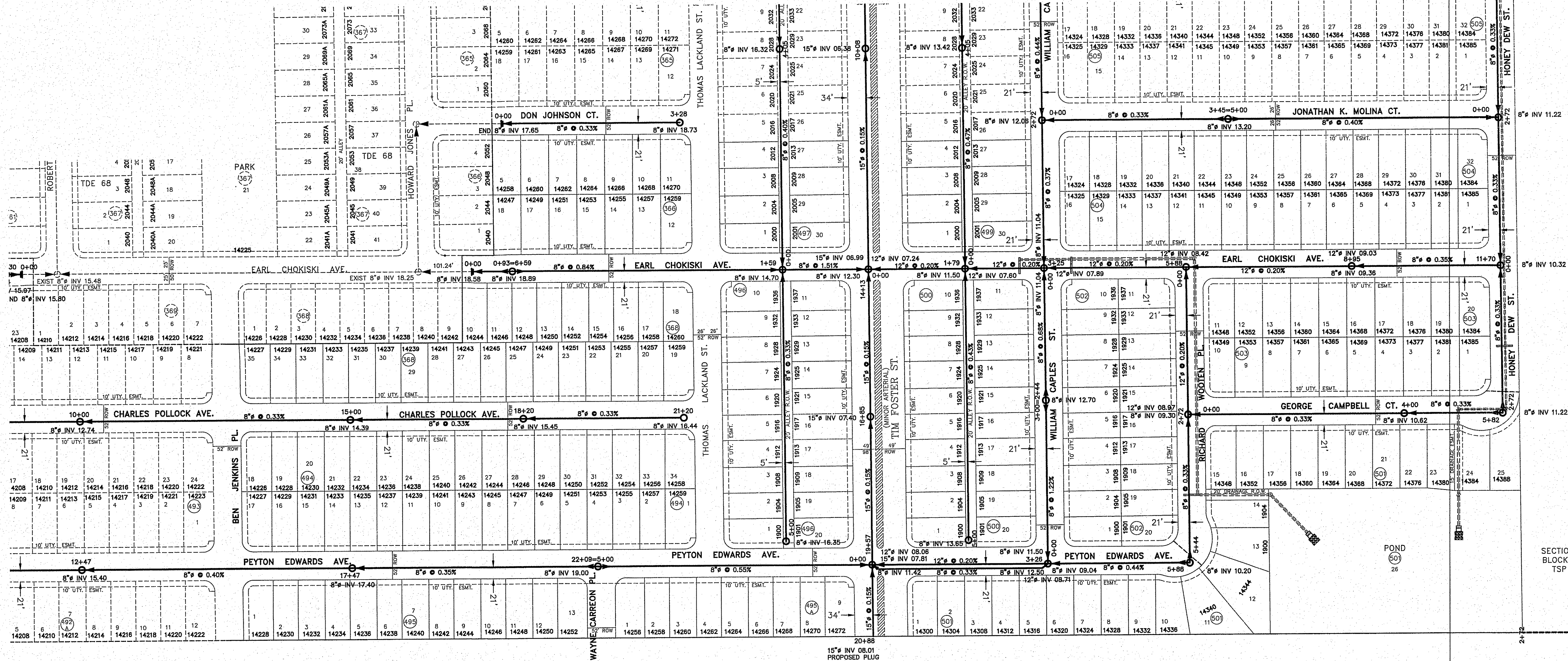
CITY OF EL PASO  
 EL PASO COUNTY, TEXAS

**SEWER  
 DISTRIBUTION  
 SYSTEM**

DATE: **OCTOBER 2014**  
 SCALE: **AS SHOWN**  
 JOB NO.:  
 SHEET NO.: **SHT. 5 OF 15**



SCALE: 1"=100'

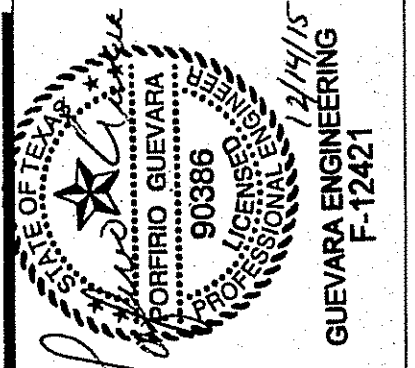


SECTION 2, BLOCK 79, TSP 3

**SEWER NOTES:**

- 1.) CONTACT UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES IN THIS AREA, BEFORE EXCAVATION.
- 2.) INSTALL A TRENCH SAFETY SYSTEM TO PROVIDE FOR THE SAFE EXCAVATION OF ALL TRENCHES EXCEEDING A DEPTH OF (5') FEET AS PER O.S.H.A. STANDARDS.
- 3.) PROVIDE MANHOLE ADAPTER WHERE P.V.C. PIPE CONNECTS TO MANHOLE.
- 4.) P.V.C. PIPE SHALL BE PLACED WITH SELECT BEDDING MATERIAL ALL AROUND.

**BENCHMARK:**  
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTWOOD ST. AND HONOUR POINT PL.  
ELEVATION: 4023.97.....NAVD88 DATUM



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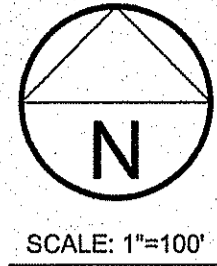
# TIERRA DEL ESTE UNIT 78 SUBDIVISION

CITY OF EL PASO  
EL PASO COUNTY, TEXAS

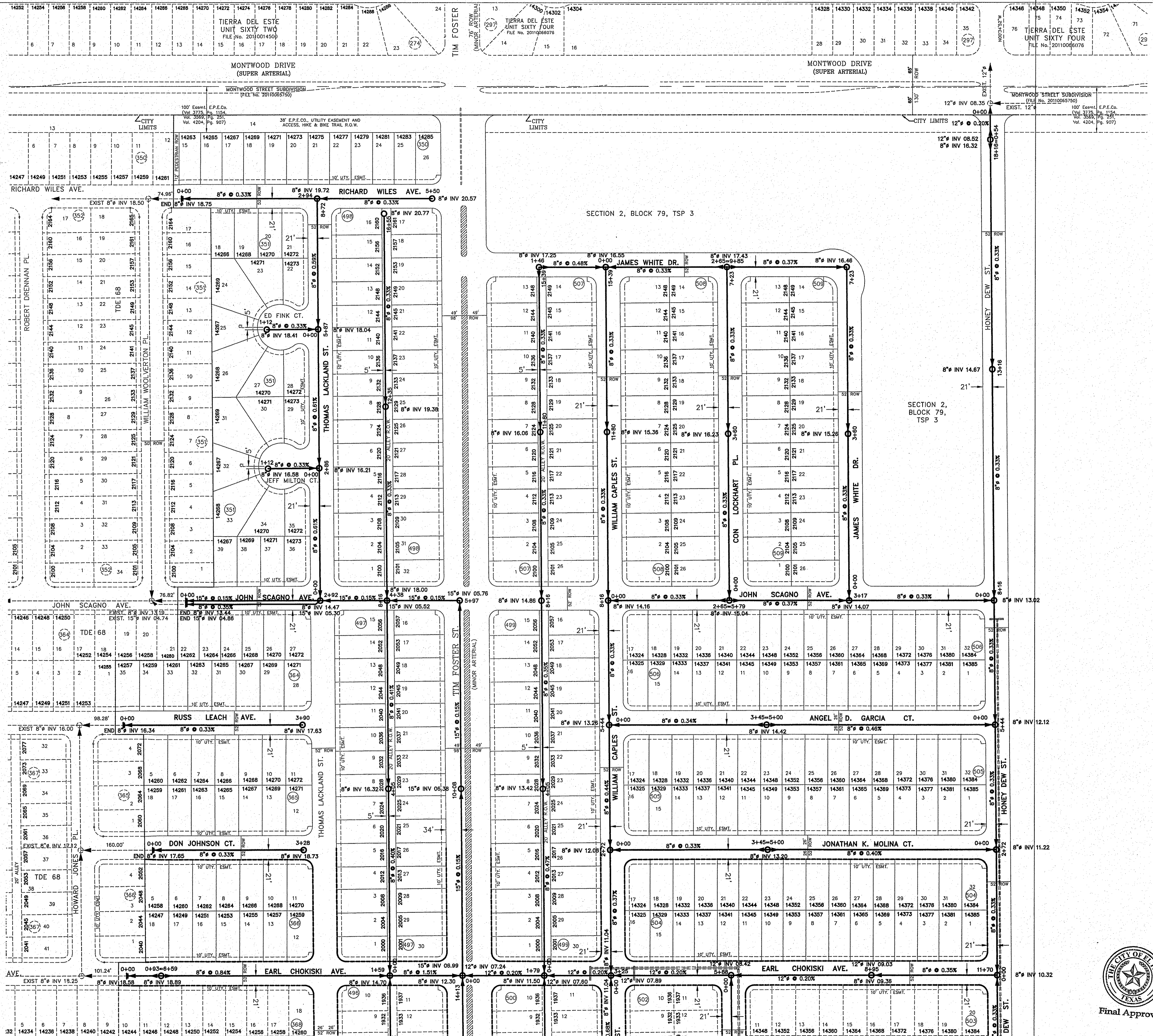
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DATE: OCTOBER 2014  
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JOB NO.:  
SHEET NO.: **SHT. 6 OF 15**



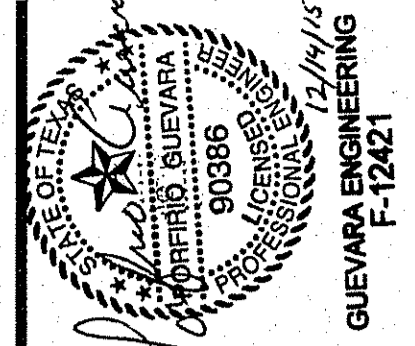


SCALE: 1"=100'



**BENCHMARK:**  
 CITY MONUMENT AT THE CENTERLINE INTERSECTION  
 OF MONTWOOD ST. AND HONOUR POINT PL.  
 ELEVATION: 4023.97.....NAVD88 DATUM

DECEMBER 1, 2015



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**TIERRA DEL ESTE UNIT 78  
 SUBDIVISION**  
 CITY OF EL PASO  
 EL PASO COUNTY, TEXAS

**SEWER  
 DISTRIBUTION  
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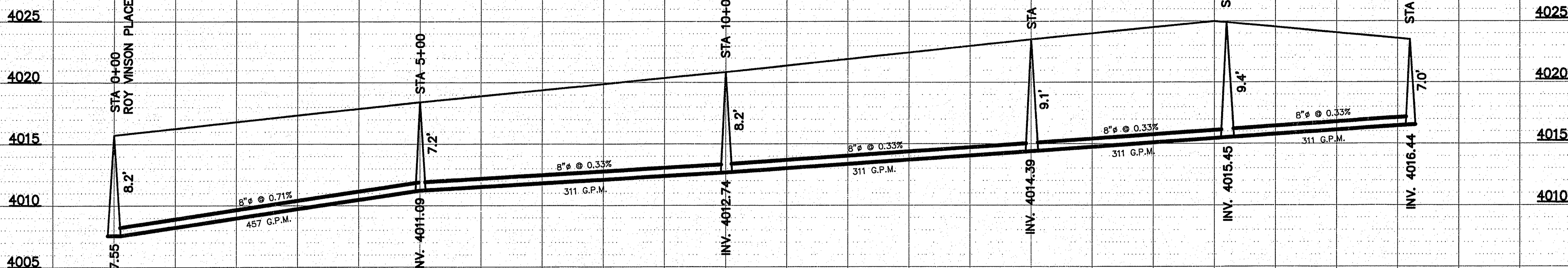
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SHT. 7 OF 15

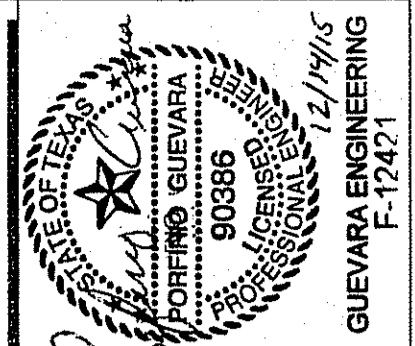




CHARLES POLLACK AVENUE

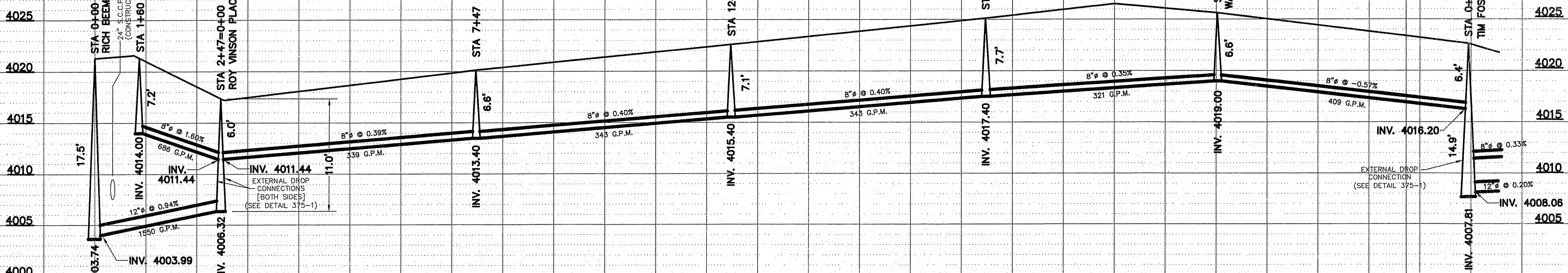


**BENCHMARK:**  
CITY MONUMENT AT THE CENTERLINE INTERSECTION  
OF MONTWOOD ST. AND HONOUR POINT PL.  
ELEVATION: 4023.97..... NAVD88 DATUM

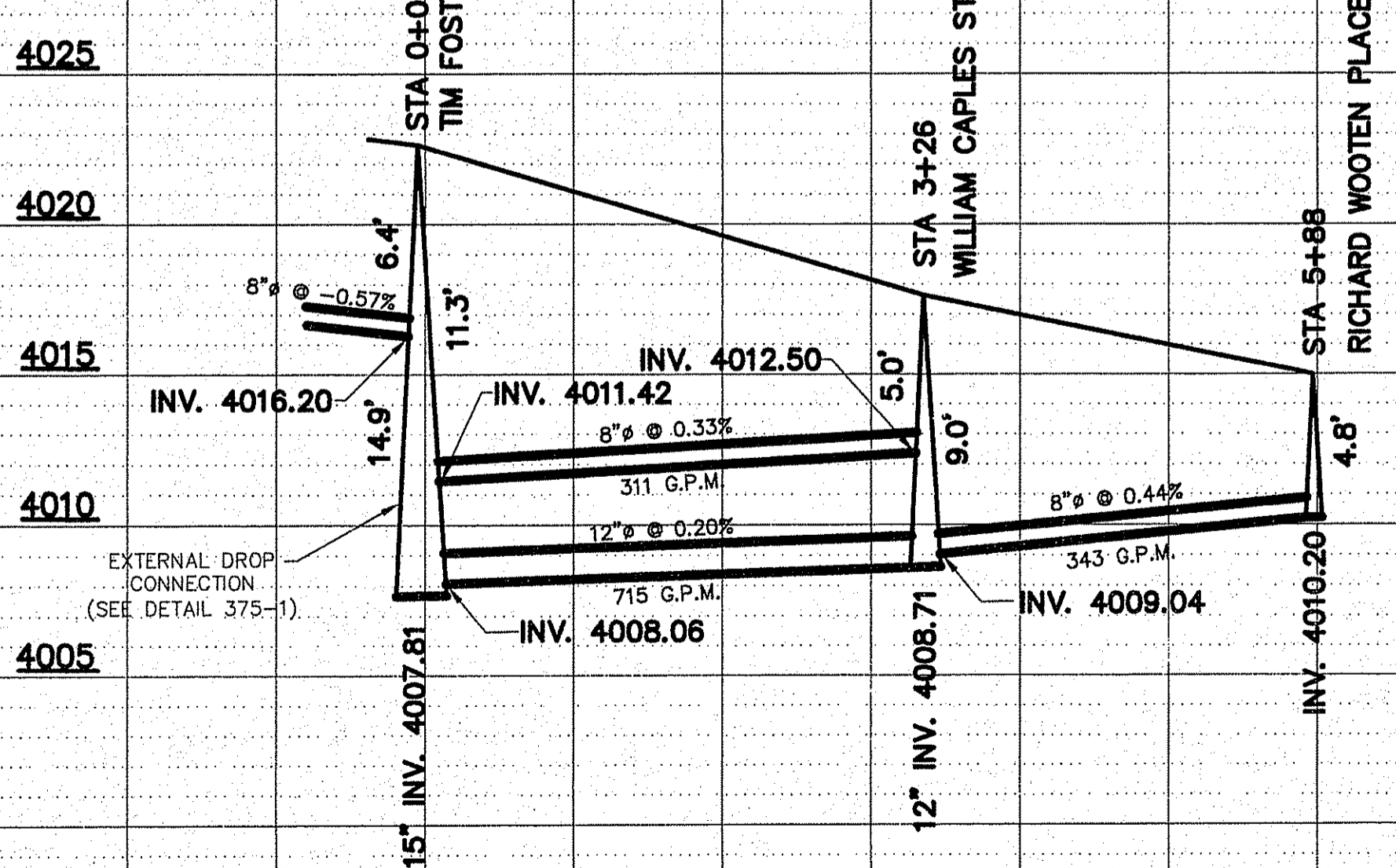


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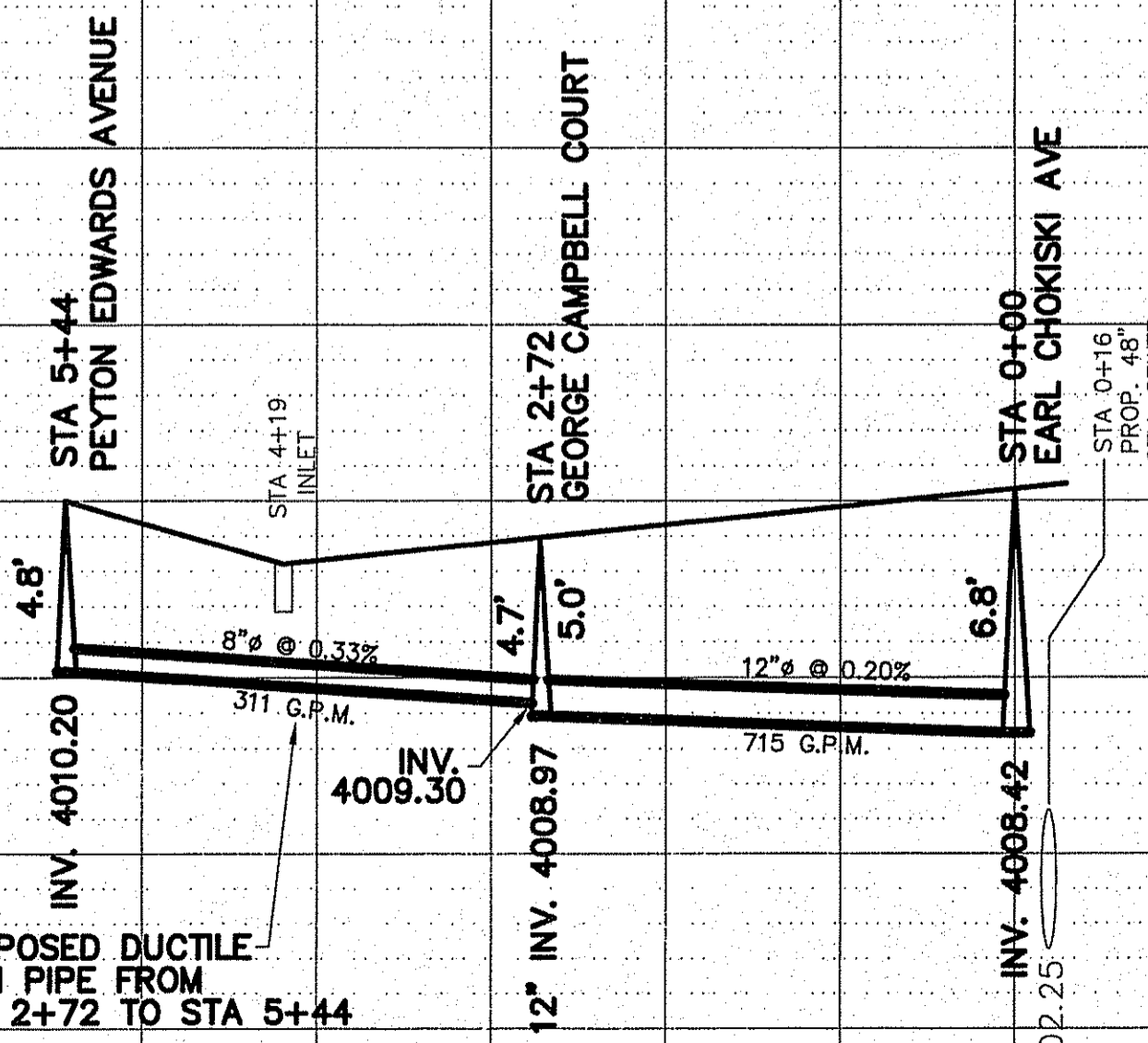
PEYTON EDWARDS AVENUE



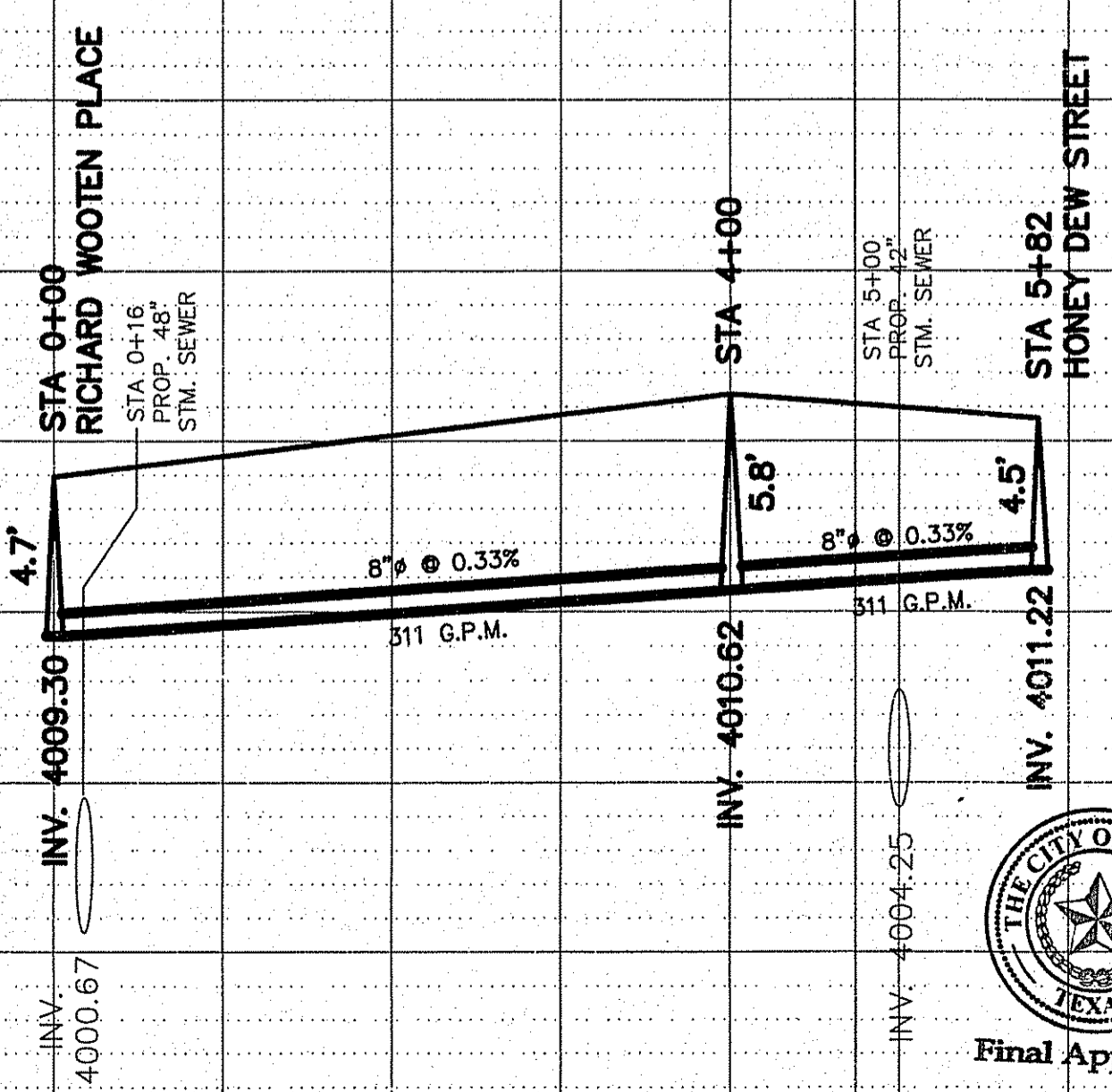
PEYTON EDWARDS AVENUE



RICHARD WOOTEN PLACE



GEORGE CAMPBELL COURT

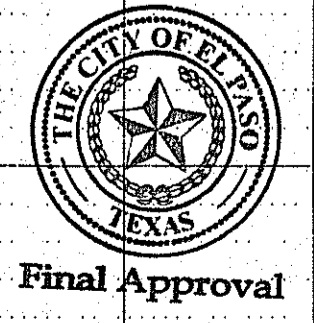


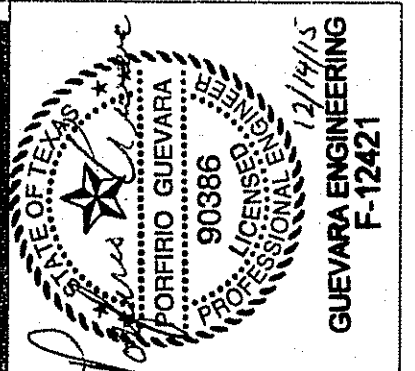
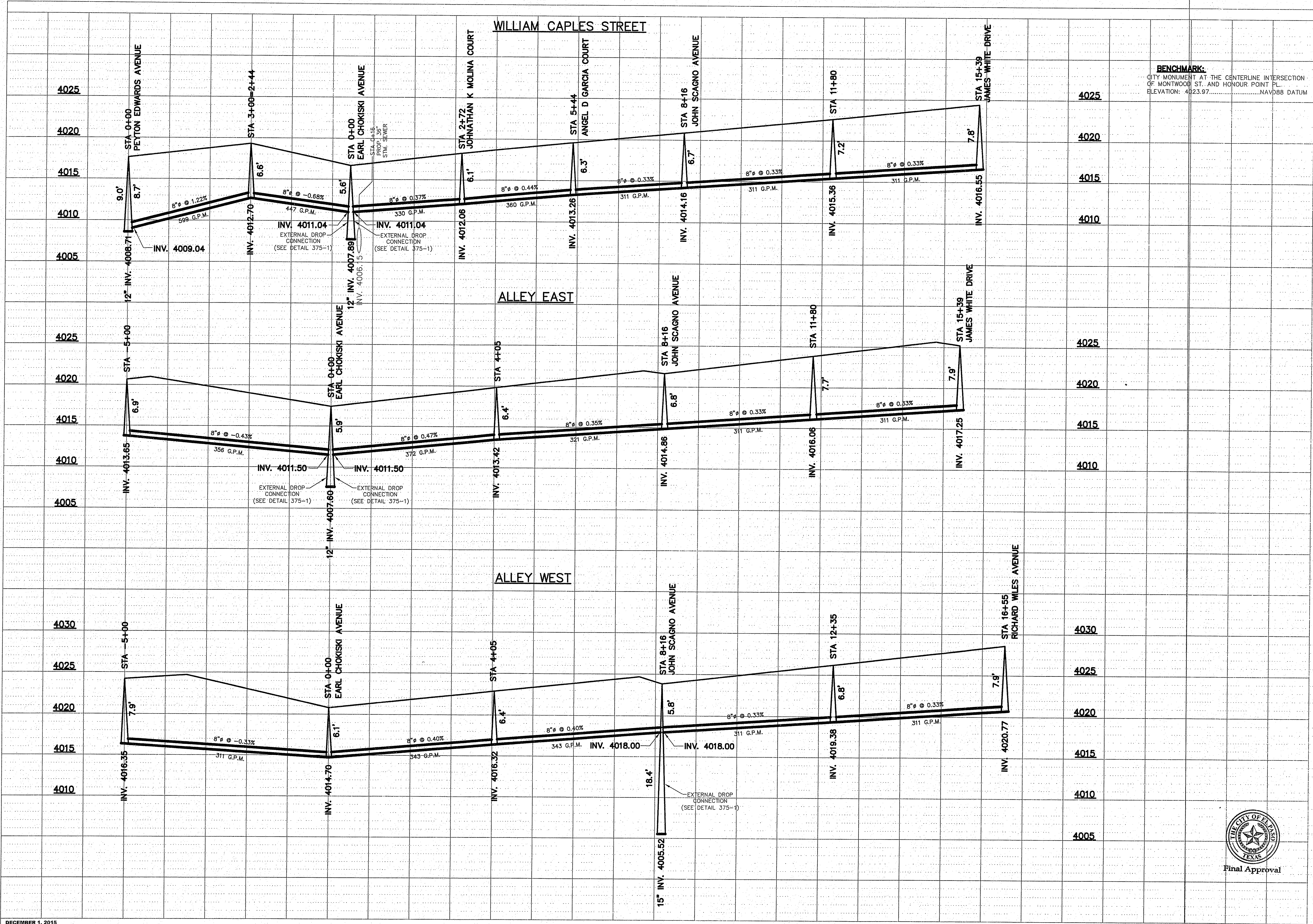
**TIERRA DEL ESTE UNIT 78  
SUBDIVISION**

CITY OF EL PASO  
EL PASO COUNTY, TEXAS

**SEWER  
DISTRIBUTION  
SYSTEM**

DATE: OCTOBER 2014  
SCALE: AS SHOWN  
JOB NO.:  
SHEET NO.: SHT. 8 OF 15



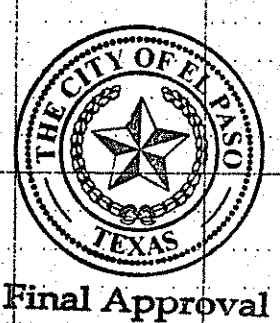


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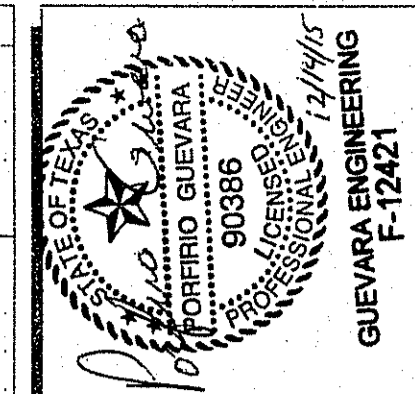
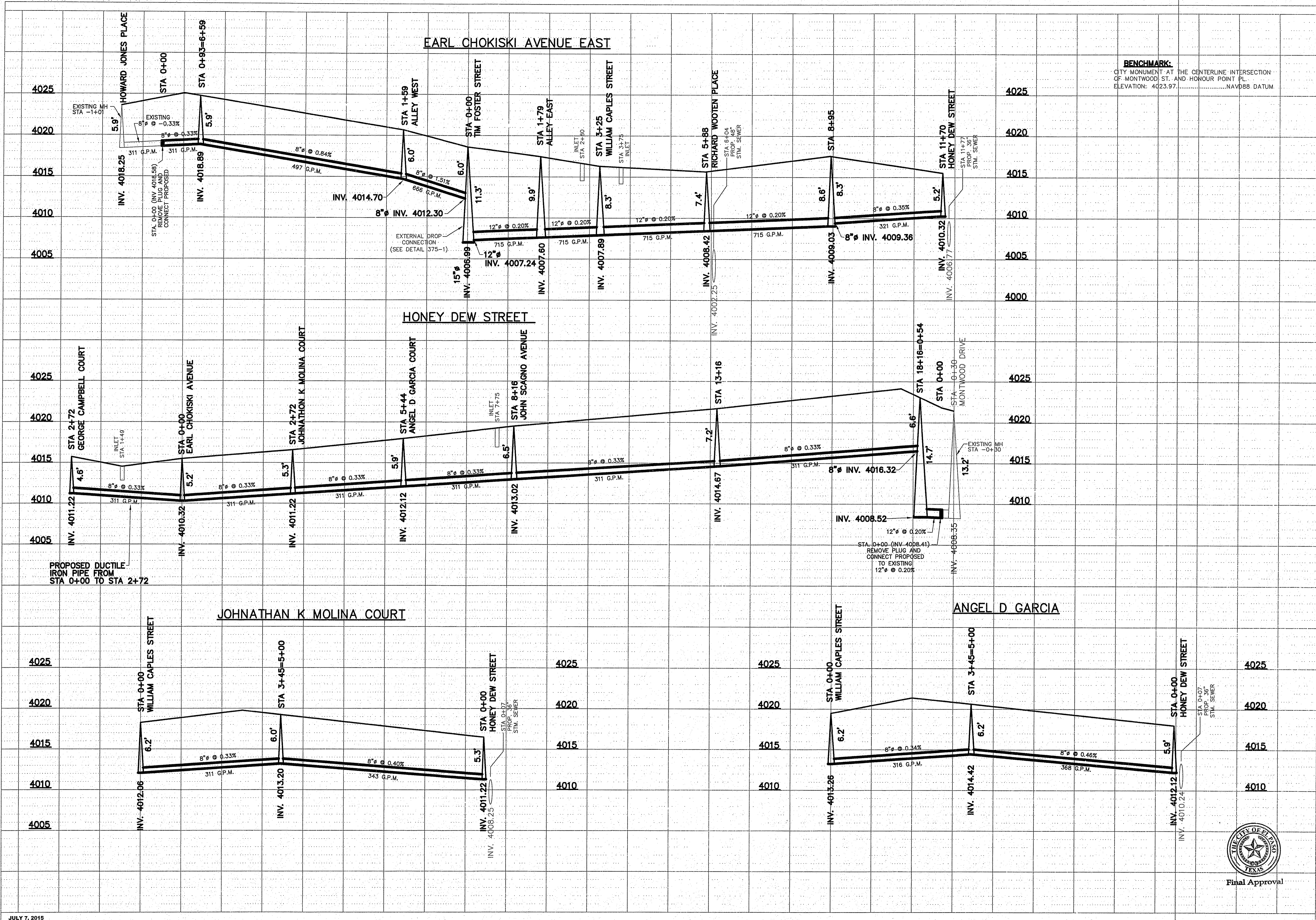
CITY OF EL PASO  
 EL PASO COUNTY, TEXAS

**SEWER  
 DISTRIBUTION  
 SYSTEM**



Final Approval

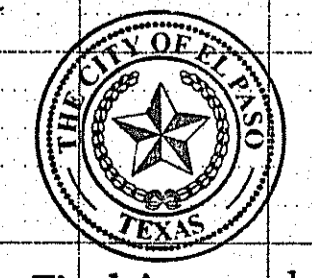
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JOB NO.:	
SHEET NO.:	SHT. 9 OF 15



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 CITY OF EL PASO  
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**SEWER DISTRIBUTION SYSTEM**



Final Approval

DATE: OCTOBER 2014  
 SCALE: AS SHOWN  
 JOB NO.:  
 SHEET NO.:  
**SHT. 10 OF 15**

JOHN SCAGNO AVENUE WEST

JOHN SCAGNO AVENUE EAST

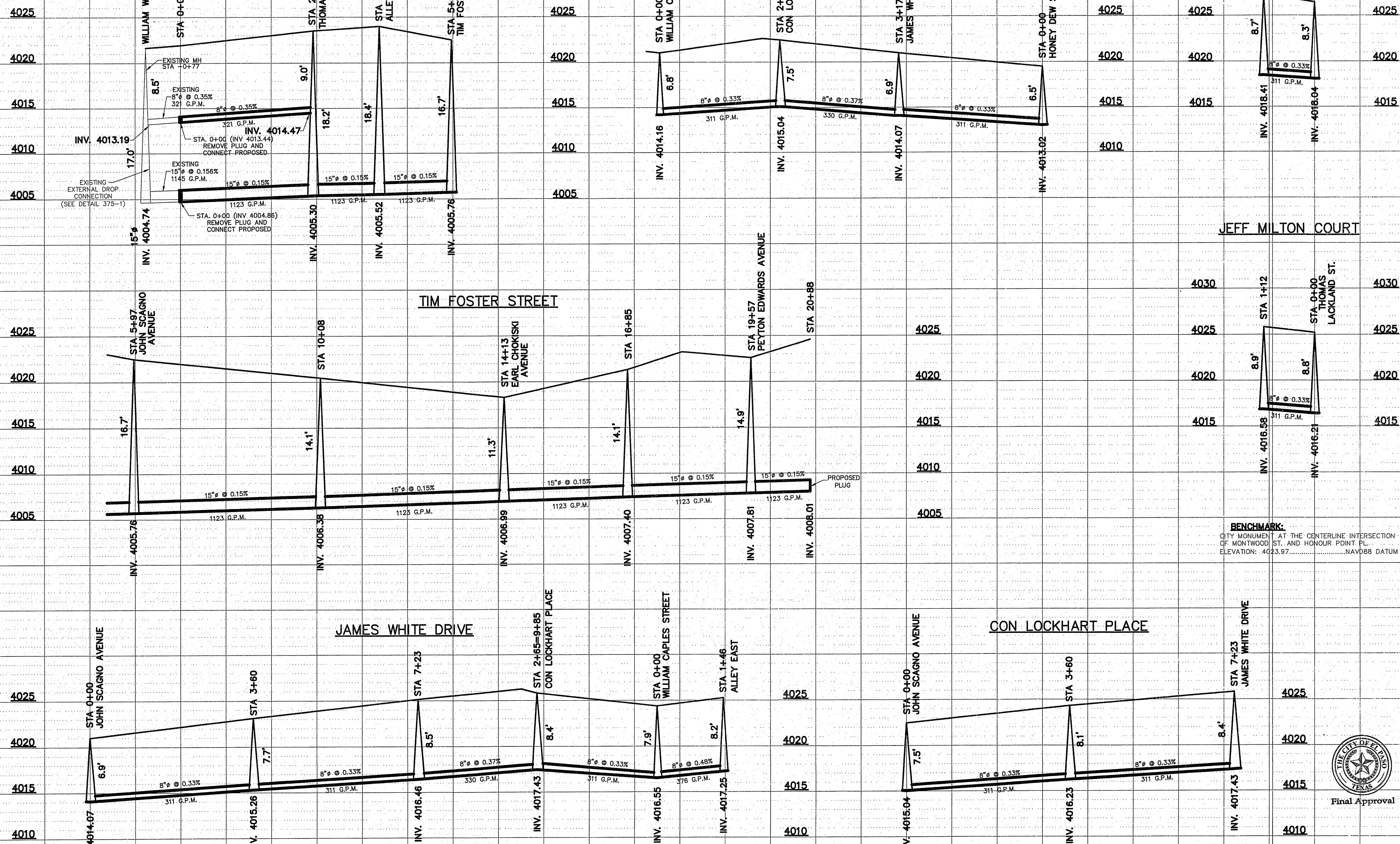
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JEFF MILTON COURT

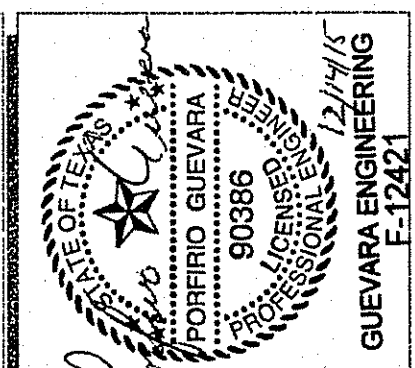
TIM FOSTER STREET

JAMES WHITE DRIVE

CON LOCKHART PLACE



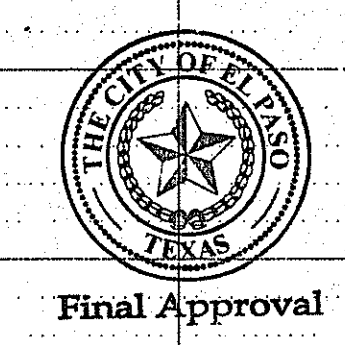
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 CITY MONUMENT AT THE CENTERLINE INTERSECTION  
 OF MONTWOOD ST. AND HONOUR POINT PL.  
 ELEVATION: 4023.97..... NAVD88 DATUM



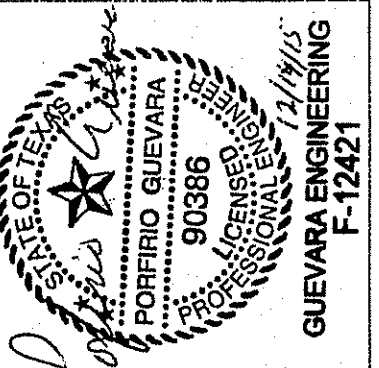
**GUEVARA ENGINEERING**  
 CIVIL ENGINEER  
 P.O. BOX 961514  
 EL PASO, TEXAS 79996  
 (915) 203-5826

**TIERRA DEL ESTE UNIT 78  
 SUBDIVISION**  
 CITY OF EL PASO  
 EL PASO COUNTY, TEXAS

**SEWER  
 DISTRIBUTION  
 SYSTEM**



DATE: OCTOBER 2014  
 SCALE: AS SHOWN  
 JOB NO.:  
 SHEET NO.:  
**SHT. 11 OF 15**

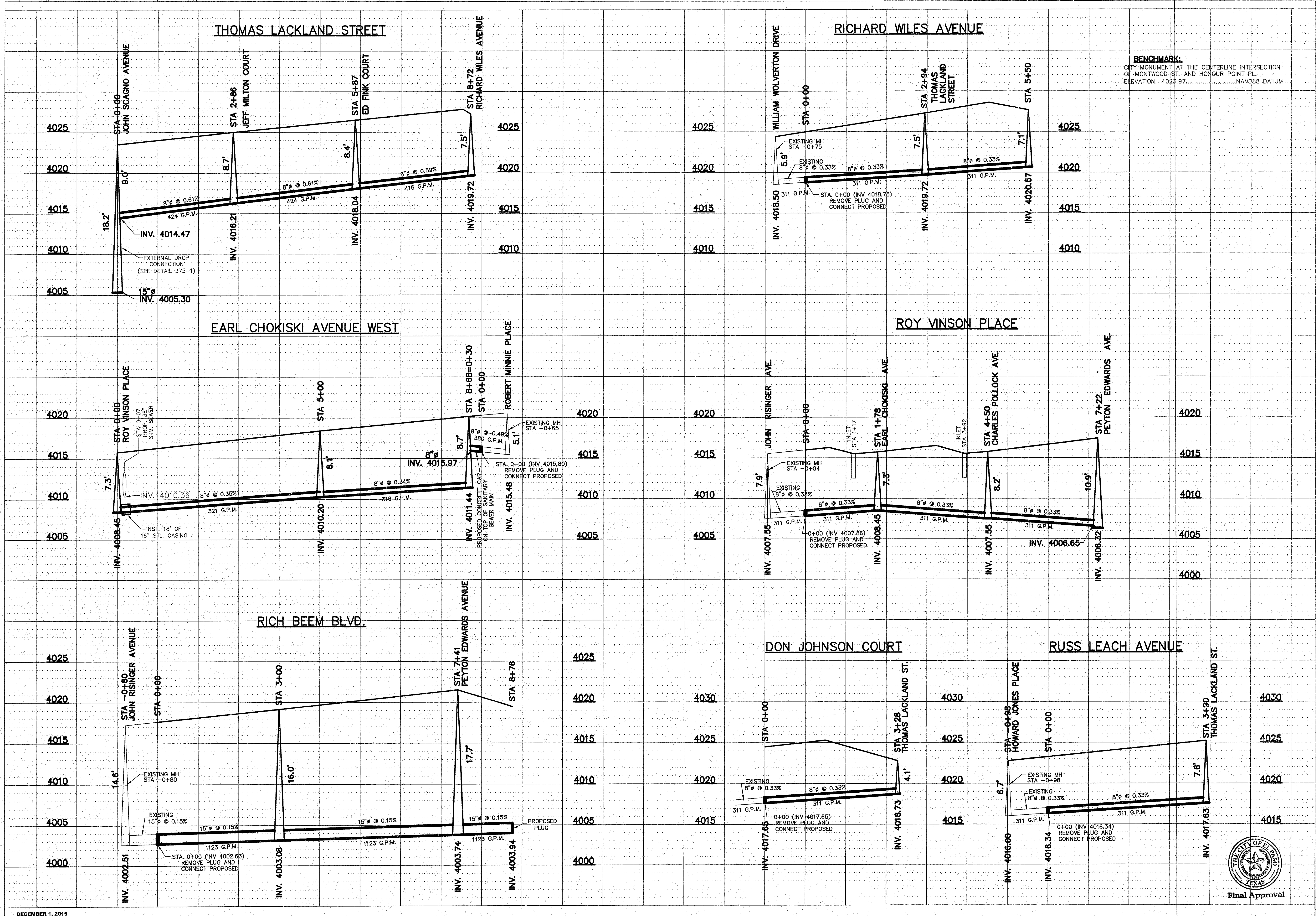


**GUEVARA ENGINEERING**  
 CIVIL ENGINEER  
 P.O. BOX 961514  
 EL PASO, TEXAS 79996  
 (915) 203-5826

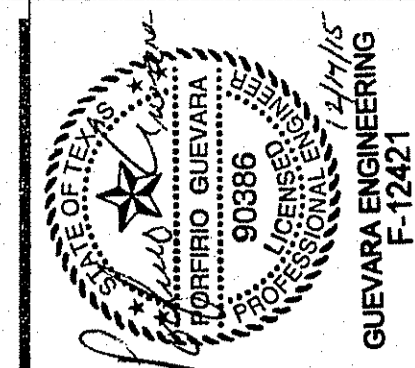
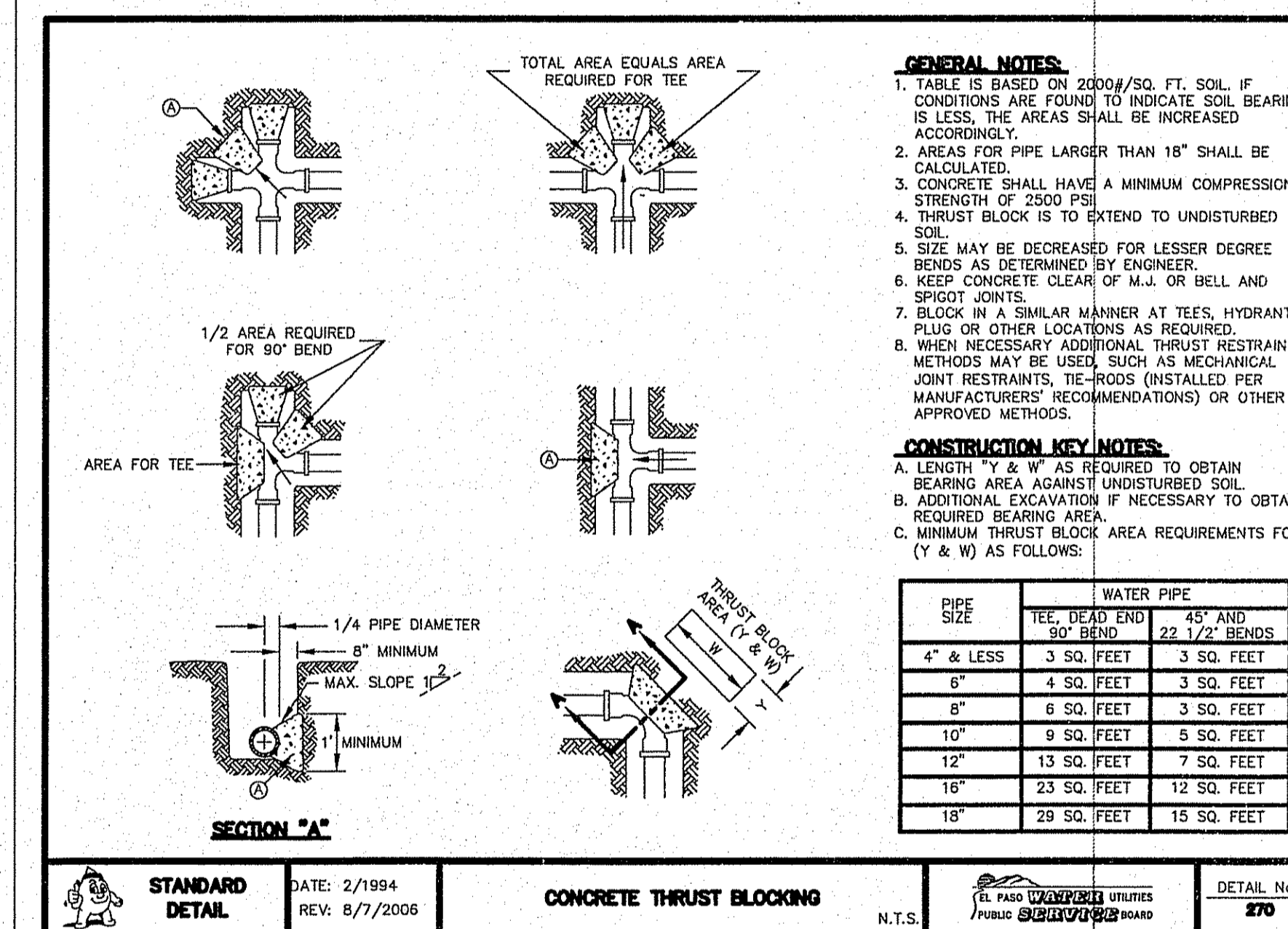
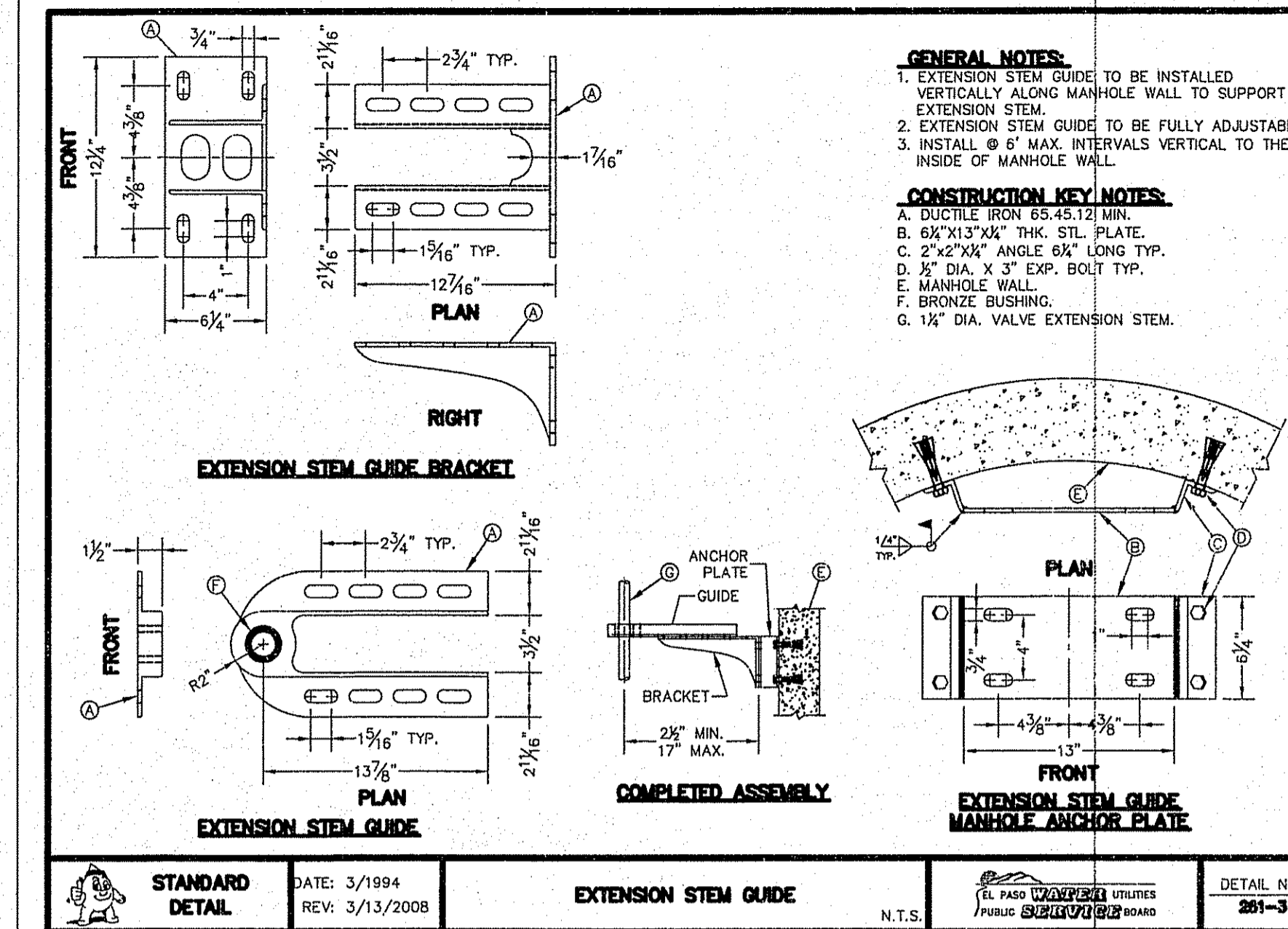
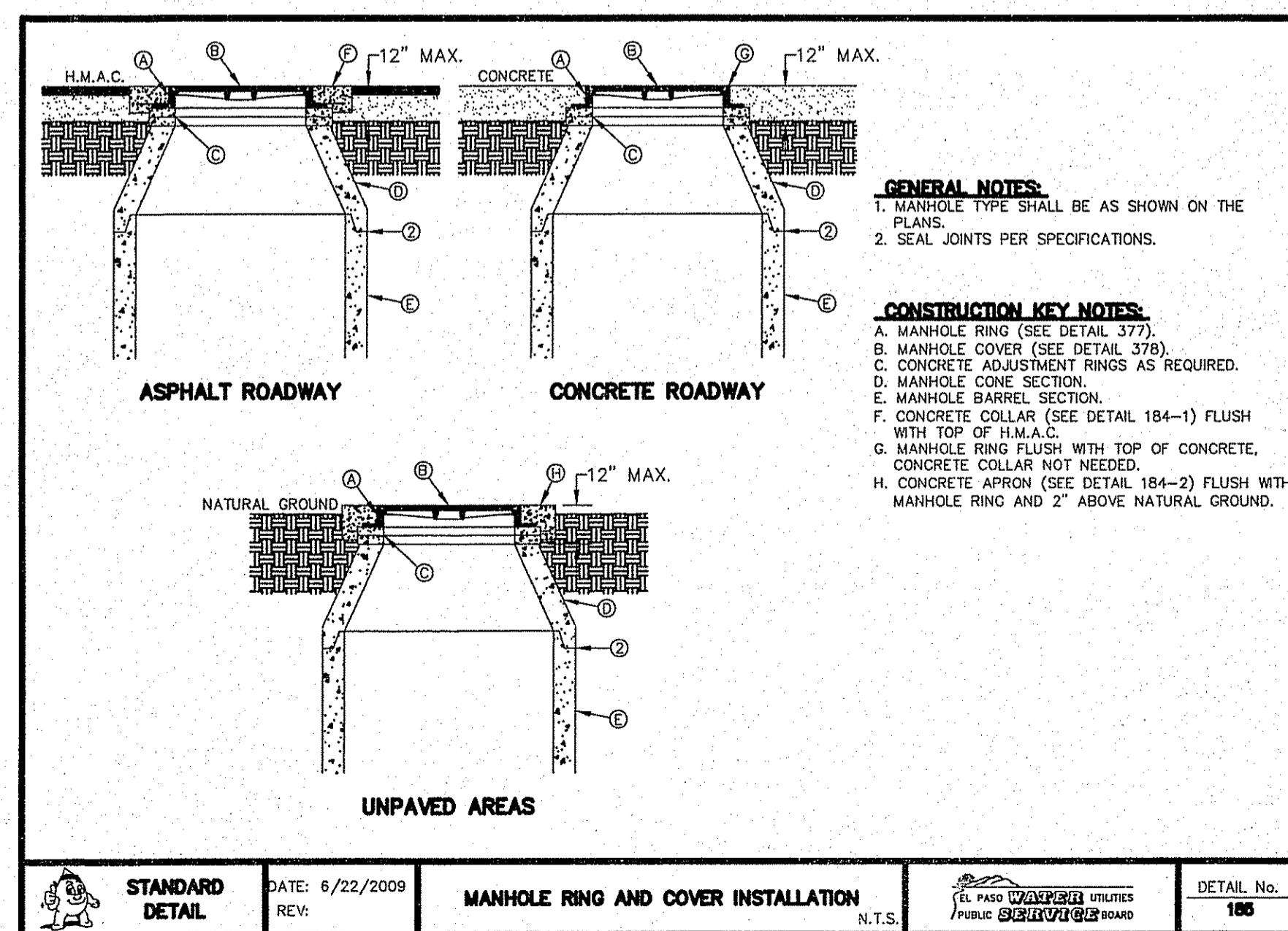
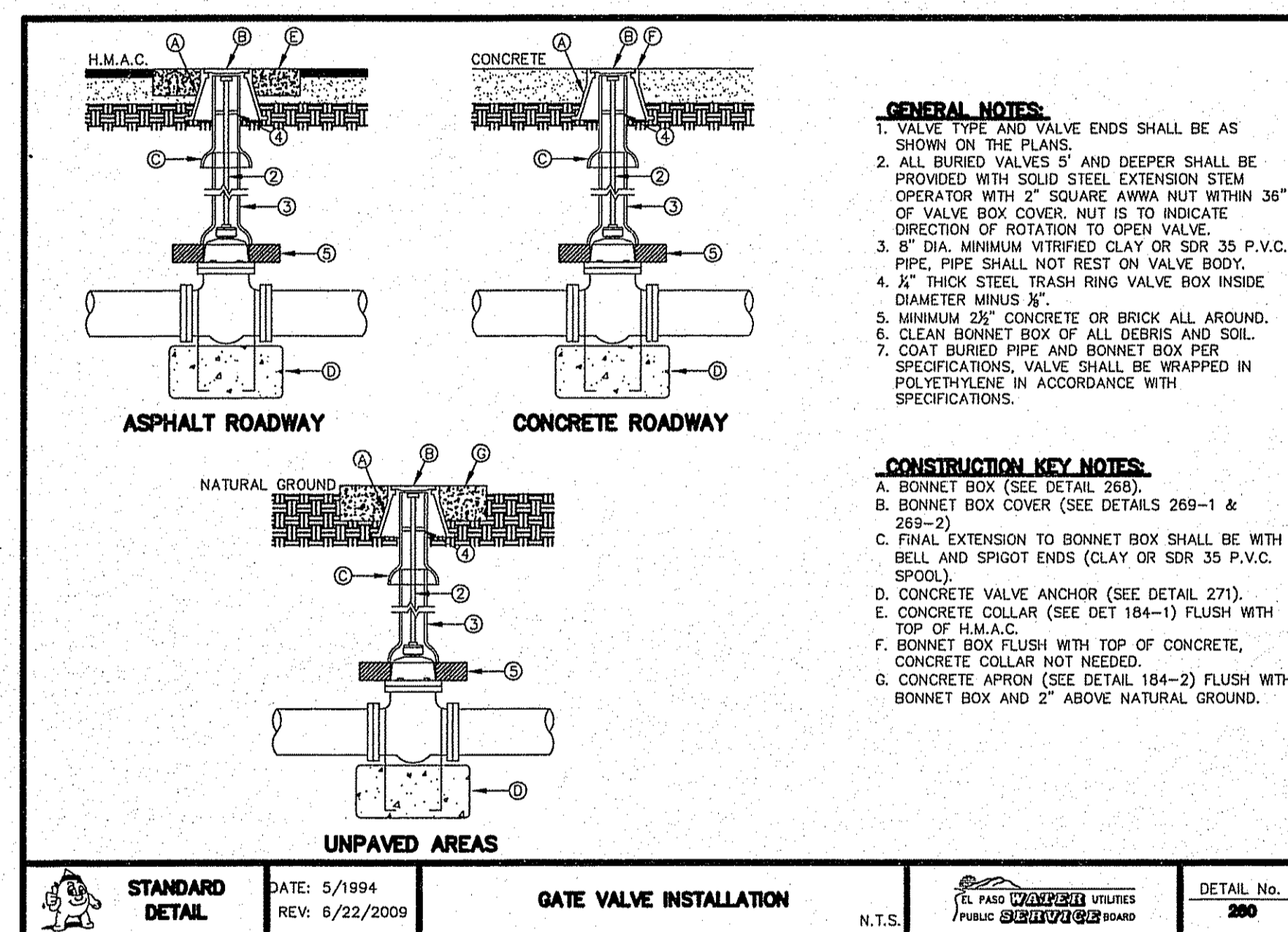
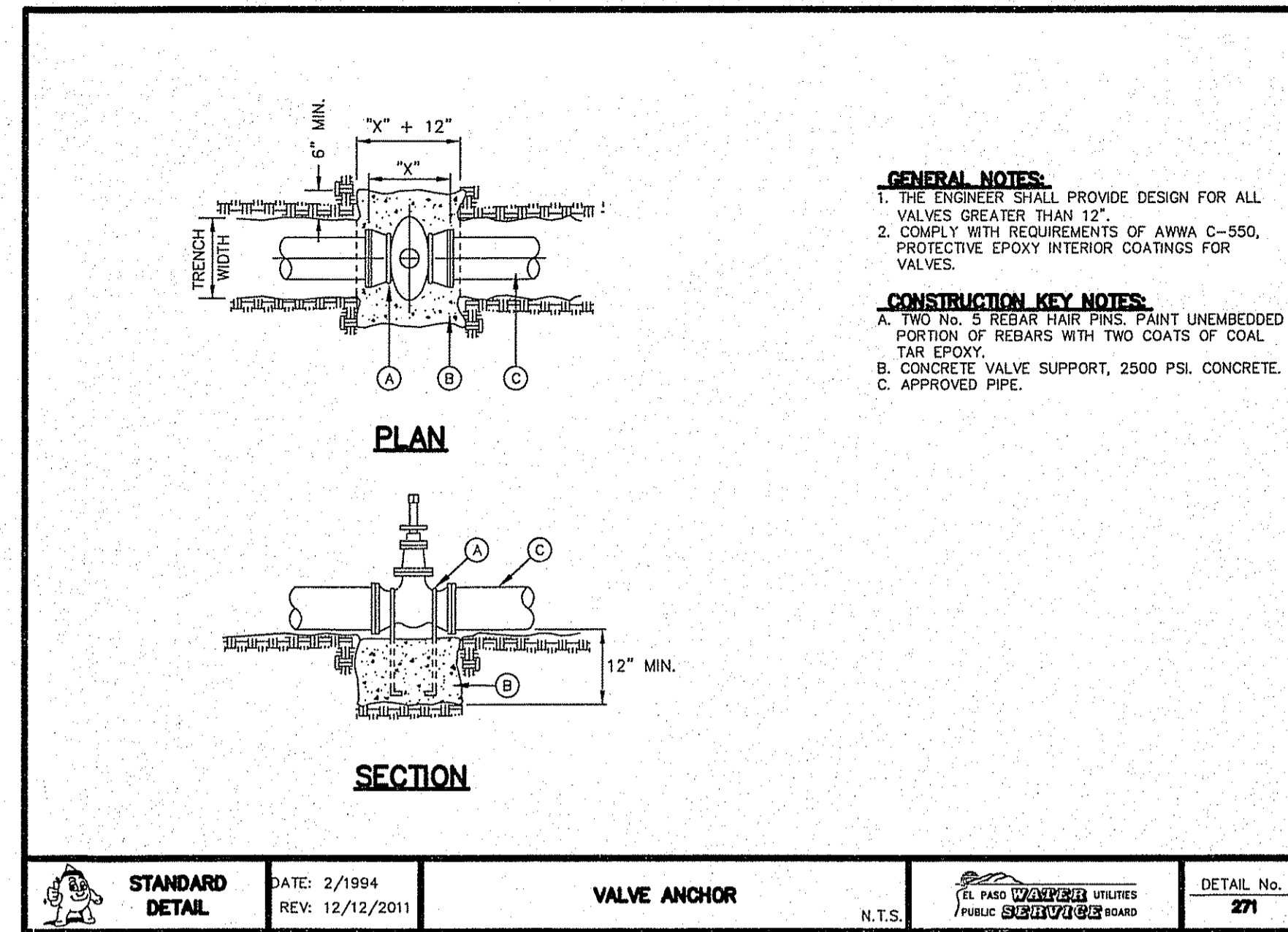
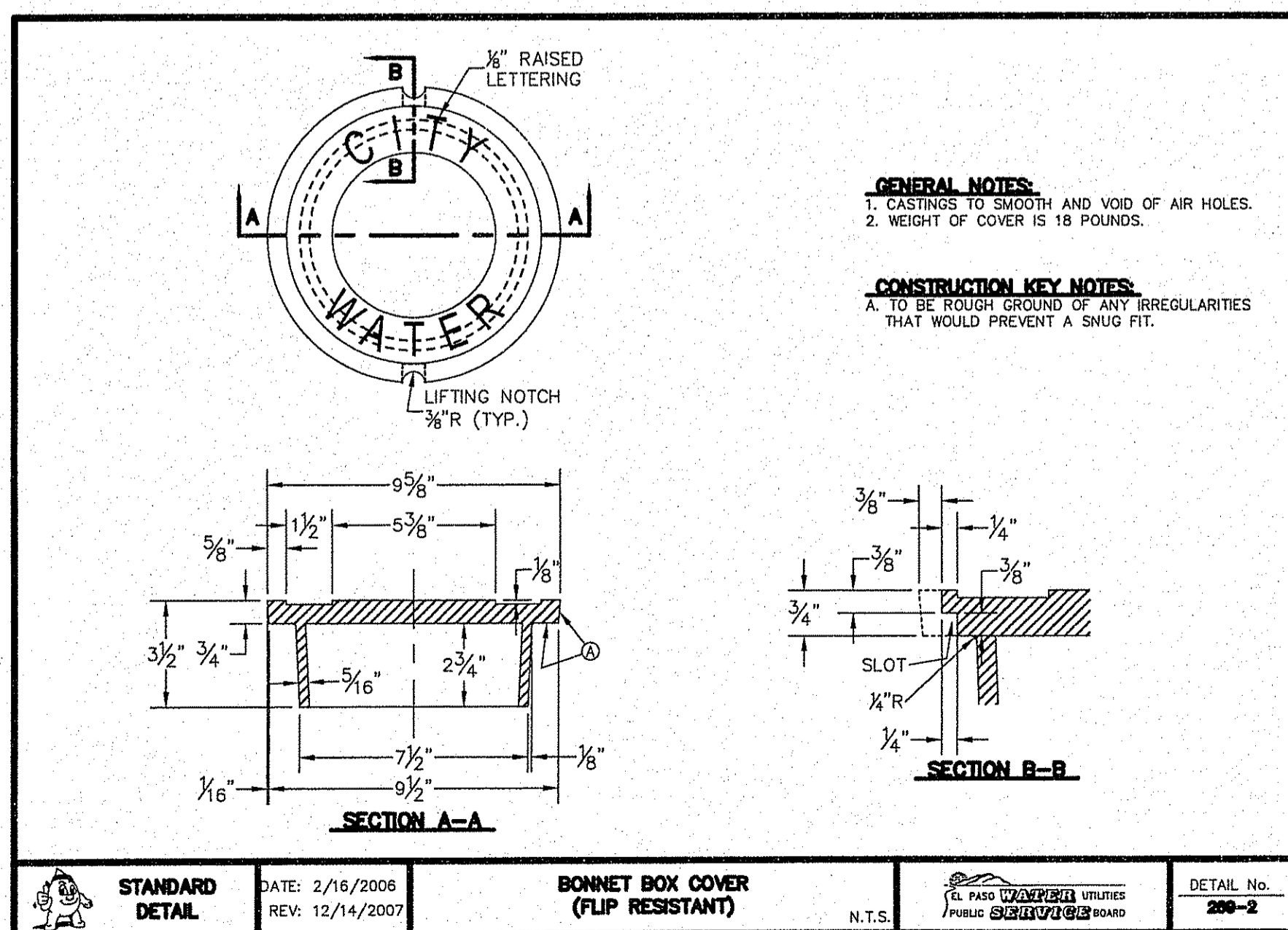
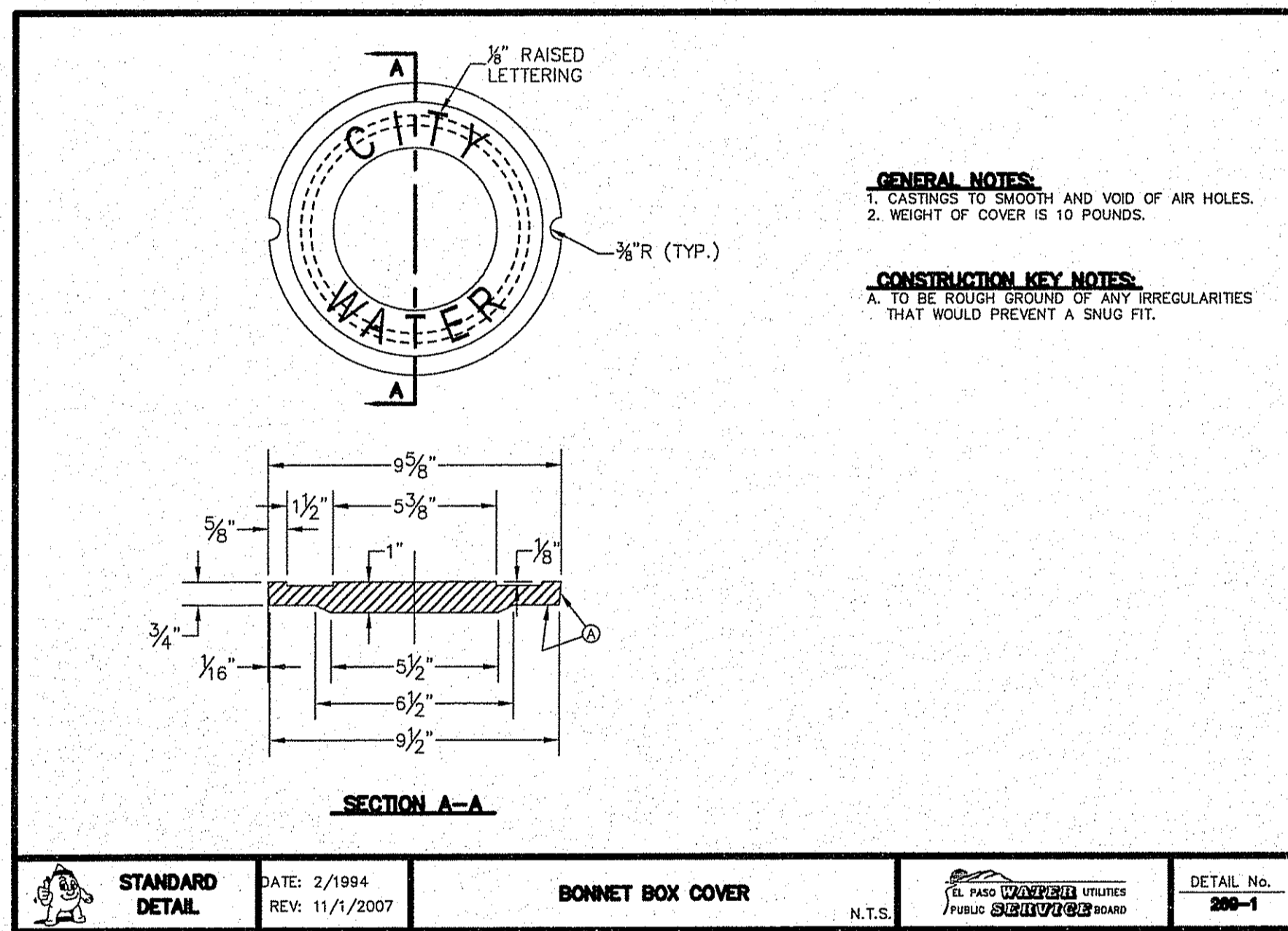
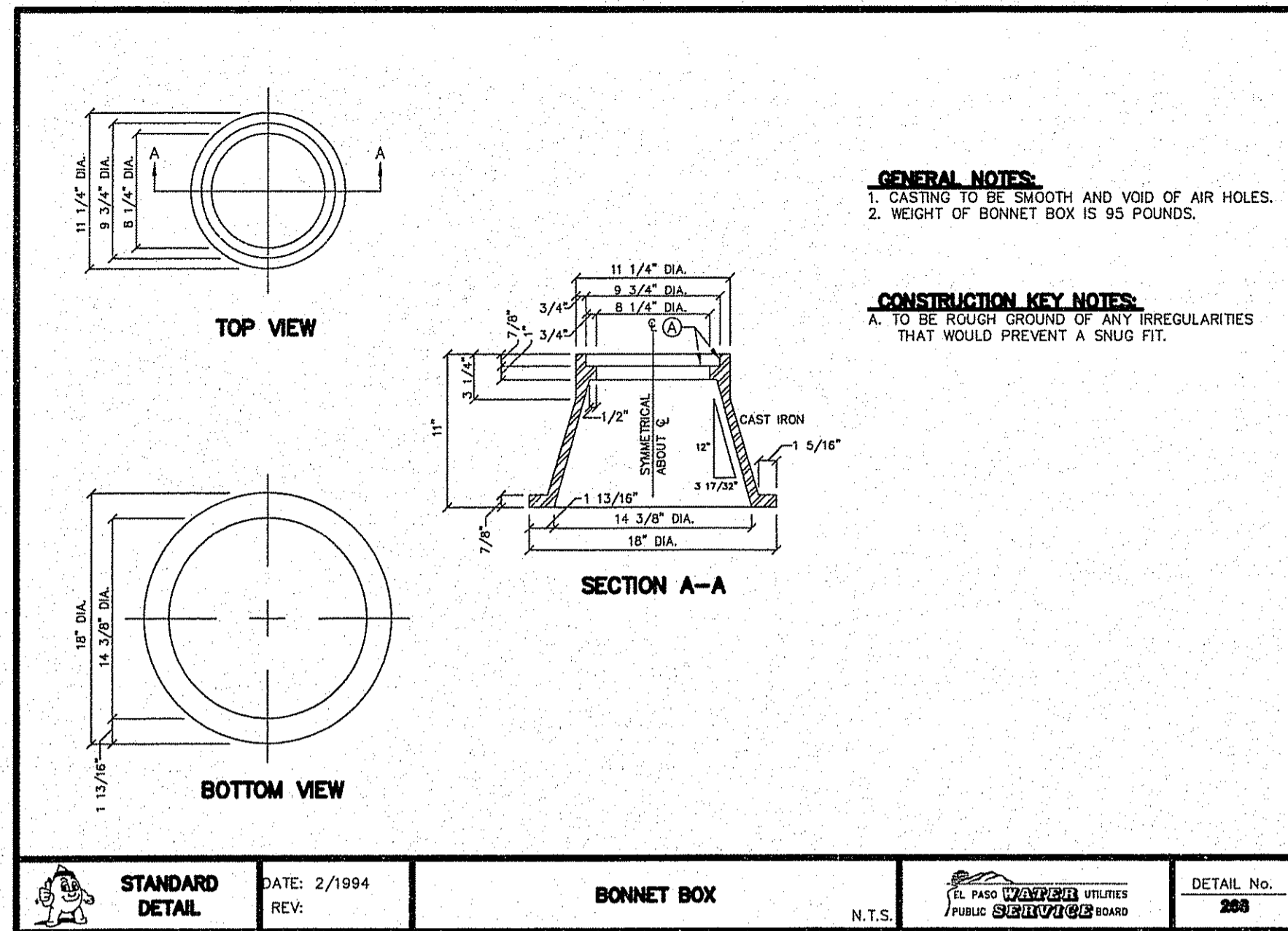
**TIERRA DEL ESTE UNIT 78**  
**SUBDIVISION**  
 CITY OF EL PASO  
 EL PASO COUNTY, TEXAS

**SEWER DISTRIBUTION SYSTEM**

DATE: OCTOBER 2014  
 SCALE: AS SHOWN  
 JOB NO.:  
 SHEET NO.: **SHT. 12 OF 15**



Final Approval



CIVIL ENGINEER  
**GUEVARA ENGINEERING**  
 P.O. BOX 961514  
 EL PASO, TEXAS 79996  
 (915) 203-5826

# TIERRA DEL ESTE UNIT 78 SUBDIVISION

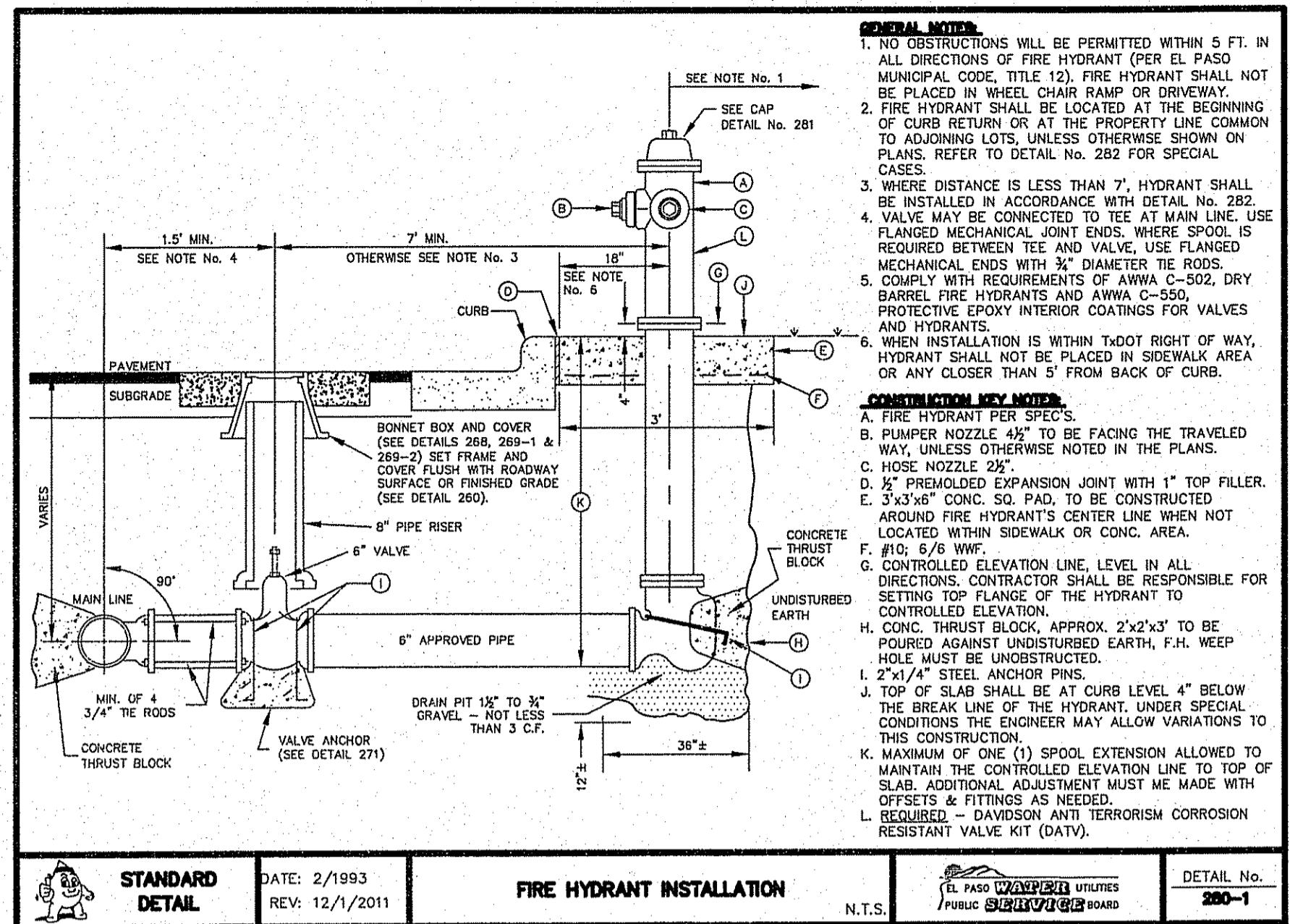
CITY OF EL PASO  
 EL PASO COUNTY, TEXAS

## WATER DETAILS

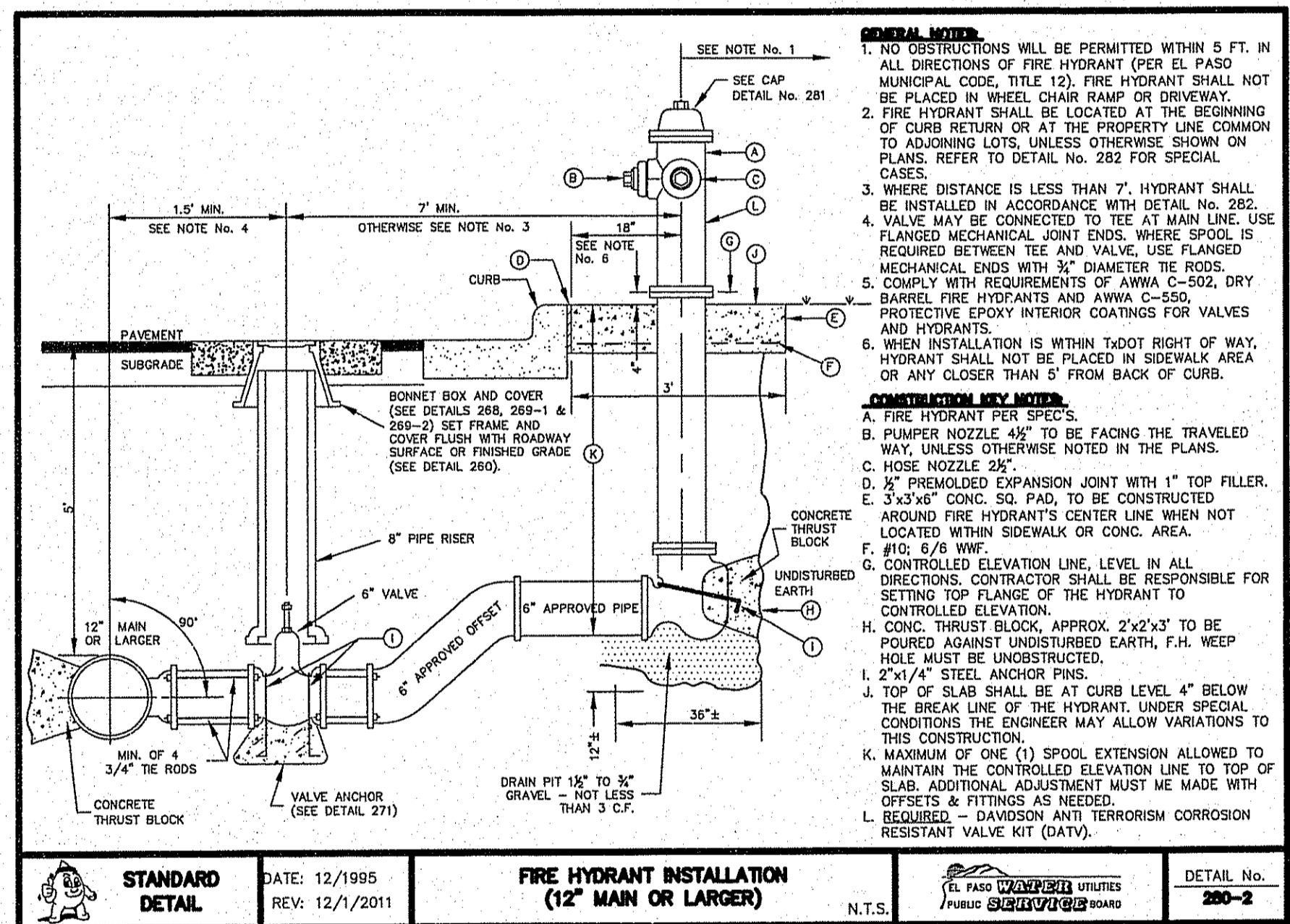
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 SCALE: AS SHOWN  
 JOB NO.:  
 SHEET NO.:  
**SHT. 13 OF 15**



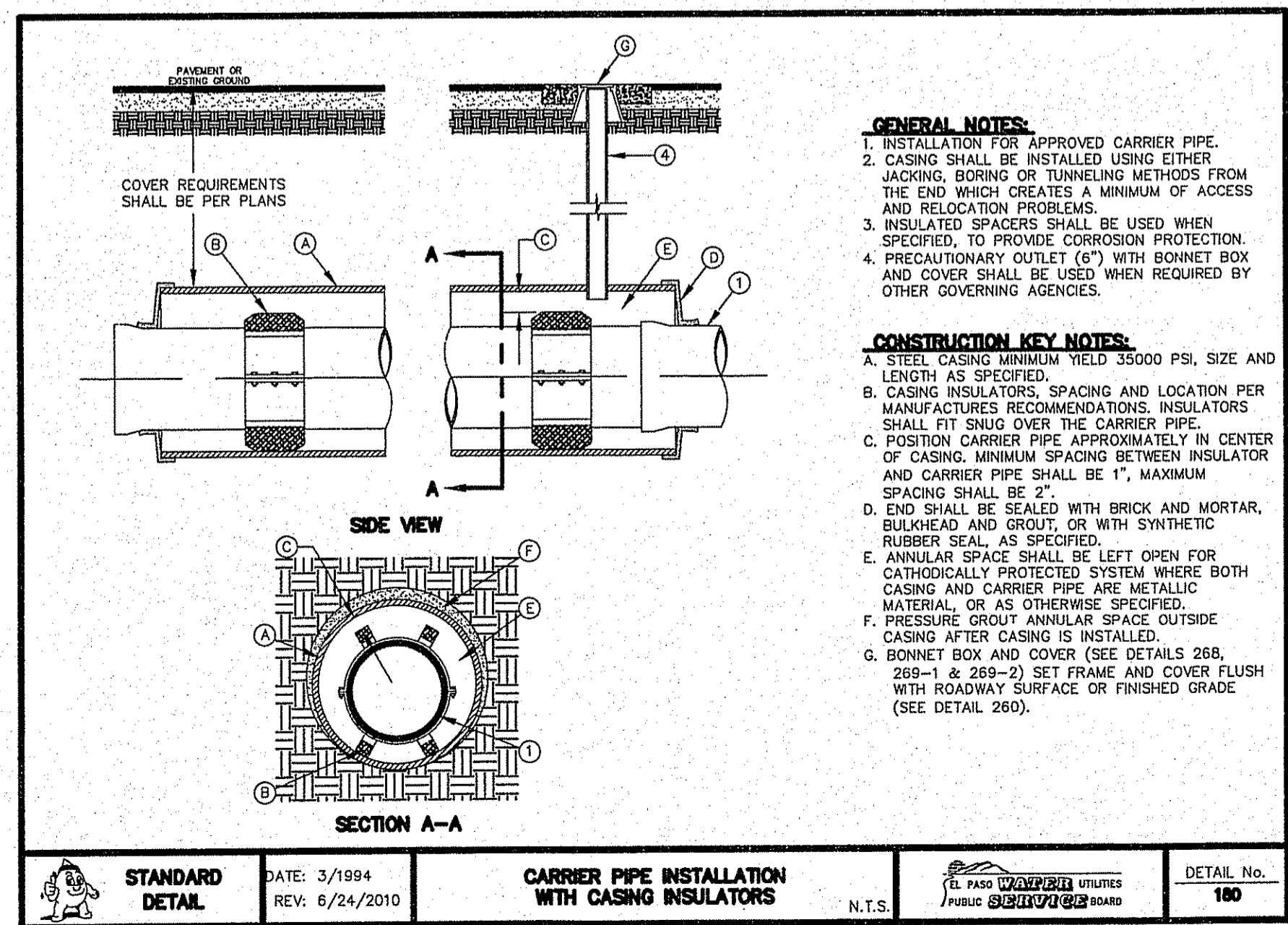
Final Approval



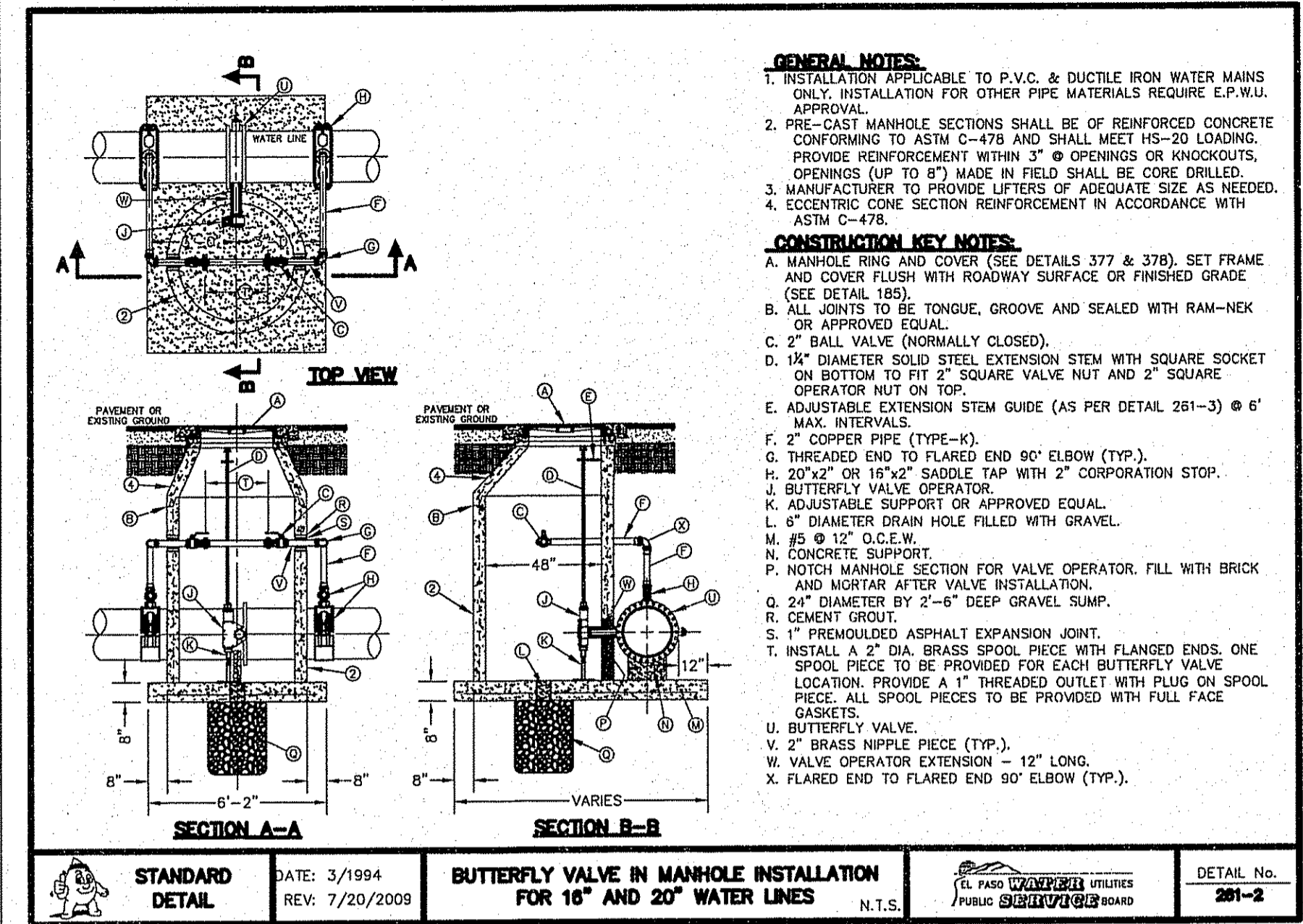
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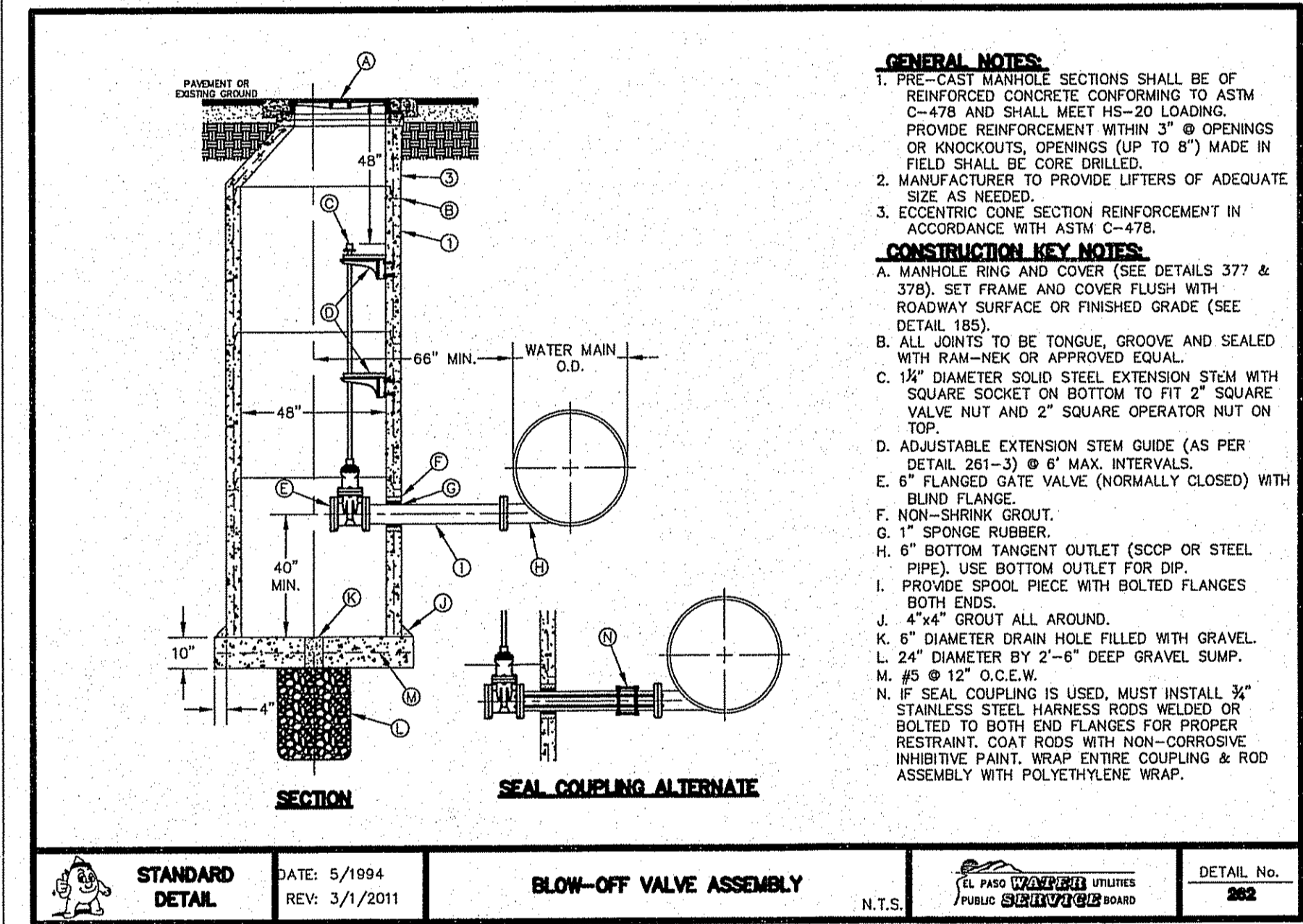
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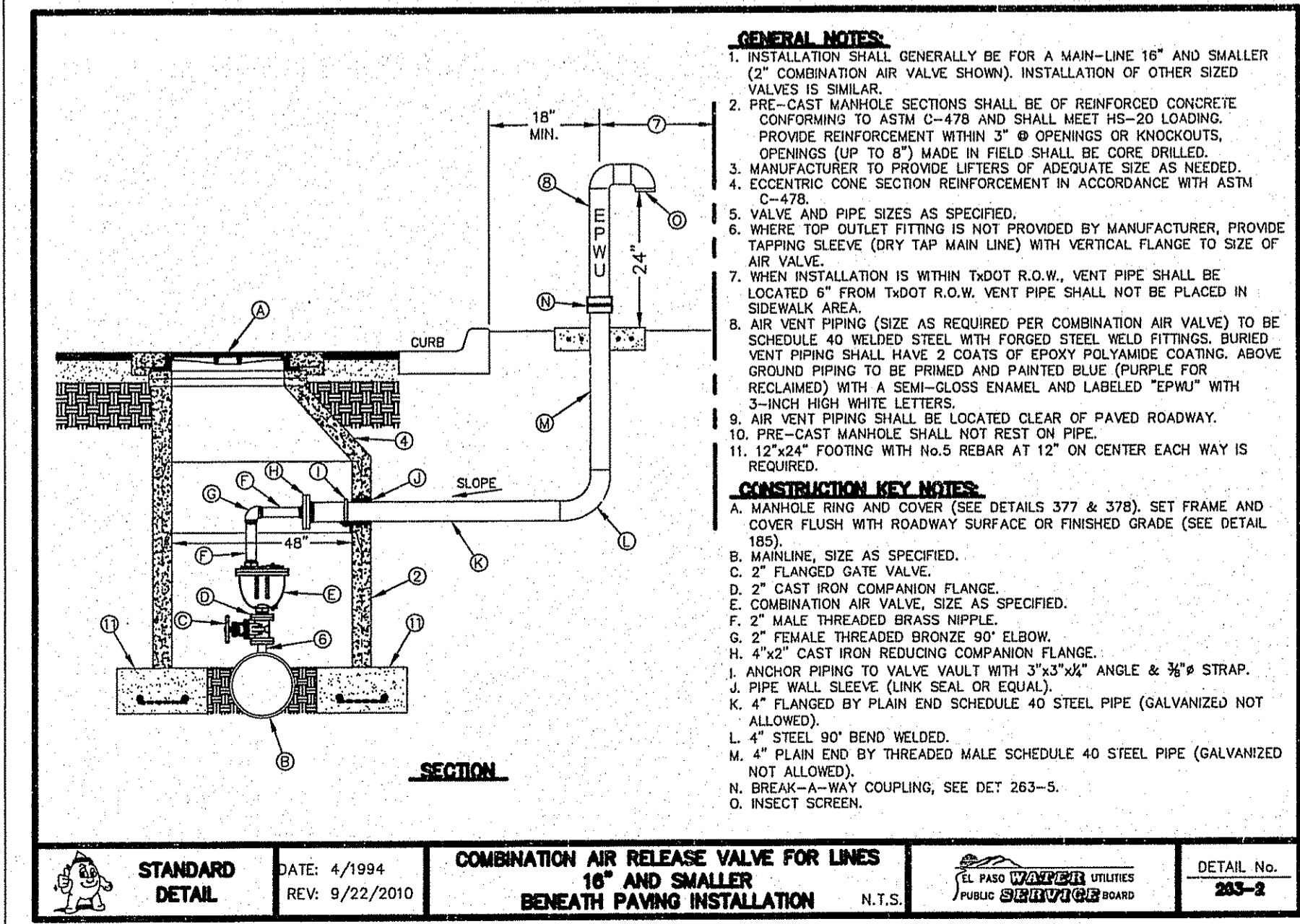
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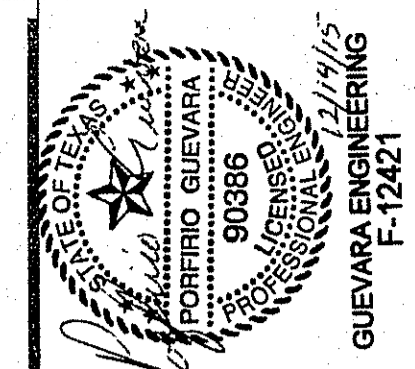
**STANDARD DETAIL** DATE: 3/1994 REV: 7/20/2009 **BUTTERFLY VALVE IN MANHOLE INSTALLATION FOR 16\"/>**



**STANDARD DETAIL** DATE: 5/1994 REV: 3/1/2011 **BLOW-OFF VALVE ASSEMBLY** DETAIL No. 282



**STANDARD DETAIL** DATE: 4/1994 REV: 9/22/2010 **COMBINATION AIR RELEASE VALVE BENEATH PAVING INSTALLATION** DETAIL No. 283-2



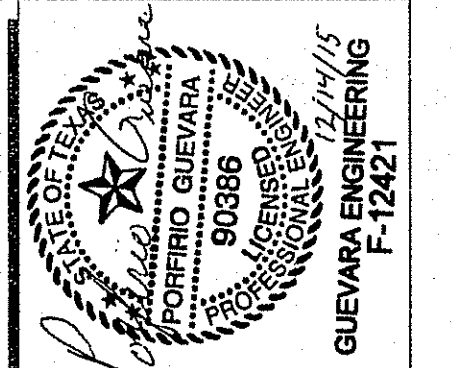
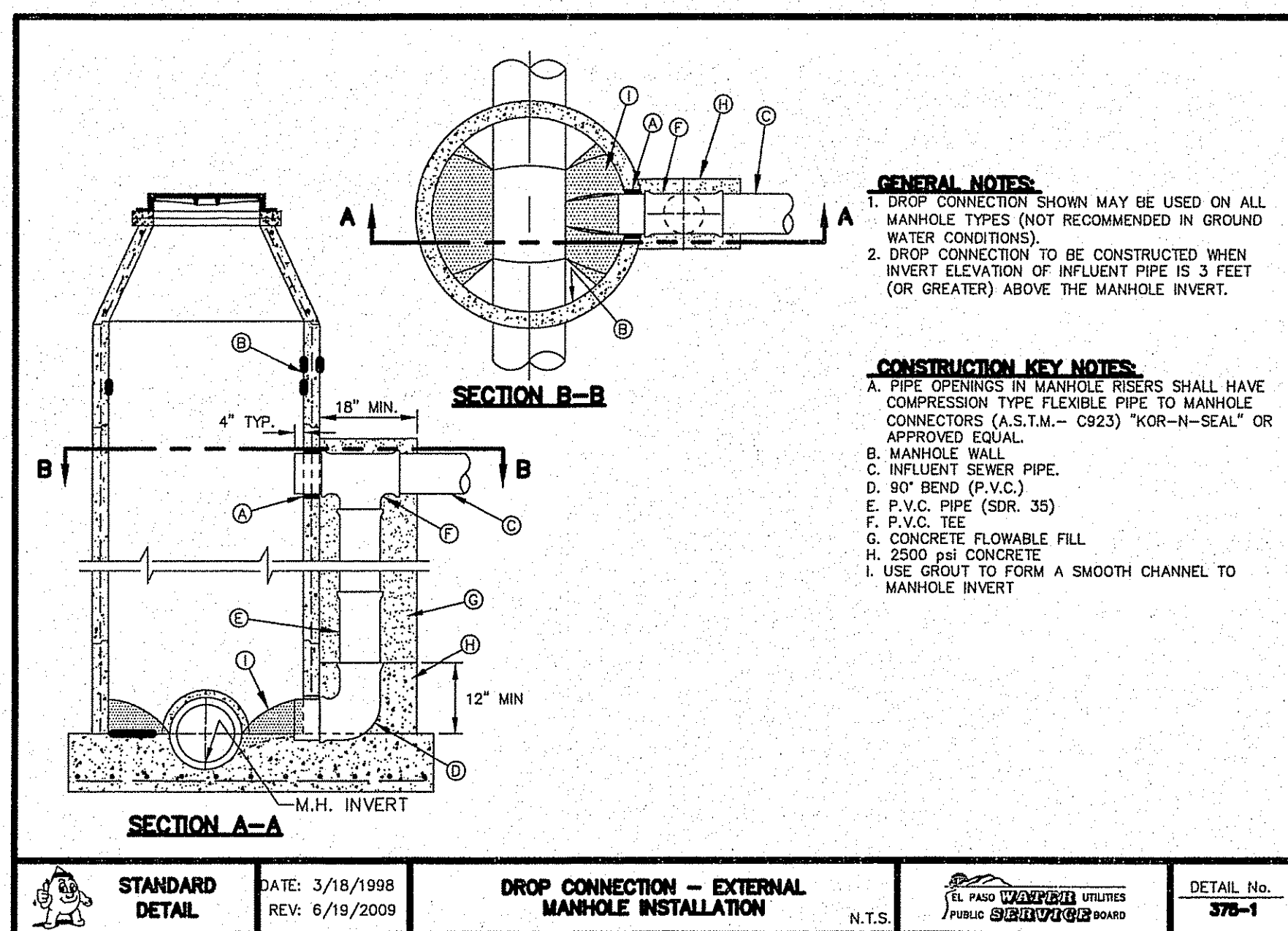
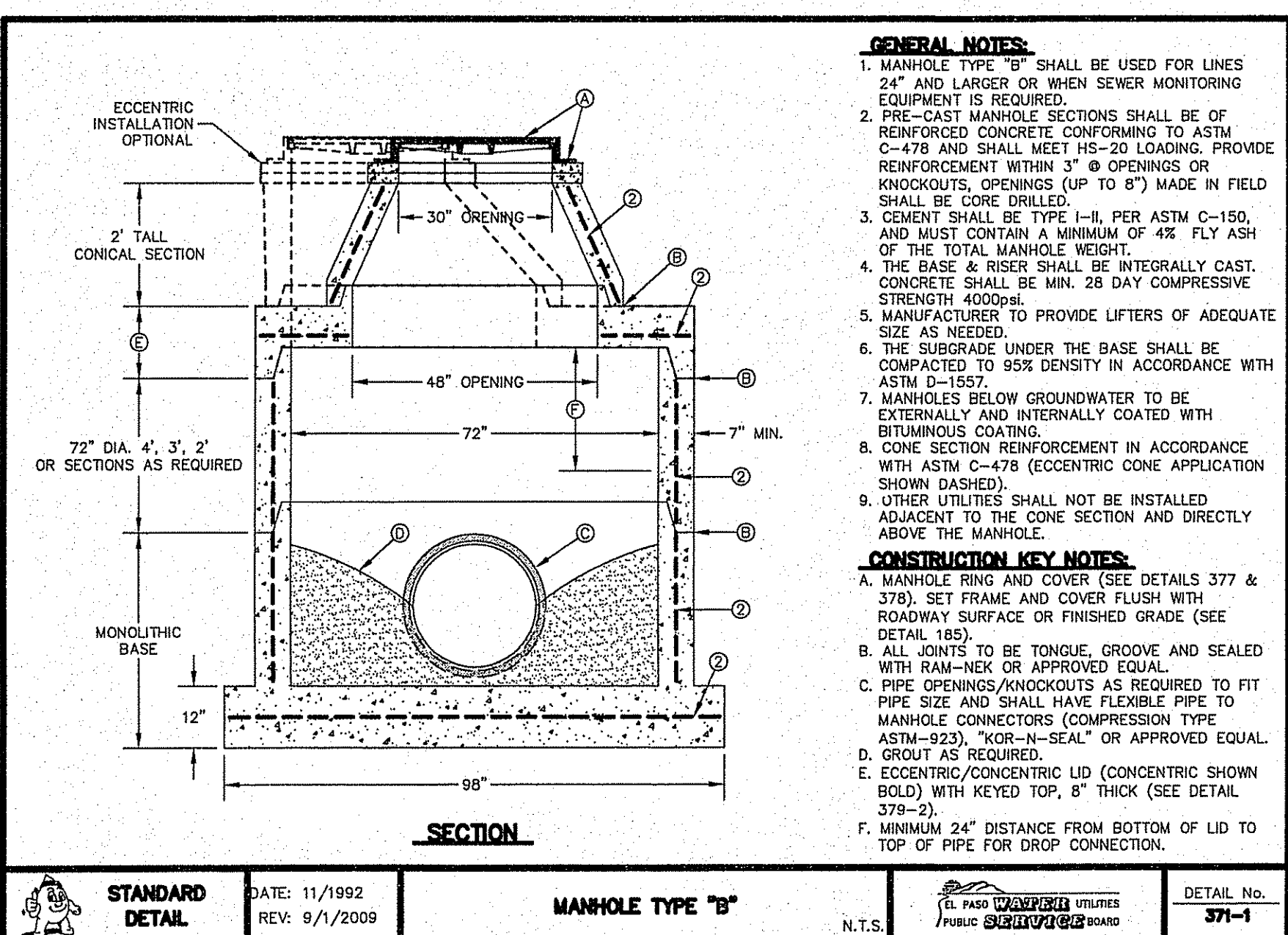
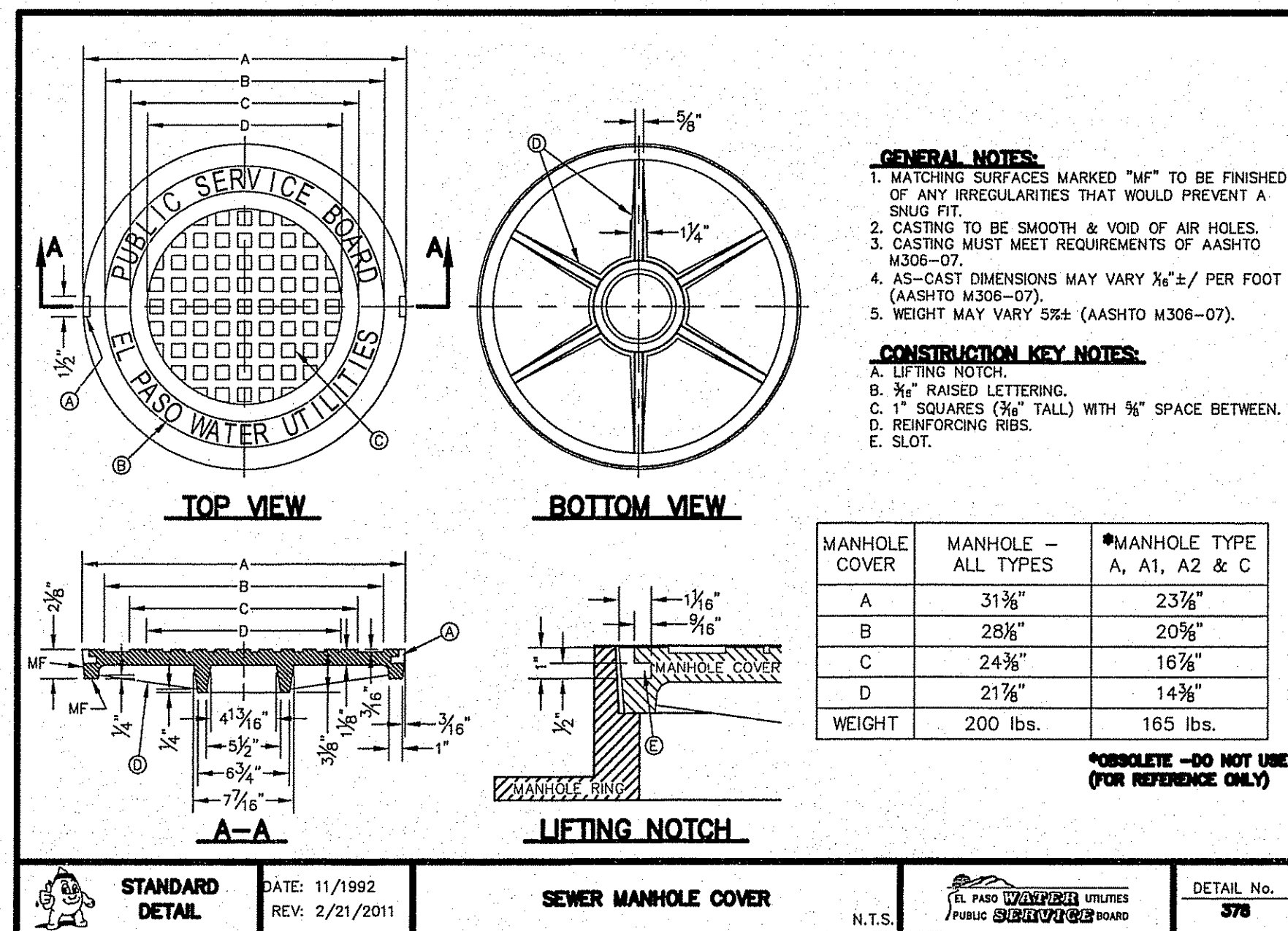
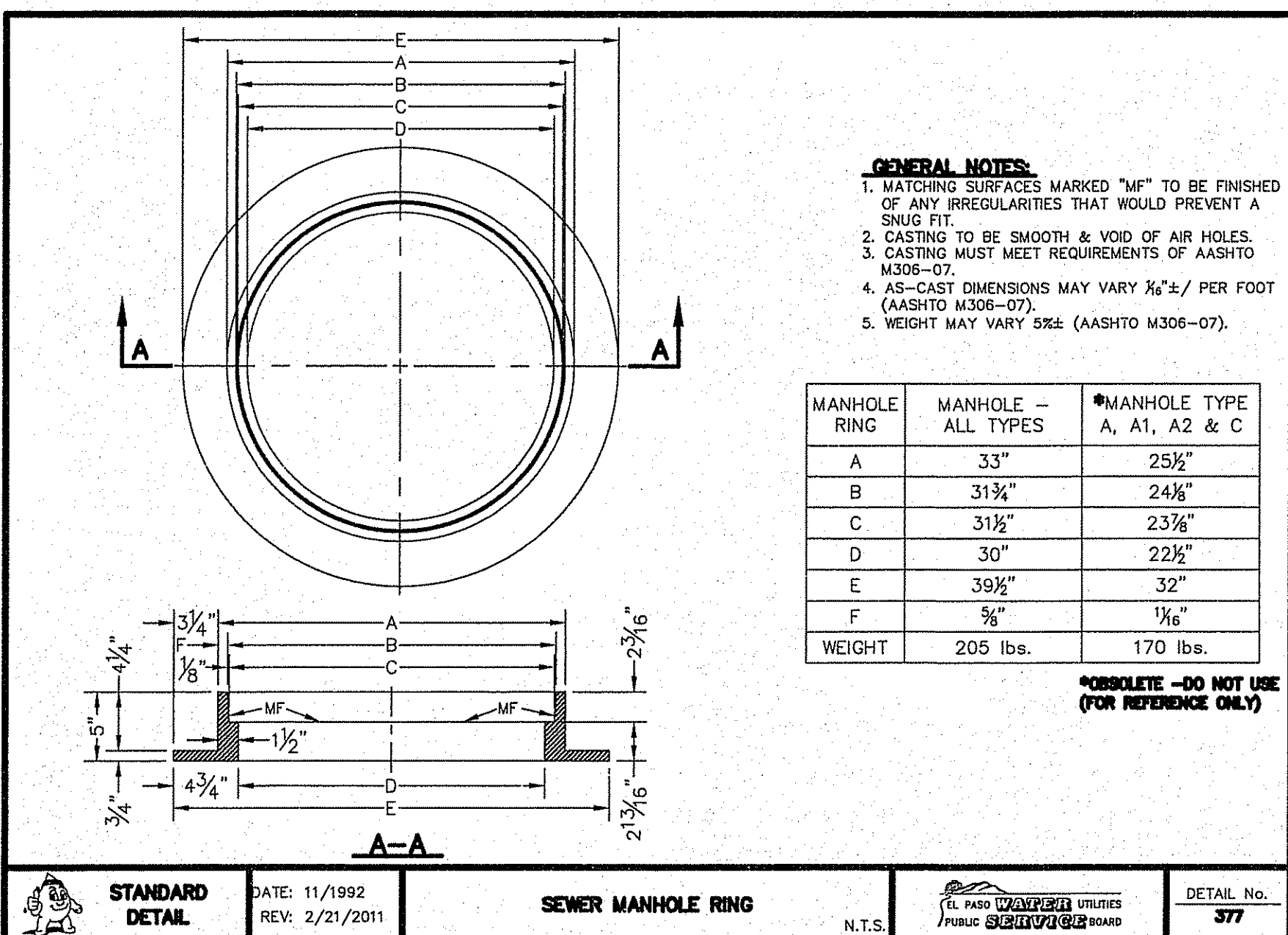
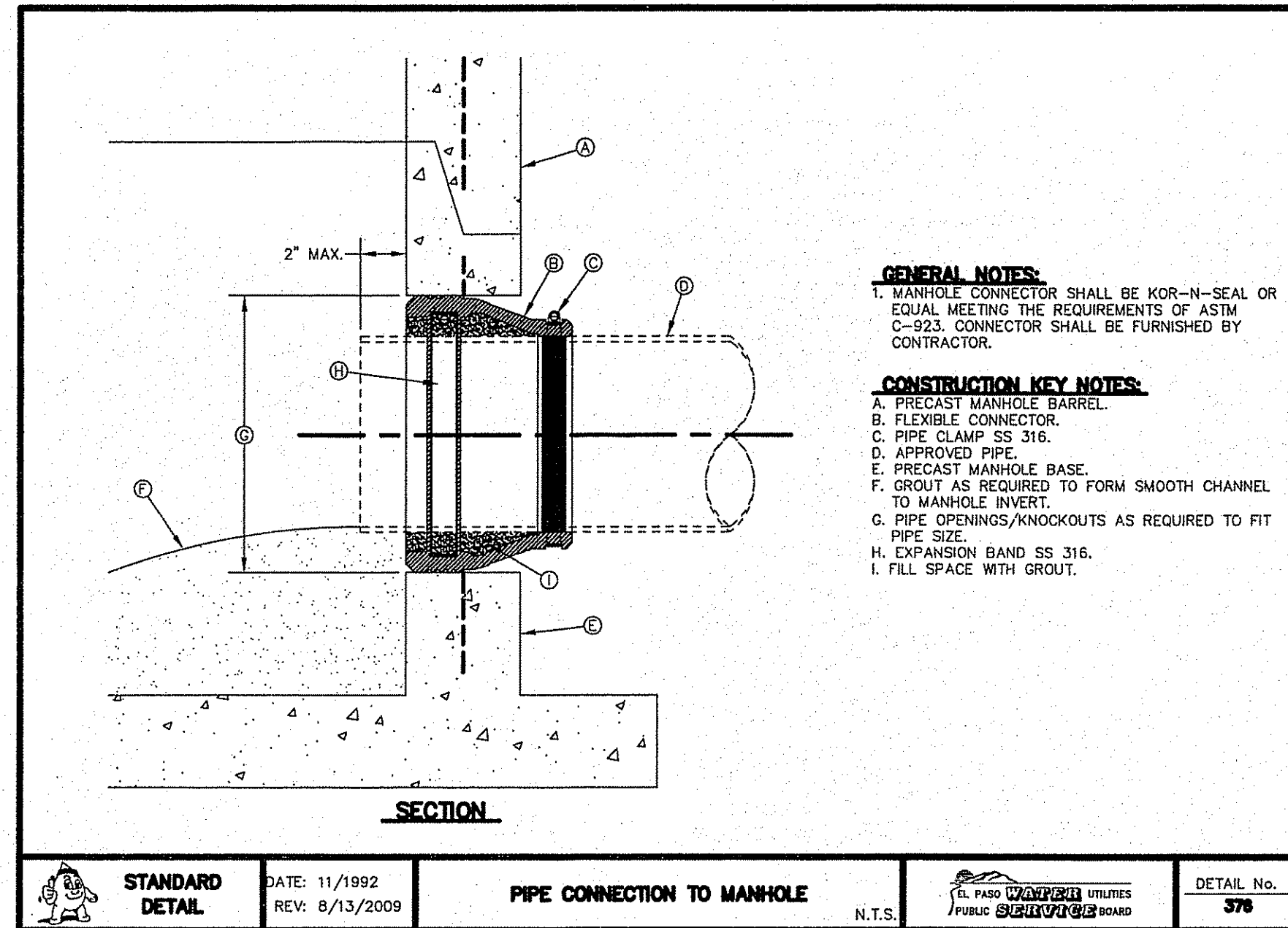
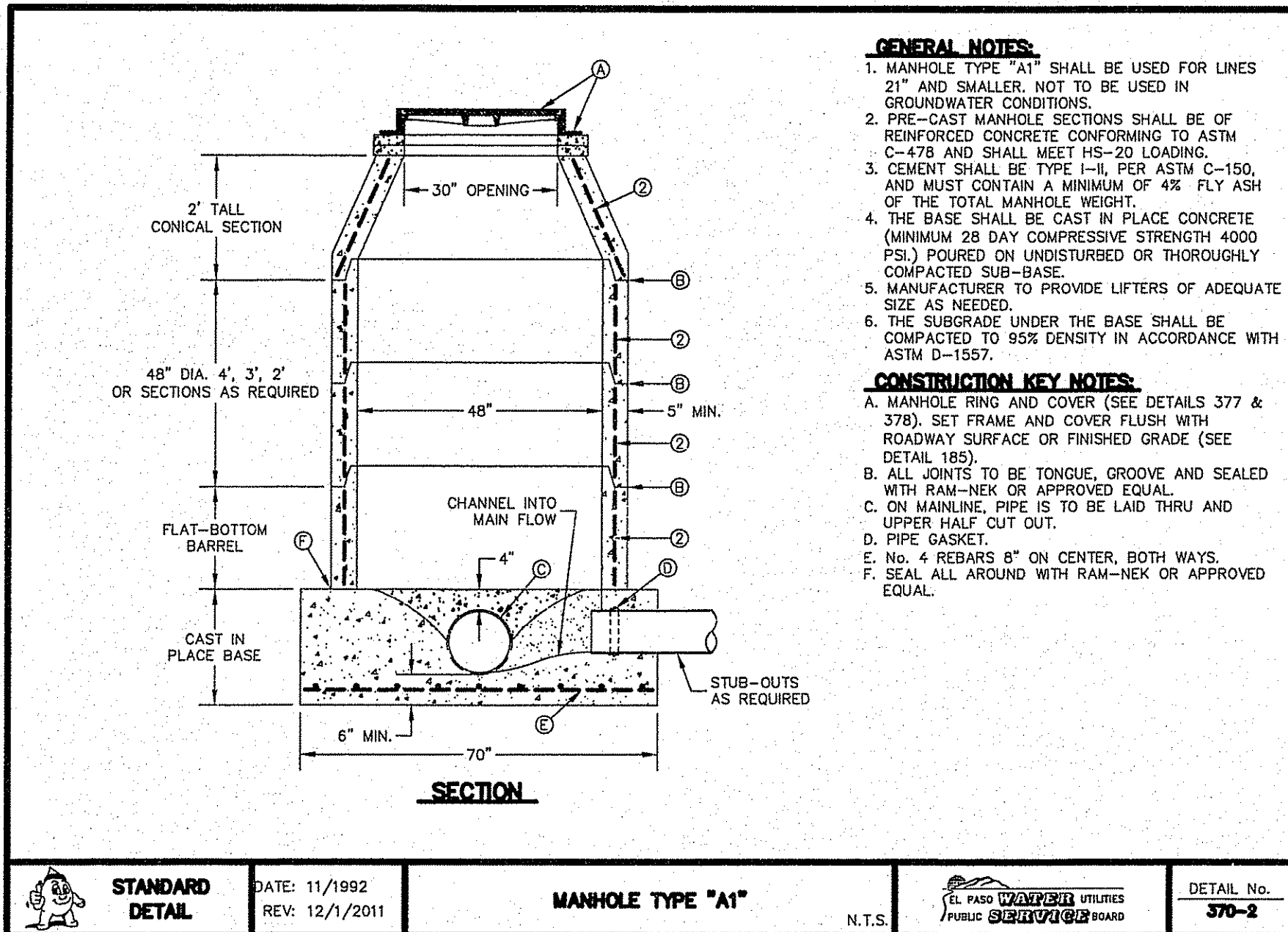
**CIVIL ENGINEER**  
**GUEVARA ENGINEERING**  
 P.O. BOX 961514  
 EL PASO, TEXAS 79996  
 (915) 203-5826

**TIERRA DEL ESTE UNIT 78 SUBDIVISION**  
 CITY OF EL PASO  
 EL PASO COUNTY, TEXAS

**WATER DETAILS**

DATE: **OCTOBER 2014**  
 SCALE: **AS SHOWN**  
 JOB NO.:  
 SHEET NO.: **SHT. 14 OF 15**





**GUEVARA ENGINEERING**  
CIVIL ENGINEER  
P.O. BOX 961514  
EL PASO, TEXAS 79996  
(915) 203-5826

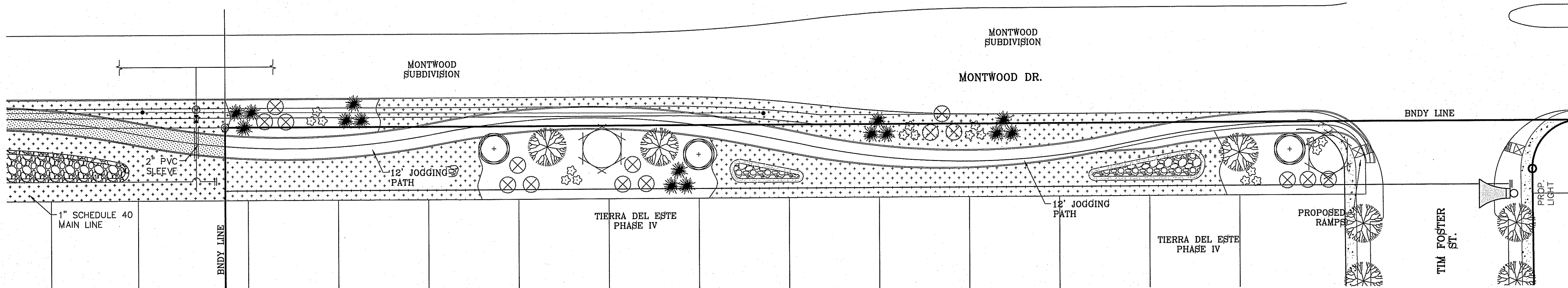
**TIERRA DEL ESTE UNIT 78**  
**SUBDIVISION**  
CITY OF EL PASO  
EL PASO COUNTY, TEXAS

**SEWER DETAILS**

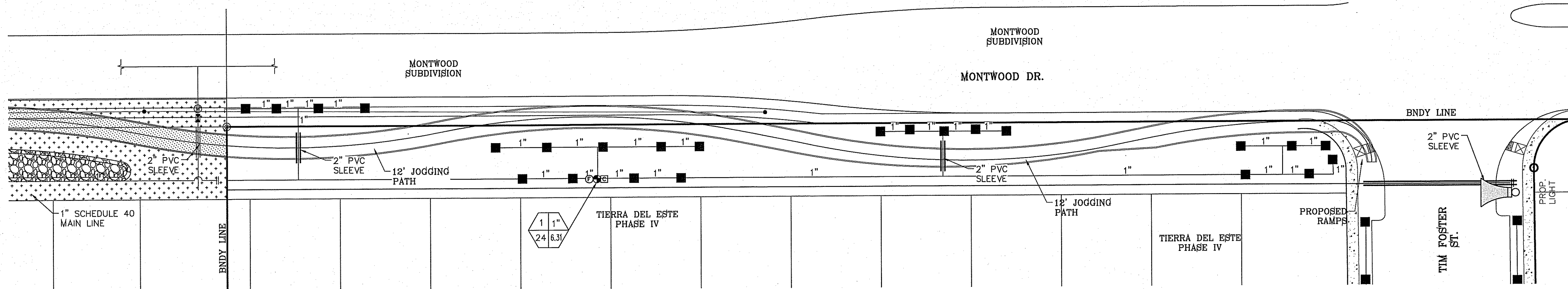
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SCALE: AS SHOWN  
JOB NO.:  
SHEET NO.: SHT. 15 OF 15







**LANDSCAPE PLAN**



**IRRIGATION PLAN**

**KEYED NOTES:**

- IRRIGATION TAP POINT VERIFY 65 PSI. NOTIFY OWNER IN WRITING IF ABOVE CRITERIA NOT MET.
- CONTROLLER LOCATION 110V POWER BY DEVELOPER. COORDINATE EXACT LOCATION IN FIELD.
- CONTRACTOR REQUIRED TO APPLY FOR AND OBTAIN ALL PERMITS AND PASS ALL INSPECTIONS.

**NOTE:**

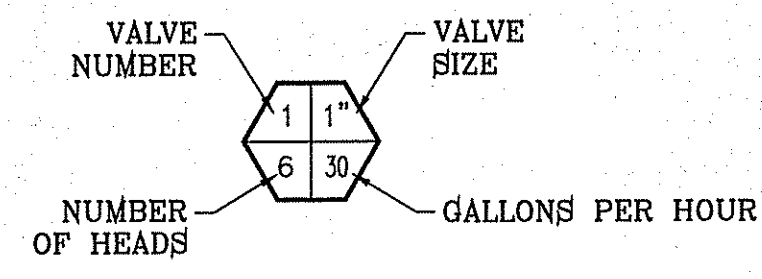
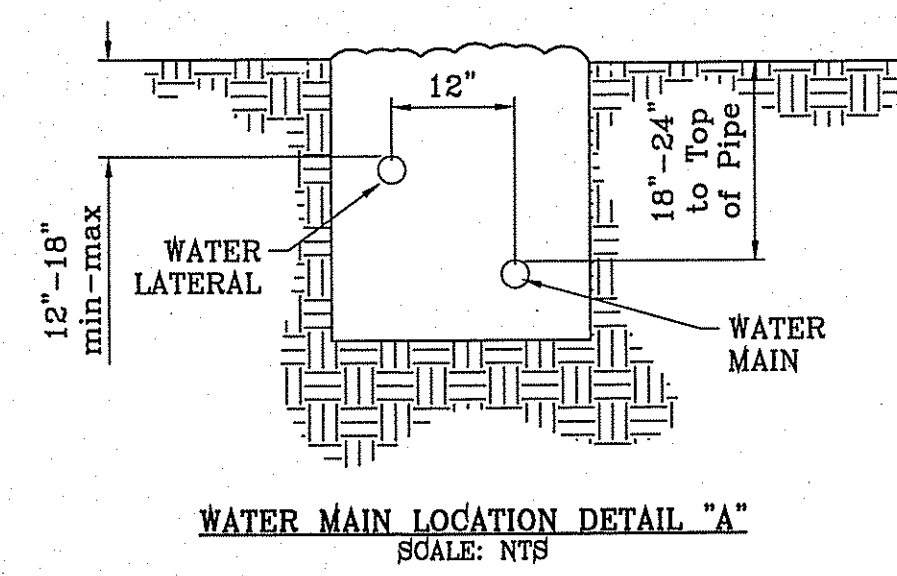
IRRIGATION IS REGULATED BY THE TEXAS COMMISSION IN ENVIRONMENTAL QUALITY ( T.C.E.Q. )(MC-178), P.O. BOX 13087, AUSTIN TEXAS. 78711-3037. TCEQ'S WEB SITE IS : WWW.TCEQ.STATE.TX.US

**WATER MAIN AND LATERAL NOTES:**

- WATER MAIN SHOWN IN EXAGGERATED LOCATION FOR CLARITY ON PLAN VIEW PURPOSES ONLY. SEE DETAIL "A" ON THIS SHEET FOR WATER MAIN AND LATERAL LOCATION.
- ALL LATERAL SIZE TO BE 1" UNLESS OTHERWISE NOTED.

**NOTES:**

- PVC SLEEVES TO BE WRAPPED WITH MINIMUM 4 MIL PLASTIC AND TAPED WITH 3M BRAND HD PLASTIC TAPE
- WATER METER AND BACKFLOW DEVICE LOCATED OFF SITE. SEE TDE 08 FOR BACKFLOW AND WATER METER DETAILS.
- QUICK COUPLER VALVES AND ISOLATION VALVES BOX ARE TO BE INSTALLED WITH TAG THAT READS, "NON POTABLE WATER NOT SAFE FOR DRINKING"



**LEGEND**

- BOUNDARY LINE
- TYPE K 1" COPPER WATER TUBE
- 1" PVC SCHEDULE 40 WATER MAIN
- 1" PVC SCHEDULE 40 WATER LATERAL
- 2" PVC SCHEDULE 40 SLEEVE
- 1" WATER METER BY DEVELOPER
- 1" PROPOSED UNDERGROUND DOUBLE CHECK ASSEMBLY BACKFLOW PREVENTOR
- TBO'S CONTROL MODULE
- 1" REMOTE CONTROL VALVE
- XERIBIRD 8 EMMITER
- PIPE SIZE (SIZE AS NOTED)
- 1" STUB OUT WITH FOR FUTURE DRIP
- 1" ISOLATION BRASS BALL VALVE
- AMIAD 1" WYE FILTER & WILKINS 600 SERIES PRESSURE REGULATOR

**LEGEND**

COMMON NAME	BOTANICAL NAME	SIZE	DESCRIPTION	QUANTITY
CHINESE PISTACHE	PISTACIA CHINENSIS	3" CAL.	DECIDUOUS	1
TEXAS PISTACHE	PISTACIA MEXICANA	3" CAL.	SEMI-EVERGREEN	3
DESERT WILLOW	CHILOPSIS LINEARIS	2" CAL.	DECIDUOUS	3
NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	1 GAL.	PERENNIAL	18
RED YUCCA	HESPERALOE PARVIFLORA	6 GAL.	EVERGREEN	16
RED CLUSTERBERRY	COTONEASTER LACTEUS "PARNEYI"	6 GAL.	EVERGREEN	16
		8"	CONCRETE MOWSTRIP/HDR	
			PROPOSED BENCH	
			FRANKLIN RED BOULDER	
		3/4"	PADRE CANYON SCREENING, 3" DEPTH WITH DeWitt Pro-5 WEED BARRIER FABRIC TO BE PINNED DOWN AT 3" ON CENTER EACH WAY & AT 12" ON CENTER ALONG PERIMETER, OVERLAP MIN. 12" AT SEAMS	
		3"	PADRE CANYON CHAT, 3" DEPTH WITH DeWitt Pro-5 WEED BARRIER FABRIC TO BE PINNED DOWN AT 3" ON CENTER EACH WAY & AT 12" ON CENTER ALONG PERIMETER, OVERLAP MIN. 12" AT SEAMS	
		1"-3"	RIVER ROCK, 3" DEPTH WITH DeWitt Pro-5 WEED BARRIER FABRIC TO BE PINNED DOWN AT 3" ON CENTER EACH WAY & AT 12" ON CENTER ALONG PERIMETER, OVERLAP MIN. 12" AT SEAMS	



BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF FESTIVAL DR. AND N. STANTON DR. ELEVATION = 4368.20 .....CITY DATUM

DATE	REVISIONS	BY

**TIERRA DEL ESTE UNIT 78 ARTERIAL LANDSCAPE AND IRRIGATION**

BRING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS CONTAINING: 127.85± ACRES

SCALE

HORIZ: 1" = 30'

VERT: 1" = 30'

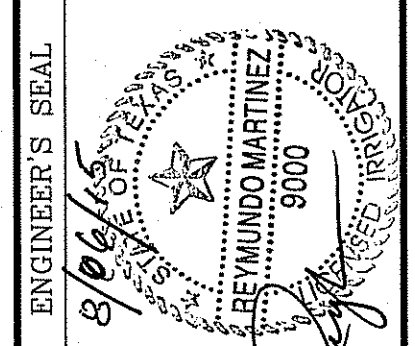
DATE: MONTH 20XX

DESIGN BY: R.M.

INITIATED BY: R.R.

CHECKED BY: R.M.

JOB NO.: XXX-XX



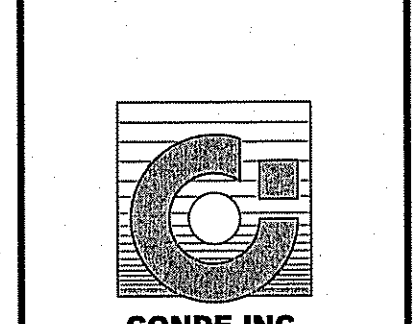
**CONDE INC.**

ENGINEERING / PLANNING SURVEYING / GPS

6080 SURETTY DR. SUITE 100 EL PASO, TEXAS 79905

PHONE: (915) 592-0283

FAX: (915) 592-0286

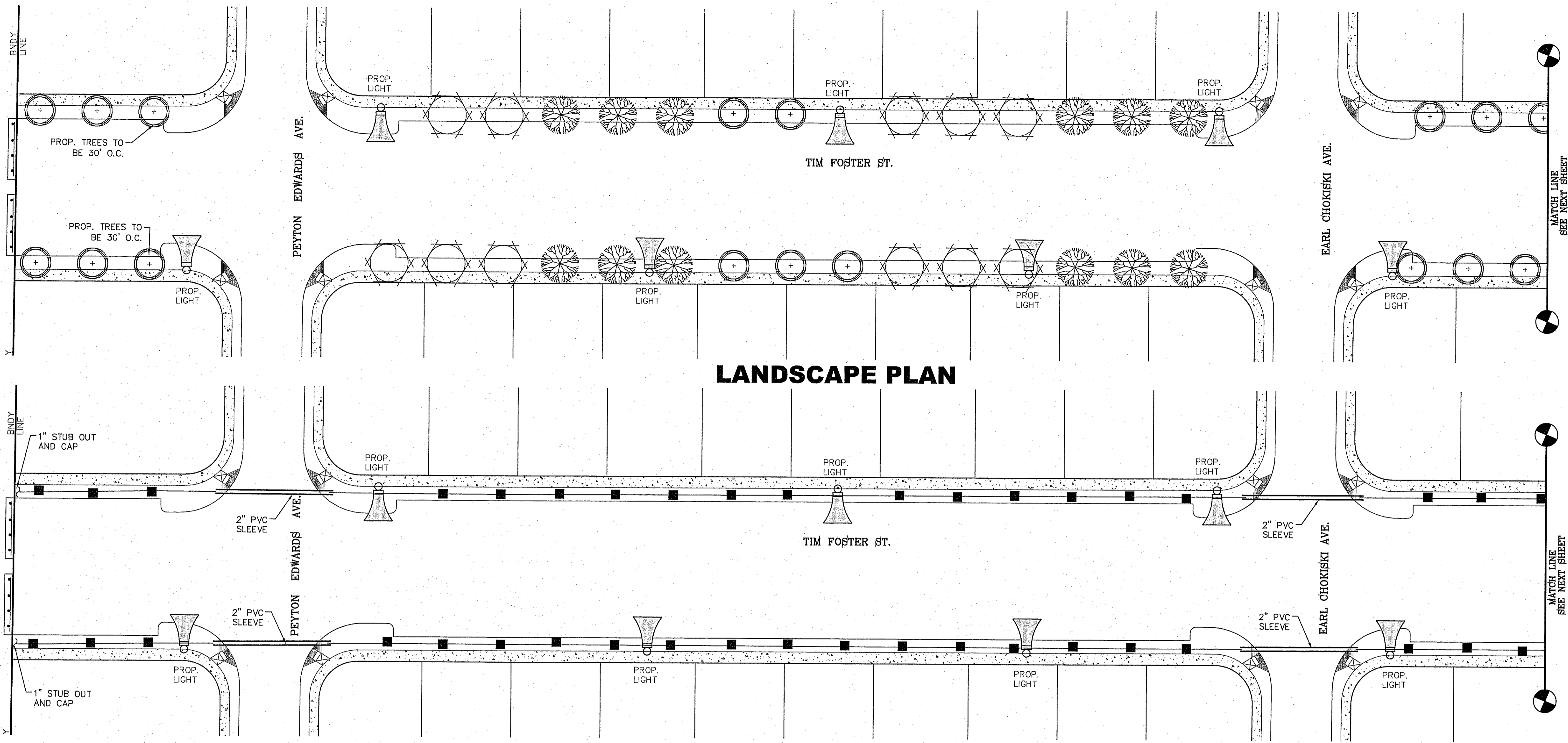


SHEET TITLE

**LANDSCAPE AND IRRIGATION**

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FILE LOCATION: SA\LANDSCAPE\TDE 78 DWG\TIM\_FOSTER\_PLOTTED ON Wednesday, August 05, 2015 8:41:02 AM BY RUBEN RIVERA



**LANDSCAPE PLAN**

**IRRIGATION PLAN**

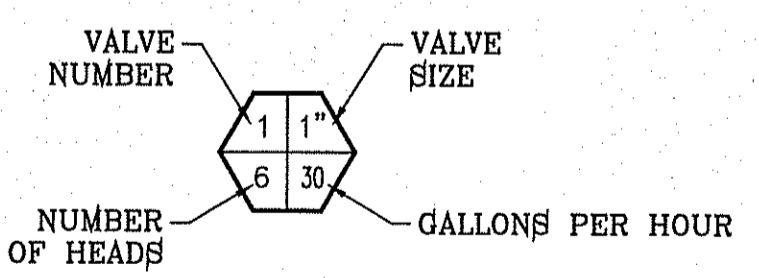
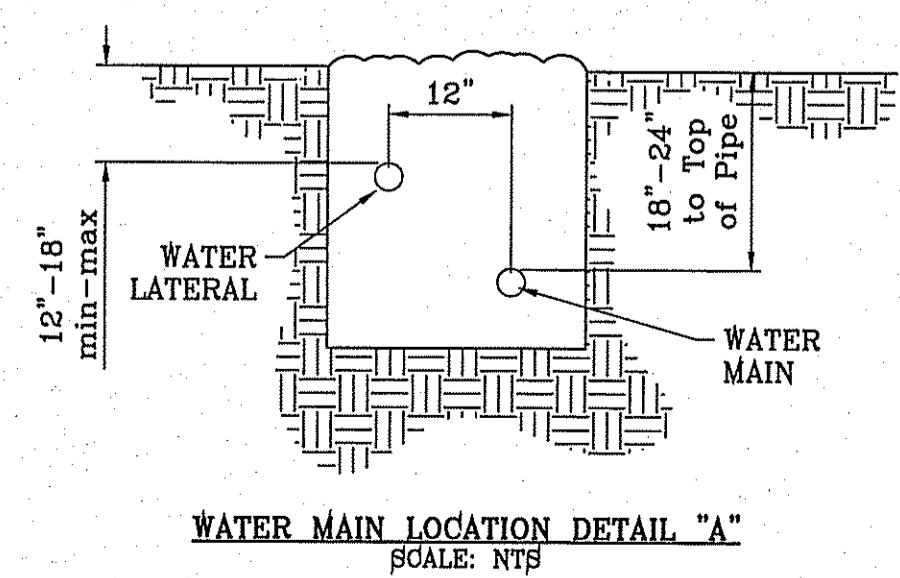
SCALE: 1" = 30'

**NOTE:**  
IRRIGATION IS REGULATED BY THE TEXAS COMMISSION IN ENVIRONMENTAL QUALITY (T.C.E.Q.) (MC-178), P.O. BOX 13087, AUSTIN TEXAS. 78711-3037, TCEQ'S WEB SITE IS: WWW.TCEQ.STATE.TX.US

**WATER MAIN AND LATERAL NOTES:**  
1. WATER MAIN SHOWN IN EXAGGERATED LOCATION FOR CLARITY ON PLAN VIEW PURPOSES ONLY. SEE DETAIL "A" ON THIS SHEET FOR WATER MAIN AND LATERAL LOCATION.  
2. ALL LATERAL SIZE TO BE 1" UNLESS OTHERWISE NOTED.

**NOTES:**  
1. PVC SLEEVES TO BE WRAPPED WITH MINIMUM 4 MIL PLASTIC AND TAPED WITH 3M BRAND HD PLASTIC TAPE.  
2. WATER METER AND BACKFLOW DEVICE LOCATED OFF SITE. SEE TDE 09 FOR BACKFLOW AND WATER METER DETAILS.  
3. QUICK COUPLER VALVES AND ISOLATION VALVES BOX ARE TO BE INSTALLED WITH TAG THAT READS, "NON POTABLE WATER NOT SAFE FOR DRINKING"

- KEYED NOTES:**
- IRRIGATION TAP POINT VERIFY 65 PSI. NOTIFY OWNER IN WRITING IF ABOVE CRITERIA NOT MET.
  - CONTROLLER LOCATION 110V POWER BY DEVELOPER. COORDINATE EXACT LOCATION IN FIELD.
  - CONTRACTOR REQUIRED TO APPLY FOR AND OBTAIN ALL PERMITS AND PASS ALL INSPECTIONS.



- LEGEND**
- BOUNDARY LINE
  - TYPE K 1" COPPER WATER TUBE
  - 1" PVC SCHEDULE 40 WATER MAIN
  - 1" PVC SCHEDULE 40 WATER LATERAL
  - 2" PVC SCHEDULE 40 SLEEVE
  - 1" WATER METER BY DEVELOPER
  - 1" PROPOSED UNDERGROUND DOUBLE CHECK ASSEMBLY BACKFLOW PREVENTOR
  - TBO'S CONTROL MODULE
  - 1" REMOTE CONTROL VALVE
  - XERIBIRD 6 EMMITER
  - PIPE SIZE (SIZE AS NOTED)
  - 1" STUB OUT WITH FOR FUTURE DRIP
  - 1" ISOLATION BRASS BALL VALVE
  - AMIAID 1" WYE FILTER & WILKINS 600 SERIES PRESSURE REGULATOR

COMMON NAME		BOTANICAL NAME	SIZE	DESCRIPTION	QUANTITY ( ON TIM FOSTER ST. )
	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CAL.	DECIDUOUS	32
	TEXAS PISTACHE	PISTACIA MEXICANA	3" CAL.	SEMI-EVERGREEN	44
	DESERT WILLOW	CHILOPSIS LINEARIS	2" CAL.	DECIDUOUS	33
	NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	1 GAL.	PERENNIAL	18
	RED YUCCA	HESPERALOE PARVIFLORA	6 GAL.	EVERGREEN	16
	RED CLUSTERBERRY	COTONEASTER LACTEUS "PARNEYI"	6 GAL.	EVERGREEN	16
	8" CONCRETE MOWSTRIP/HDR				
	PROPOSED BENCH				
	FRANKLIN RED BOULDER				
	3/4" PADRE CANYON SCREENING, 3" DEPTH WITH DeWitt Pro-5 WEED BARRIER FABRIC TO BE PINNED DOWN AT 3' ON CENTER EACH WAY & AT 12" ON CENTER ALONG PERIMETER, OVERLAP MIN. 12" AT SEAMS				
	PADRE CANYON CHAT, 3" DEPTH WITH DeWitt Pro-5 WEED BARRIER FABRIC TO BE PINNED DOWN AT 3' ON CENTER EACH WAY & AT 12" ON CENTER ALONG PERIMETER, OVERLAP MIN. 12" AT SEAMS				
	1"-3" RIVER ROCK, 3" DEPTH WITH DeWitt Pro-5 WEED BARRIER FABRIC TO BE PINNED DOWN AT 3' ON CENTER EACH WAY & AT 12" ON CENTER ALONG PERIMETER, OVERLAP MIN. 12" AT SEAMS				



BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF FESTIVAL DR. AND N. STANTON DR. ELEVATION = 4866.20 .....CITY DATUM

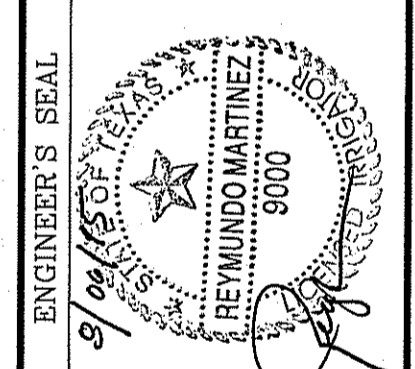
DATE	REVISIONS	BY

**PROJECT NAME**  
TIERRA DEL ESTE UNIT 78 ARTERIAL LANDSCAPE AND IRRIGATION

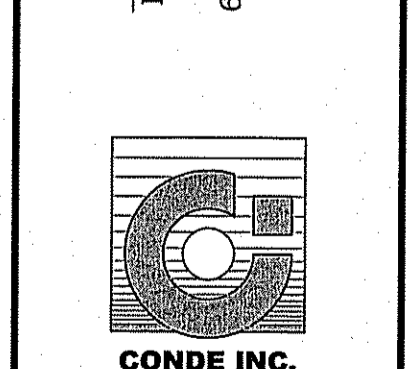
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**SCALE**  
HORIZ: 1" = 30'  
VERT: 1" = 30'

DATE: MONTH 20XX  
DESIGN BY: R.M.  
INITIATED BY: R.R.  
CHECKED BY: R.M.  
JOB NO.: XXX-XX

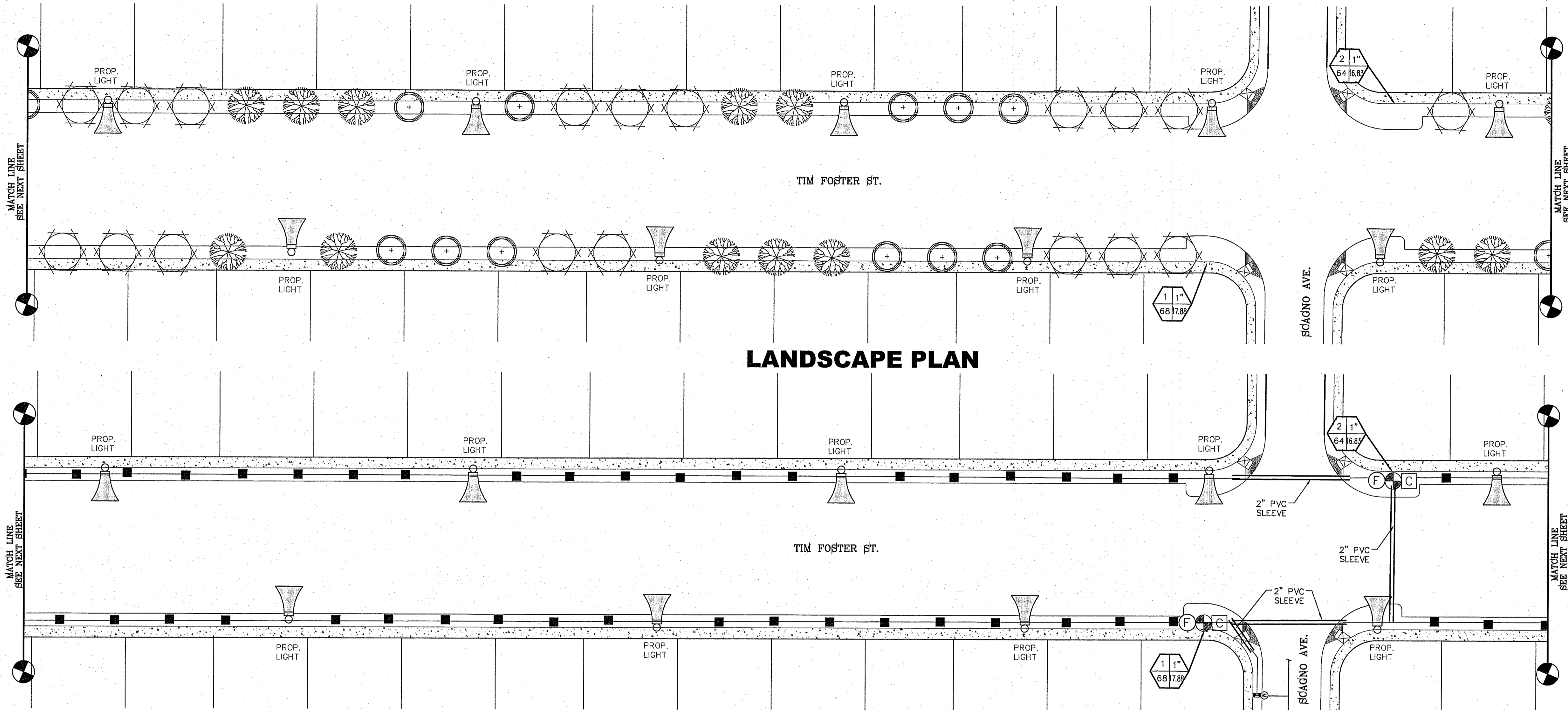


**CONDE INC.**  
ENGINEERING / PLANNING / SURVEYING / GPS  
6800 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 592-0286



SHEET TITLE  
**LANDSCAPE AND IRRIGATION**

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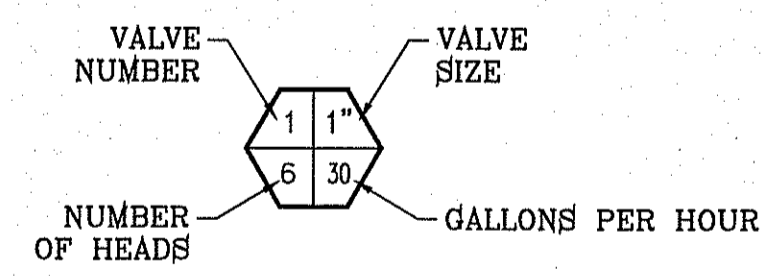
SCALE: 1" = 30'

**LANDSCAPE PLAN**

**IRRIGATION PLAN**

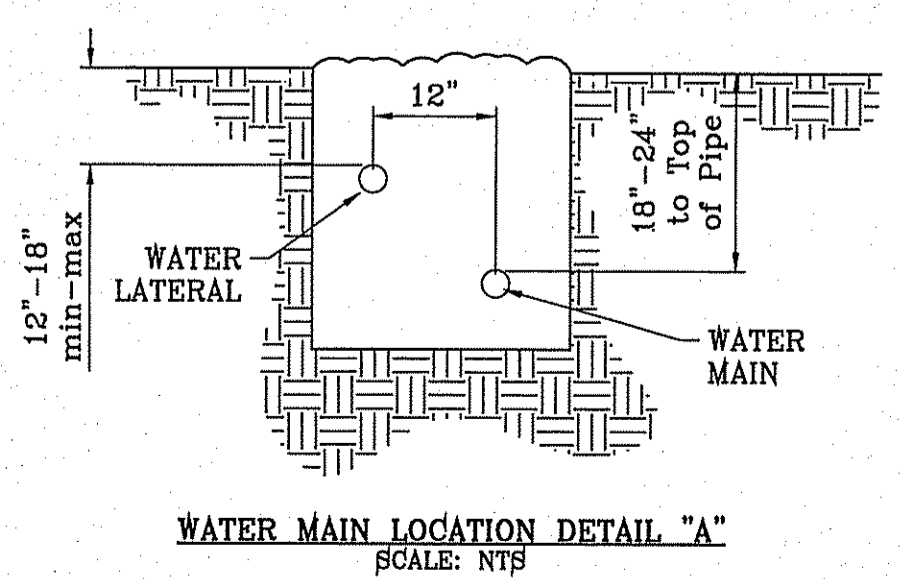
**NOTE:**  
IRRIGATION IS REGULATED BY THE TEXAS COMMISSION IN ENVIRONMENTAL QUALITY (T.C.E.Q.) (MC-178), P.O. BOX 13087, AUSTIN TEXAS. 78711-3037, TCEQ'S WEB SITE IS : WWW.TCEQ.STATE.TX.US

- KEYED NOTES:**
- IRRIGATION TAP POINT VERIFY 55 PSL NOTIFY OWNER IN WRITING IF ABOVE CRITERIA NOT MET.
  - CONTROLLER LOCATION 110V POWER BY DEVELOPER. COORDINATE EXACT LOCATION IN FIELD.
  - CONTRACTOR REQUIRED TO APPLY FOR AND OBTAIN ALL PERMITS AND PASS ALL INSPECTIONS.



**WATER MAIN AND LATERAL NOTES:**

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- LEGEND**
- BOUNDARY LINE
  - TYPE K 1" COPPER WATER TUBE
  - 1" PVC SCHEDULE 40 WATER MAIN
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  - 1" REMOTE CONTROL VALVE
  - XERIBIRD 8 EMMITER
  - PIPE SIZE (SIZE AS NOTED)
  - 1" STUB OUT WITH FOR FUTURE DRIP
  - 1" ISOLATION BRASS BALL VALVE
  - AMIAID 1" WYE FILTER & WILKINS 600 SERIES PRESSURE REGULATOR

**NOTES:**

- PVC SLEEVES TO BE WRAPPED WITH MINIMUM 4 MIL PLASTIC AND TAPED WITH 3M BRAND HD PLASTIC TAPE
- WATER METER AND BACKFLOW DEVICE LOCATED OFF SITE. SEE TDE 68 FOR BACKFLOW AND WATER METER DETAILS.
- QUICK COUPLER VALVES AND ISOLATION VALVES BOX ARE TO BE INSTALLED WITH TAG THAT READS, "NOT POTABLE WATER NOT SAFE FOR DRINKING"

**LEGEND**

COMMON NAME	BOTANICAL NAME	SIZE	DESCRIPTION	QUANTITY ( ON TIM FOSTER ST. )
CHINESE PISTACHE	PISTACIA CHINENSIS	3" CAL.	DECIDUOUS	32
TEXAS PISTACHE	PISTACIA MEXICANA	3" CAL.	SEMI-EVERGREEN	44
DESERT WILLOW	CHILOPSIS LINEARIS	2" CAL.	DECIDUOUS	33
NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	1 GAL.	PERENNIAL	18
RED YUCCA	HESPERALOE PARVIFLORA	6 GAL.	EVERGREEN	16
RED CLUSTERBERRY	COTONEASTER LACTEUS 'PARNEYI'	6 GAL.	EVERGREEN	16

8" CONCRETE MOWSTRIP/HDR  
PROPOSED BENCH  
FRANKLIN RED BOULDER

3/4" PADRE CANYON SCREENING, 3" DEPTH WITH DeWitt Pro-5 WEED BARRIER FABRIC TO BE PINNED DOWN AT 3' ON CENTER EACH WAY & AT 12" ON CENTER ALONG PERIMETER, OVERLAP MIN. 12" AT SEAMS

PADRE CANYON CHAT, 3" DEPTH WITH DeWitt Pro-5 WEED BARRIER FABRIC TO BE PINNED DOWN AT 3' ON CENTER EACH WAY & AT 12" ON CENTER ALONG PERIMETER, OVERLAP MIN. 12" AT SEAMS

1"-3" RIVER ROCK, 3" DEPTH WITH DeWitt Pro-5 WEED BARRIER FABRIC TO BE PINNED DOWN AT 3' ON CENTER EACH WAY & AT 12" ON CENTER ALONG PERIMETER, OVERLAP MIN. 12" AT SEAMS



**CONDE INC.**  
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6080 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
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**LANDSCAPE AND IRRIGATION**

SHT 3 OF 5

**PROJECT NAME**  
TIERRA DEL ESTE UNIT 78 ARTERIAL LANDSCAPE AND IRRIGATION

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

**DATE** MONTH 20XX  
**DESIGN BY:** R.M.  
**INITIATED BY:** R.M.  
**CHECKED BY:** R.M.  
**JOB NO.:** XXX-XX

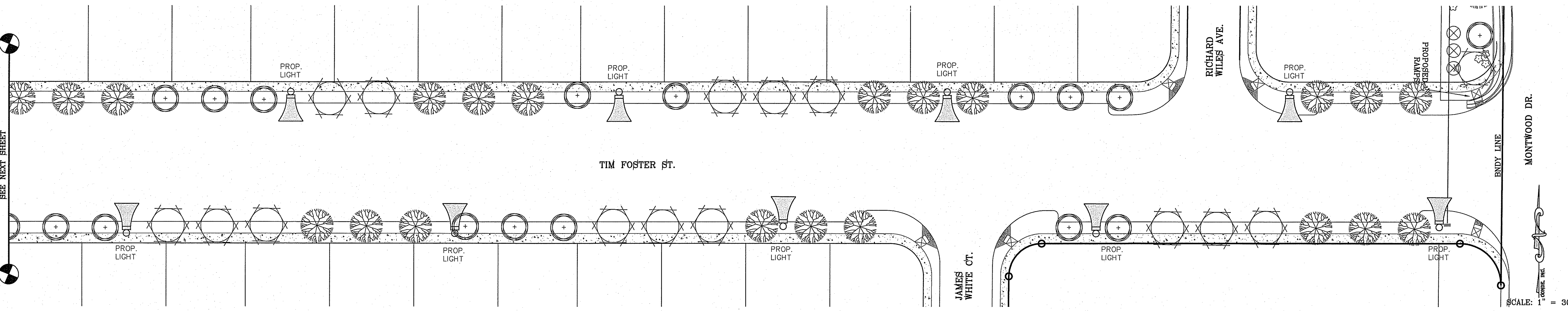
**ENGINEER'S SEAL**

**REVISIONS**

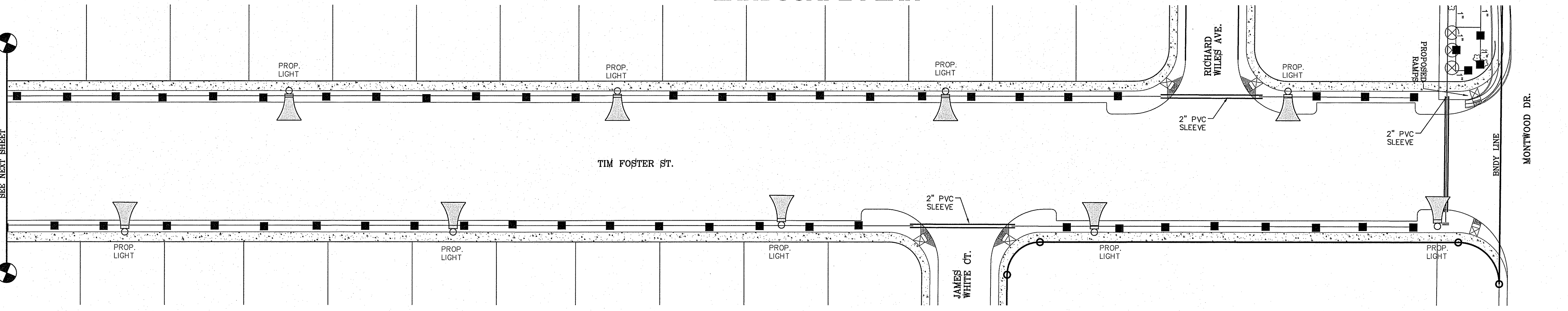
**BENCHMARK**  
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF FESTIVAL DR. AND N. STANTON DR. ELEVATION = 4366.20 .....CITY DATUM

**CONTAINING:** 127,692± ACRES

FILE LOCATION S:\LANDSCAPE\DE 78\DWG\TIM FOSTER PLOTTED ON Wednesday, August 05, 2015 8:40:45 AM BY RUBEN RIVERA



**LANDSCAPE PLAN**



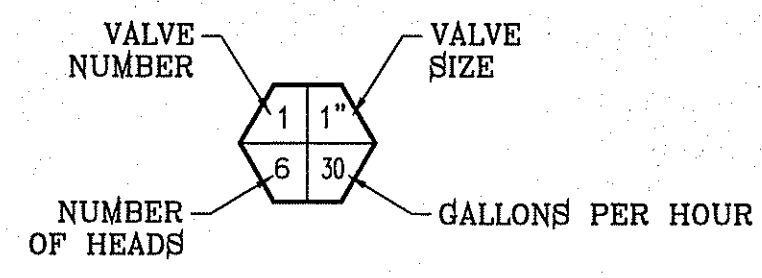
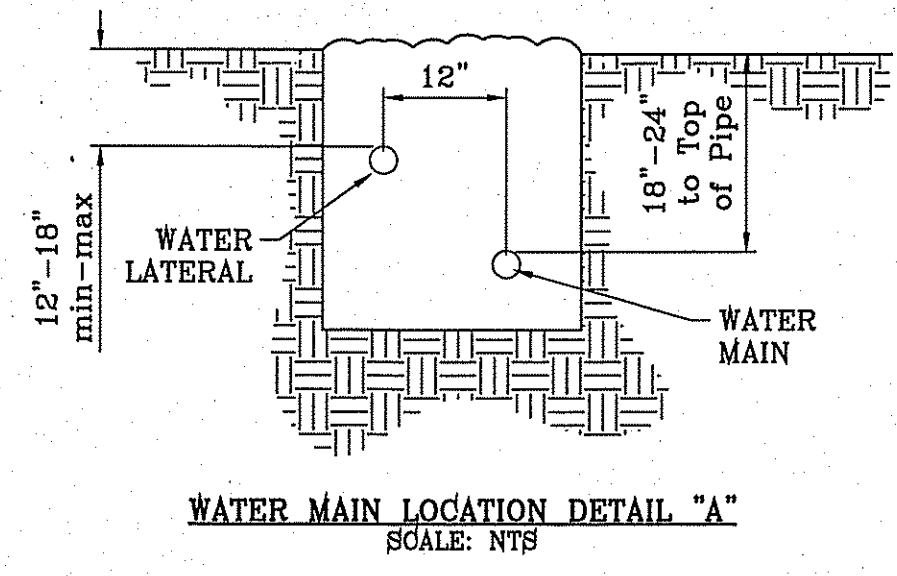
**IRRIGATION PLAN**

**NOTE:**  
IRRIGATION IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (T.C.E.Q.) (MC-178), P.O. BOX 13087, AUSTIN TEXAS. 78711-3037. TCEQ'S WEB SITE IS: WWW.TCEQ.STATE.TX.US

**WATER MAIN AND LATERAL NOTES:**  
1. WATER MAIN SHOWN IN EXAGGERATED LOCATION FOR CLARITY ON PLAN VIEW PURPOSES ONLY. SEE DETAIL "A" ON THIS SHEET FOR WATER MAIN AND LATERAL LOCATION.  
2. ALL LATERAL SIZE TO BE 1" UNLESS OTHERWISE NOTED.

**NOTES:**  
1. PVC SLEEVES TO BE WRAPPED WITH MINIMUM 4 MIL PLASTIC AND TAPED WITH 3M BRAND HD PLASTIC TAPE  
2. WATER METER AND BACKFLOW DEVICE LOCATED OFF SITE. SEE TDE 68 FOR BACKFLOW AND WATER METER DETAILS.  
3. QUICK COUPLER VALVES AND ISOLATION VALVES BOX ARE TO BE INSTALLED WITH TAG THAT READS, "NON POTABLE WATER NOT SAFE FOR DRINKING"

- KEYED NOTES:**
- IRRIGATION TAP POINT VERIFY 66 PSL. NOTIFY OWNER IN WRITING IF ABOVE CRITERIA NOT MET.
  - CONTROLLER LOCATION 110V POWER BY DEVELOPER. COORDINATE EXACT LOCATION IN FIELD.
  - CONTRACTOR REQUIRED TO APPLY FOR AND OBTAIN ALL PERMITS AND PASS ALL INSPECTIONS.



**LEGEND**

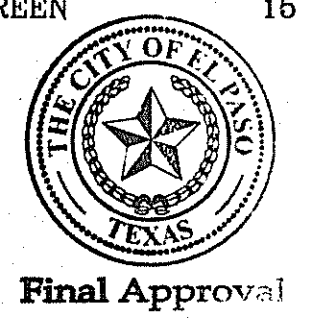
- BOUNDARY LINE
- TYPE K 1" COPPER WATER TUBE
- 1" PVC SCHEDULE 40 WATER MAIN
- 1" PVC SCHEDULE 40 WATER LATERAL
- 2" PVC SCHEDULE 40 SLEEVE
- 1" WATER METER BY DEVELOPER
- 1" PROPOSED UNDERGROUND DOUBLE CHECK ASSEMBLY BACKFLOW PREVENTOR
- TBOS CONTROL MODULE
- 1" REMOTE CONTROL VALVE
- XERIBIRD 8 EMITTER
- PIPE SIZE (SIZE AS NOTED)
- 1" STUB OUT WITH FOR FUTURE DRIP
- 1" ISOLATION BRASS BALL VALVE
- AMIAID 1" WYE FILTER & WILKINS 600 SERIES PRESSURE REGULATOR

**LEGEND**

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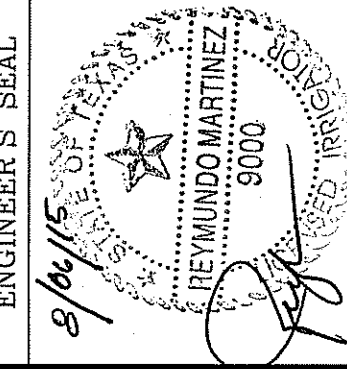
**BENCHMARK**

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF FESTIVAL DR. AND N. STANTON DR.  
ELEVATION = 4968.20 ..... CITY DATUM

DATE	REVISIONS	BY

**PROJECT NAME**  
**TIERRA DEL ESTE UNIT 78 ARTERIAL LANDSCAPE AND IRRIGATION**  
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS  
CONTAINING: 127.882± ACRES

**SCALE**  
HORIZ: 1" = 30'  
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DATE: MONTH 20XX  
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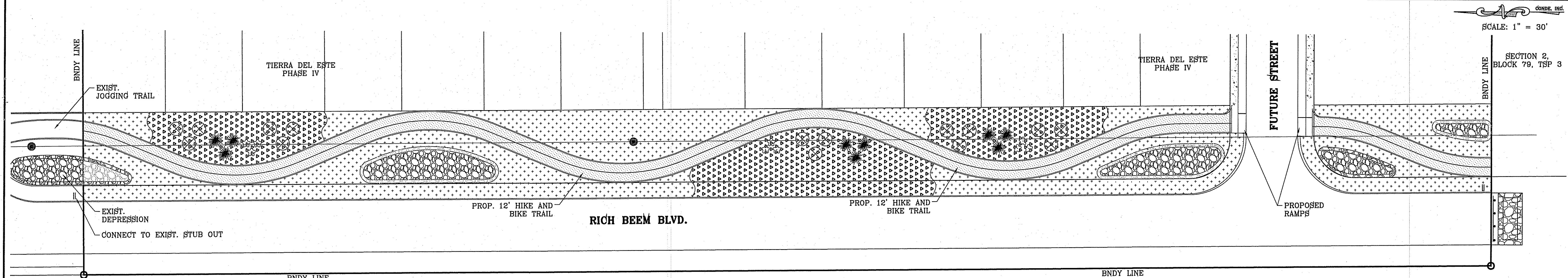


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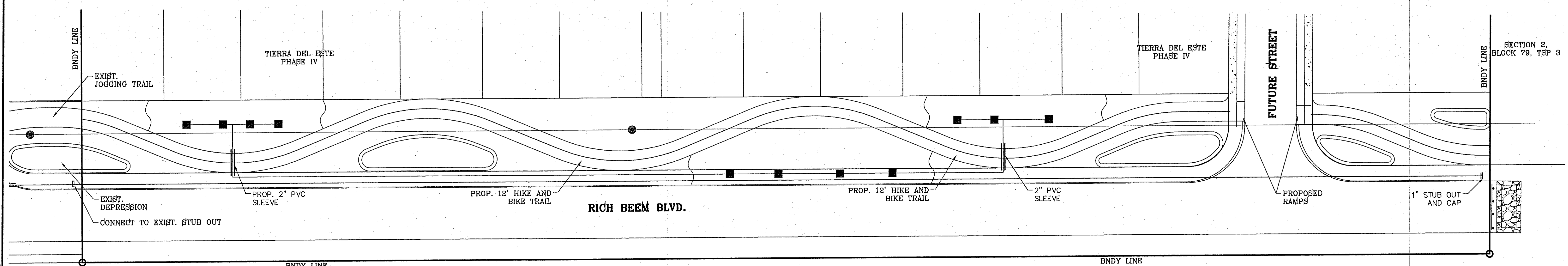


**SHEET TITLE**  
**LANDSCAPE AND IRRIGATION**

FILE LOCATION E:\LANDSCAPE\TDE 78 DWG\RICH BEEM PLOTTED ON Wednesday, August 06, 2016 8:41:16 AM BY RUBEN RIVERA



### LANDSCAPE PLAN



### IRRIGATION PLAN

- NOTES:**
- CONTROL VALVE LOCATED OFFSITE IN TDE 68 L&I
  - CONTRACTOR REQUIRED TO APPLY FOR AND OBTAIN ALL PERMITS AND PASS ALL INSPECTIONS.

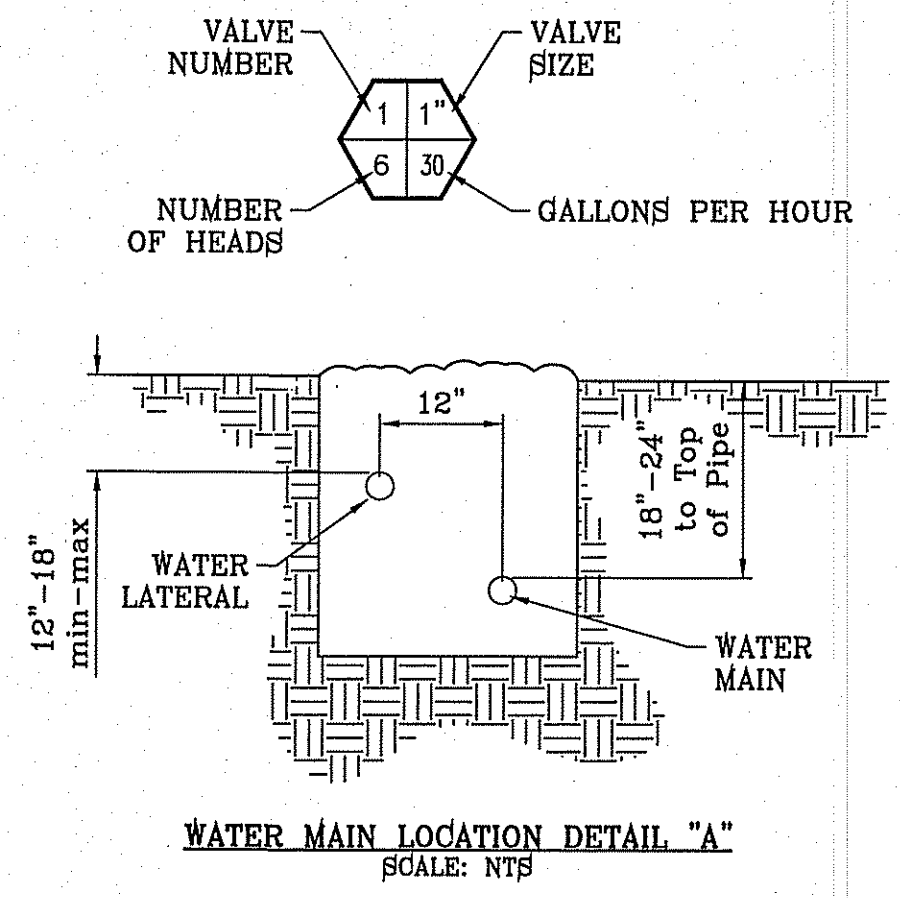
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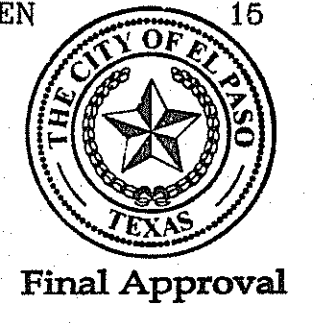


**LEGEND**

	BOUNDARY LINE
	TYPE K 1" COPPER WATER TUBE
	1" PVC SCHEDULE 40 WATER MAIN
	1" PVC SCHEDULE 40 WATER LATERAL
	2" PVC SCHEDULE 40 SLEEVE
	1" WATER METER BY DEVELOPER (offsite)
	EXIST. 2" BACKFLOW PREVENTOR (offsite)
	TBO5 CONTROL MODULE (offsite)
	1" REMOTE CONTROL VALVE (offsite)
	XERIBIRD 6 EMMITER
	PIPE SIZE (SIZE AS NOTED)
	1" STUB OUT WITH FOR FUTURE DRIP
	1" ISOLATION BRASS BALL VALVE
	AMIAID 1" WYE FILTER & WILKINS 600 SERIES PRESSURE REGULATOR

**LEGEND**

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	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL. EVERGREEN	9
	RED CLUSTERBERRY	COTONEASTER LACTEUS "PARNEYI"	5 GAL. EVERGREEN	16
	6" CONCRETE MOWSTRIP/HDR			
	PROPOSED BENCH			
	FRANKLIN RED BOULDER			
	3/4" PADRE CANYON SCREENING, 3" DEPTH WITH DeWitt Pro-5 WEED BARRIER FABRIC TO BE PINNED DOWN AT 3' ON CENTER EACH WAY & AT 12" ON CENTER ALONG PERIMETER, OVERLAP MIN. 12" AT SEAMS			
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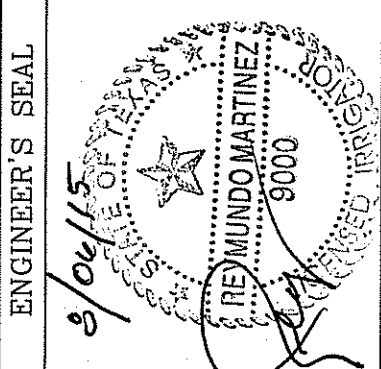


Final Approval

**CONDE INC.**  
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EL PASO, TEXAS 79905  
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**TIERRA DEL ESTE UNIT 78 ARTERIAL LANDSCAPE AND IRRIGATION**  
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS  
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**LANDSCAPE AND IRRIGATION**

**LANDSCAPE NOTES:**

- PLANT MATERIAL SUBSTITUTIONS SHALL NOT BE MADE WITHOUT THE WRITTEN PERMISSION OF THE OWNER. THE USE OF MATERIALS DIFFERING IN KIND, QUALITY OR SIZE FROM THAT SPECIFIED WILL BE ALLOWED ONLY AFTER OWNER IS CONVINCED THAT ALL MEANS OF OBTAINING THE SPECIFIED MATERIAL HAVE BEEN EXHAUSTED. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED. ALL REQUESTS FOR SUBSTITUTIONS MUST BE SUBMITTED NO LATER THAN TWO WEEKS PRIOR TO THE INITIATION OF WORK.
- PLANT MATERIAL QUALITY, SIZE AND CONDITION SHALL BE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK, 1980 EDITION, AS PUBLISHED BY THE COMMITTEE ON HORTICULTURAL STANDARDS OF THE AMERICAN ASSOCIATION OF NURSEMEYEN, INC.
- ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHALL HAVE NORMAL, WELL DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM DEFECTS, DISTORTING KNOTS, ABRASIONS OF THE BARK, SUNSCALED INJURIES, PLANT DISEASES, INSECT EGGS, BORERS AND ALL OTHER FORMS OF INFECTIONS.
- UNLESS OTHERWISE STATED ON THE DRAWINGS OR APPROVED BY THE OWNER'S REPRESENTATIVE, ALL PLANTS SHALL BE NURSERY GROWN AND SHALL BE TAGGED WITH NURSERY LABELS INDICATING SPECIES AND VARIETY.
- NON-CONTAINER GROWN PLANTS SHALL HAVE A SOLID BALL OF EARTH OF MINIMUM SPECIFIED SIZE AND HELD IN PLACE SECURELY BY BURLAP AND A STOUT TWINE OR ROPE. SEE TREE AND SHRUB PLANTING DETAIL. BROKEN OR LOOSE BALLS WILL BE REJECTED.
- UNLESS SPECIFICALLY NOTED ON DRAWING, ALL TREES SHALL HAVE A SINGLE TRUNK THAT IS STRAIGHT AND FREE OF "DOG-LEGS" "CROOKS" "Y-CROTCHES", OR OTHER DISTURBING SHAPES. THE CENTRAL LEADER OF ALL TREES SHALL NOT HAVE BEEN PRUNED. TREES WITH DOUBLE LEADERS ARE NOT ACCEPTABLE, UNLESS SPECIFIED AS MULTI-TRUNKED.
- ALL PLANT MATERIAL SHALL HAVE A UNIFORMED SHAPE AROUND ITS COMPLETE CIRCUMFERENCE. PLANT MATERIAL WITH IRREGULAR BRANCHING PATTERNS OR WITH BRANCHING PATTERNS MORE HIGHLY DEVELOPED ON ONE SIDE THAN ON OTHER SIDES SHALL NOT BE ACCEPTABLE.
- THE OWNER'S REPRESENTATIVE SHALL BE THE JUDGE OF THE QUALITY AND ACCEPTABILITY OF ALL PLANT MATERIALS. ALL REJECTED MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED WITH ACCEPTABLE MATERIALS AT NO ADDITIONAL COST TO OWNER.
- ALL TREES, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR THE PERIOD OF ONE FULL YEAR BEGINNING ON THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS WITHIN 10 WORKING DAYS OF WRITTEN NOTIFICATION AT NO EXPENSE TO THE OWNER. THE CONTRACTOR SHALL NOT BE RESPONSIBLE NOR VANDALIZED PLANT MATERIAL.
- ALL PLANTING BEDS SHOWN ON PLANS SHALL BE MULCHED. NO BEDS WILL BE LEFT UNCOVERED OR NOT TOP DRESSED, UNLESS OTHERWISE SPECIFIED.

**GRADING**

- PERFORM GRADING AND EXCAVATION WORK IN COMPLIANCE WITH APPLICABLE SPECIFICATIONS, REQUIREMENTS, CODES AND ORDINANCES OF ALL GOVERNING BODIES HAVING JURISDICTION.
- FINE GRADING: SURFACE SHALL BE RAKED FREE OF STONES AND EXTRANEEOUS MATERIALS AND DEBRIS TO A SMOOTH AND EVEN TEXTURE. ALL EXTRANEEOUS MATTER WILL BE DISPOSED OF BY CONTRACTOR.

**PROTECTIONS:**

- CONTRACTOR SHALL BE FAMILIAR WITH PLANS, DETAILS AND SPECIFICATIONS AS THEY PERTAIN TO THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER'S REPRESENTATIVE IF ANY ITEMS CONTAINED WITHIN THE SCOPE OF WORK DEFINED HEREIN ARE IN CONFLICT WITH PROPOSED CONTRACT.
- EXISTING UTILITY LINES ARE TO BE BLUE STAKED PRIOR TO EXCAVATION. CHECK AND FIELD VERIFY ALL SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO EXCAVATION. CALL FOR BLUE STAKING.
- THE CONTRACTOR SHALL BE LIABLE FOR ANY LOOSE OR DAMAGE TO ANY WORK OR MATERIALS, SUPPLIES AND EQUIPMENT ON THE JOB SITE CAUSED BY THE CONTRACTOR OR ITS EMPLOYEES.
- CONTRACTOR IS TO BARRICADE OPEN EXCAVATIONS OCCURRING AS PART OF THIS WORK AND POST WITH WARNING LIGHTS OR OTHER WARNING MEASURES AS NECESSARY. PROTECTION OF EXISTING SHRUBS, TREES, AND OTHER PLANT MATERIALS ARE ALSO TO BE INCLUDED.
- PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS. ALL DAMAGES THAT MAY OCCUR DURING THIS PHASE OF WORK SHALL BE THE CONTRACTOR'S FINANCIAL RESPONSIBILITY.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS.

**GENERAL NOTES:**

- THE DEVELOPER SHALL REGISTER THE PROJECT WITH TDLR, TO INCLUDE SUBMITTAL OF DRAWINGS, INSPECTION AND CERTIFICATE OF SUBSTANTIAL COMPLEXION.
- ALL TURF AREAS ARE HYBRID BERMUDA 'SANTA ANA' SOD OR SEED IN ACCORDANCE TO PARKS DESIGN AND CONSTRUCTION STANDARDS
- SEEDING NEEDS TO OCCUR BETWEEN APRIL 16 THROUGH JUNE 16 TO YIELD BEST ESTABLISHED STAND. OUTSIDE THAT WINDOW SOD SHOULD BE THE METHOD OF PLANTING.
- TREE LOCATIONS TO BE COORDINATED WITH PARKS DEPARTMENT IN THE FIELD TO PREVENT BEING PLANTED TOO CLOSE TO SPRINKLERS.
- ENGINEERED WOOD CHIP FIBERS SHALL BE COMPACTED AS PER THE SUPPLIER'S TESTING LAB RECOMMENDATIONS, WHICH SHALL COMPLY WITH THE MOST CURRENT STANDARDS IN ACCESSIBILITY.
- SILT FENCE TO BE INSTALLED AND MAINTAINED ALONG THE PERIMETER OF THE PARK SITE UNTIL ALL ABUTTING RESIDENCES ARE DEVELOPED.

**IRRIGATION NOTES**

- ALL WORK MUST BE IN COMPLIANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY RULES AND REGULATIONS.
- ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL PROVIDED ALL EQUIPMENT, TOOLS, PRODUCTS, MATERIALS, LABOR, TRANSPORTATION AND OBTAIN ALL PERMITS AND PAY ALL REQUIRED FEES.
- ALL PAVEMENT TRENCHING SHALL BE IN PERFORMED TO THE CITY OF EL PASO FOR PUBLIC WORK CONSTRUCTION.
- PIPING UNDER HARDSCAPES (DRIVEWAYS, SIDEWALKS, etc. etc.) SHALL REQUIRE SLEEVING. GENERALLY TWO SIZES LARGER THAN IRRIGATION PIPING AND ONE FOOT BEYOND EDGE OF HARDSCAPE.
- ALL SPRINKLER HEADS ADJACENT TO HARDSCAPES SHALL BE PLACED A MINIMUM OF ONE FOOT FROM EDGE OF SURFACING.
- SOME PIPES, VALVES, BACKFLOWS etc. etc. HAVE BEEN SHOWN IN PAVING, SIDEWALKS OR OUTSIDE THE BOUNDARY FOR CLARITY ONLY.
- STATIC PRESSURE (60 PSI) BASED ON CLOSEST FIRE HYDRANT TO THE PROJECT SITE ON **PEBBLE HILLS BLVD. AND JOHN HAYES ST.** AS PER THE PSB. THE CONTRACTOR/INSTALLER SHALL FIELD VERIFY THE STATIC PRESSURE OF THE WATER SUPPLY. THE CONTRACTOR SHALL BE RESPONSIBLE TO IMMEDIATELY CONTACT THE LICENSED IRRIGATOR IF STATIC PRESSURE OR FIELD CONDITIONS ARE DIFFERENT IN THE FIELD THAN SHOWN ON PLANS.
- CONTRACTOR IS REQUIRED TO APPLY FOR AND OBTAIN IRRIGATION PERMIT FROM BP&I

**TRENCHING**

- CONTACT LOCAL UTILITY COMPANIES AND BLUE STAKE ALL UTILITIES PRIOR TO EXCAVATION.
- ALL TRENCHING SHALL BE DONE IN STRICT ACCORDANCE WITH OSHA-2226.
- PIPES MUST BE FLUSHED AND INSPECTED BY PROJECT INSPECTOR BEFORE INSTALLING VALVES AND SPRINKLERS.
- PIPES SHALL NOT BE BURIED UNTIL INSPECTED BY PROJECT INSPECTOR. CONTRACTOR MUST UNCOVER THE WORK TO BE INSPECTED AND/OR TESTED AND BE RE-BURIED AT THEIR EXPENSE.
- AVOID OBSTACLES (UTILITIES, TREE ROOTS, BOULDERS etc. etc.) ALLOW A MINIMUM OF TWO INCHES OF COVERAGE
- BACKFILL MATERIAL SHALL CONTAIN NO LUMPS, ROCKS LARGER THAN ONE INCH OR ORGANIC MATERIAL. BACKFILL MATERIAL MUST BE APPROVED BY PROJECT INSPECTOR PRIOR FILLING OF TRENCHES.
- IF EXCAVATING 18 INCHES OR DEEPER WITH POWER EQUIPMENT, YOU MUST BY LAW CALL 1-800-DIG TESS (800-344-8377) 48 HOURS BEFORE EXCAVATING.
- LATERAL LINES SHALL BE TO A DEPTH OF 12". MAIN LINES SHALL BE TO A DEPTH OF 18" AND VALVE ELECTRICAL WIRES TO A DEPTH OF 18".

**SOLVENT WELDING**

- USE IPS WELD-ON CLEANER AND PURPLE PRIMER P68 OR P70 TO CLEAN AND PREPARE THE PIPES BEING JOINED.
- USE IPS WELD-ON GRAY GLUE #711 HEAVY DUTY.
- LACK OF SUFFICIENT SOLVENT WILL RESULT IN A WEAK CONNECTION, EXCESS SOLVENT WILL WEAKEN THE STRUCTURE. USE THE RIGHT AMOUNT OF SOLVENT FOR A SOUND INSTALLATION.
- PIPE BENDS AND FITTINGS MUST BE INSPECTED DURING PRESSURE TEST. SOLVENT WELDING IS REQUIRED ON ALL PIPE BENDS AND FITTINGS. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- CLEAN OFF ALL BURRS FROM PIPE CUTS, BEVEL THE END OF THE MAIN LINE AND WIPE EXCESS SOLVENT FROM JOINT.

**ELECTRICAL WIRING**

- WIRES SHOULD NOT BE STRETCHED TIGHT IN THE TRENCHES, ALLOW EXTRA WIRE FOR SHARP TURNS IN THE TRENCHES.
- WIRING SHALL BE UL LISTED FOR DIRECT BURIAL AND SIZED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- DIRECT BURIAL WIRE SPLICES MUST BE WATERPROOF AS PER MANUFACTURER'S SPECIFICATIONS.
- WIRES SHALL BE LABELED WITH WATERPROOF TAGS AT THE CONTROLLER AND VALVE BOX.

**GENERAL NOTES:**

- SOIL BELOW ROOT BALL TO REMAIN UNDISTURBED TO PREVENT TREE FROM SETTLING.
- TOP OF ROOTBALL INDICATES LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED. THAT LEVEL MAY ONLY BE EXCEEDED BY A ONE INCH LAYER OF MULCH.
- PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE ROOTBALL AND THE PLANTING PIT.
- PRIOR TO BACKFILLING, ALL BURLAP SHALL BE CUT AWAY FROM THE TOP AND SIDES OF THE ROOTBALL.

**CONSTRUCTION NOTES:**

- TREE.
- PLANTING SOIL MIXTURE (REF. SPECIFICATIONS).
- WATER RETENTION BASIN.
- 4" DEPTH OF BARK MULCH.
- FINISH GRADE.

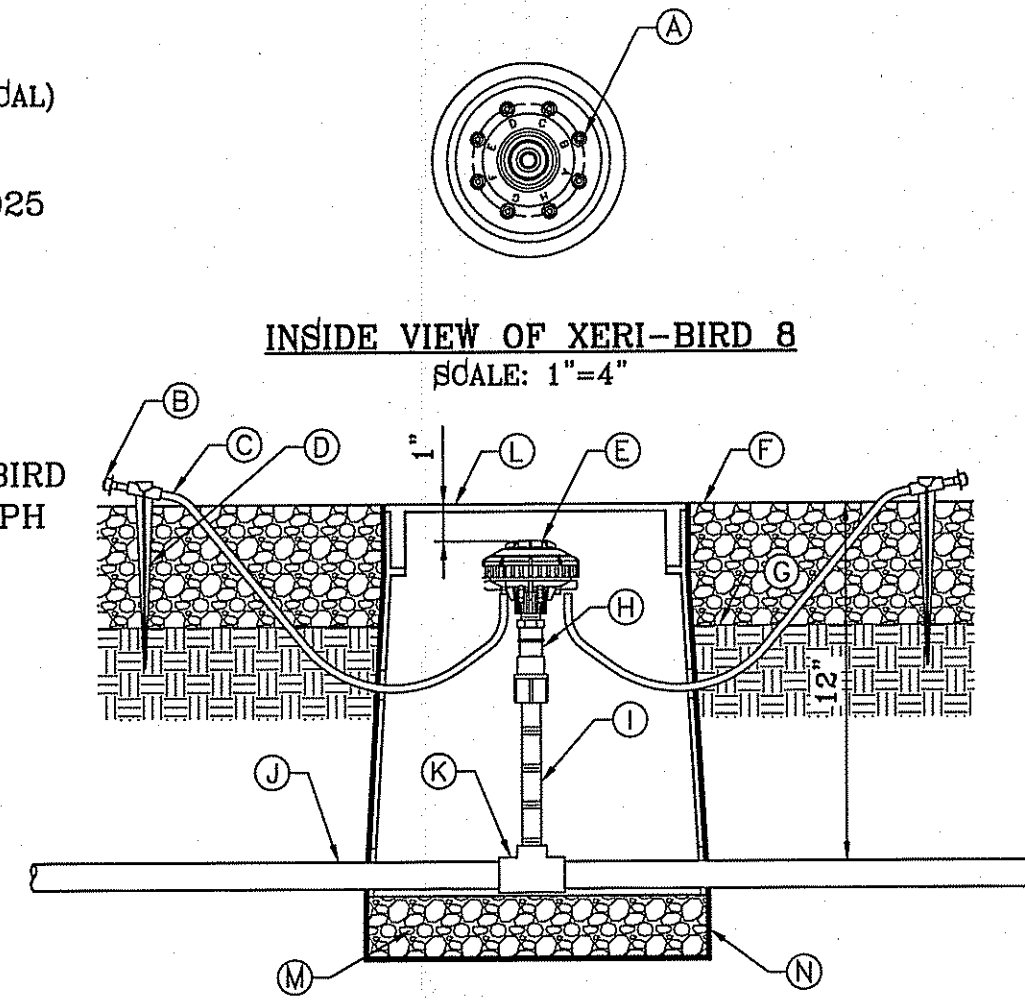
**GENERAL NOTES:**

- STABILIZED SOIL BELOW ROOT BALL TO PREVENT SHRUB FROM SETTLING.
- PRIOR TO BACKFILLING SHRUB, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE SHRUB ROOT BALL AND THE PLANTING PIT.
- PRIOR TO BACKFILLING, ALL BURLAP SHALL BE CUT AWAY AND REMOVED FROM THE TOP AND SIDES OF THE ROOT BALL.

**CONSTRUCTION NOTES:**

- SHRUB.
- COMPACTED BACKFILL.
- WATER RETENTION BASIN.
- 4" DEPTH OF BARK MULCH.
- FINISH GRADE.

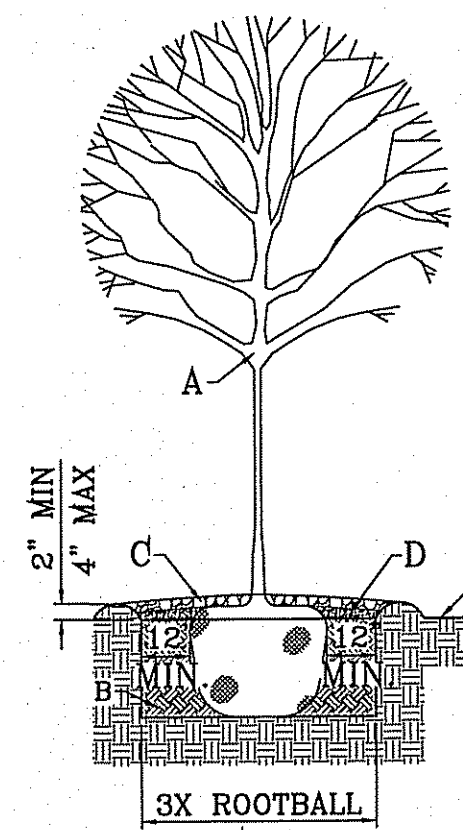
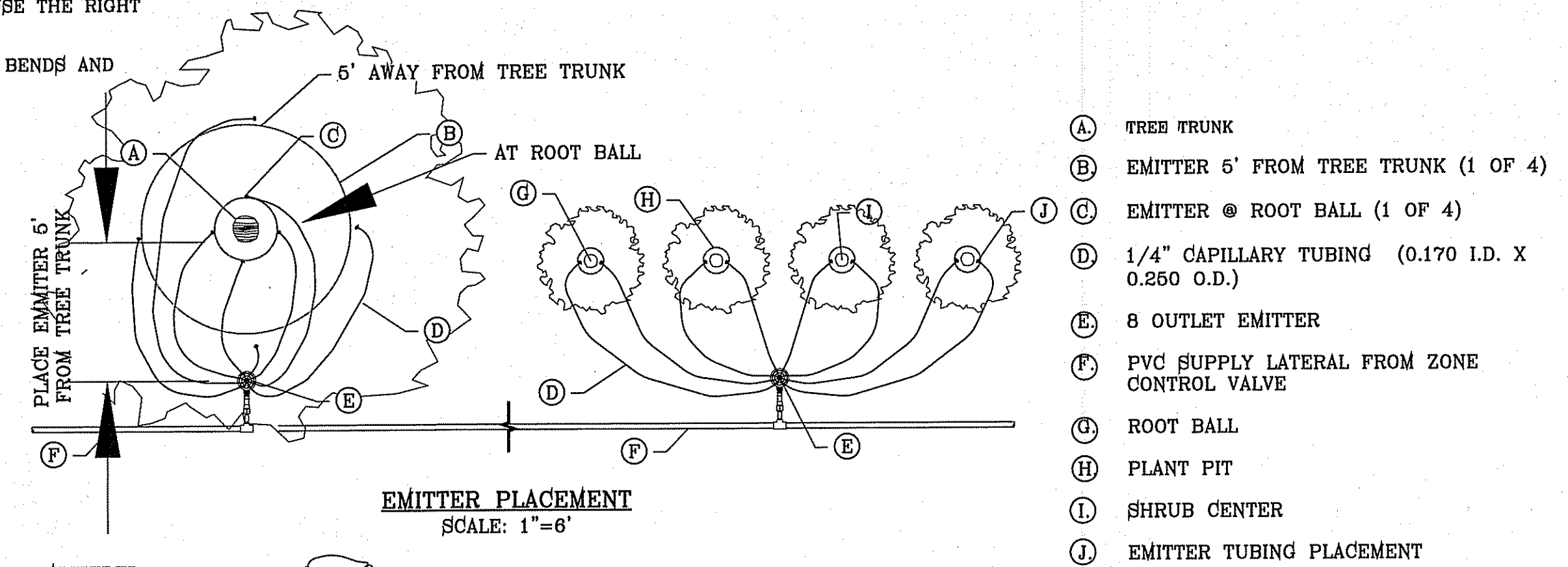
- (8) 1-GPH XERI-BUGS INSTALLED AT FACTORY
- DIFFUSER BUG CAP. RAIN BIRD DBC-026 (TYPICAL)
- 1/4-INCH TUBING: POLYETHYLENE DISTRIBUTION TUBING RAIN BIRD PT-026 OR VINYL DISTRIBUTION TUBING RAIN BIRD DT-025 (0.170 I.D. X 0.250 O.D.)
- 1/4-INCH TUBING STAKE: RAIN BIRD TB-025 (1 OF 2)
- MULTI-OUTLET EMISSION DEVICE RAIN BIRD XERI-BIRD 8 XBD-81 (WITH EIGHT 1-GPH XERI-BUG XB-10PC EMITTERS FACTORY INSTALLED)
- TOP OF MULCH
- FINISH GRADE
- RETROFIT PRESSURE REGULATOR: RAIN BIRD PRS-050-30
- PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- PVC LATERAL PIPE
- PVC SCH 40 TEE OR ELL
- SET IN CARSON 910 SERIES BOX AND BE BOLTED DOWN, COLOR TO BE TAN FOR ROCK MULCH AREAS AND GREEN FOR TURF AREAS
- 3/8" PEA GRAVEL, 4" DEEP
- PROVIDE WEED BARRIER FABRIC "DeWITT PRO 5" NDR AND AROUND VALVE BOX AND SEAL ALL PIPE PENETRATIONS



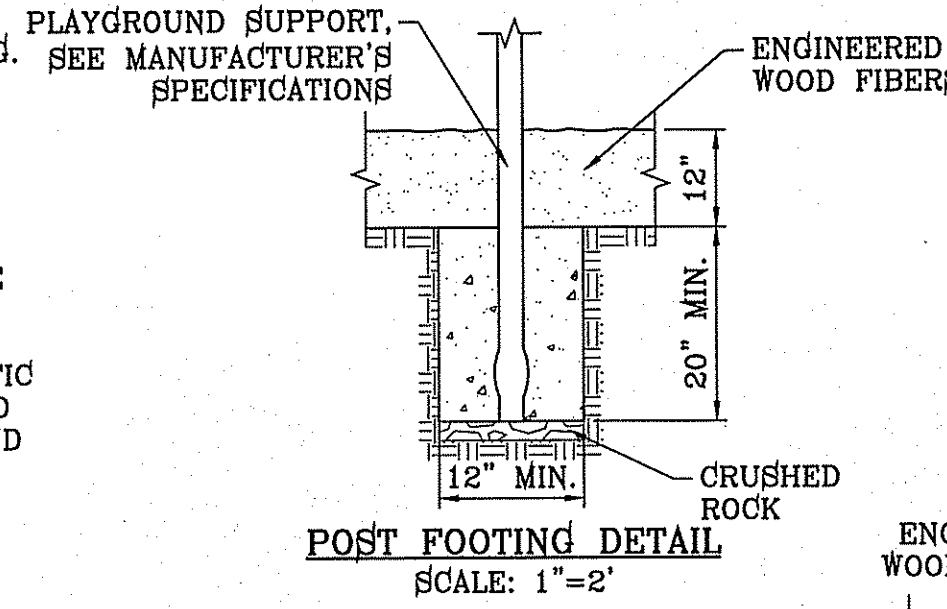
**XERI-BIRD 8 WITH PC EMITTERS AT GRADE**  
SCALE: 1"=1'

**XERI-BIRD OPERATING RANGE**

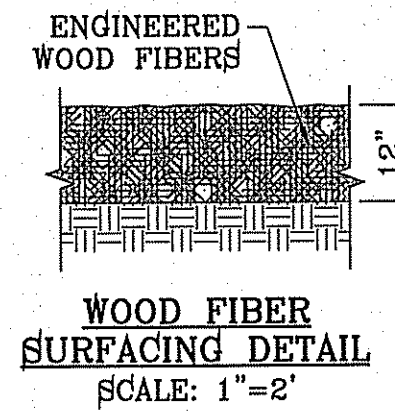
- FLOW: 0-24 GPH (0-90.841/H) PER OUTLET
- PRESSURE: 15-60 PSI (#1.0-3.5 BAR)



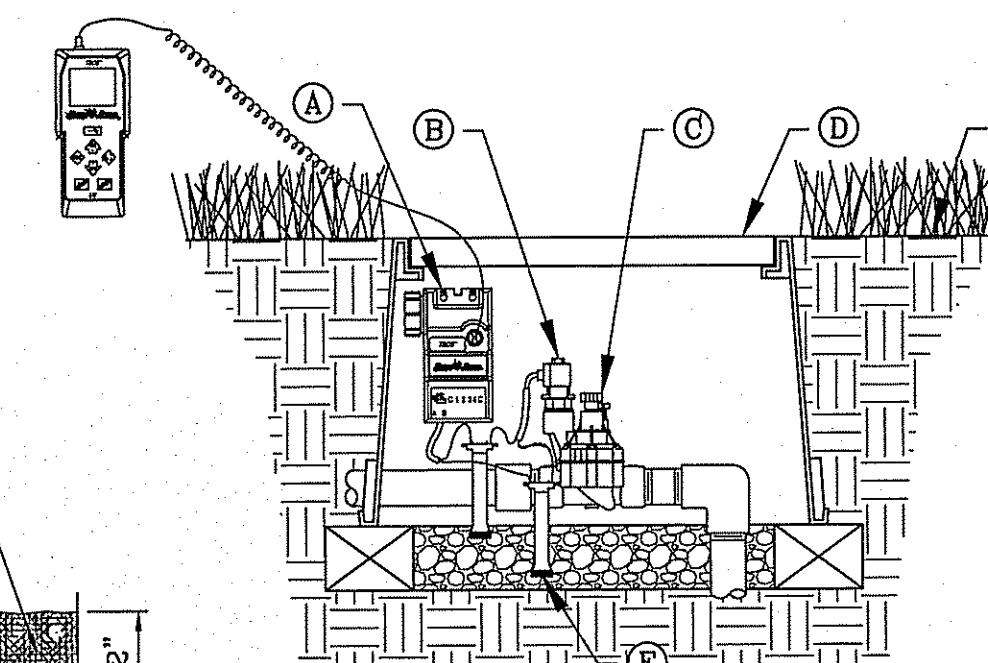
**TREE PLANTING DETAIL**  
SCALE: 1"=4'



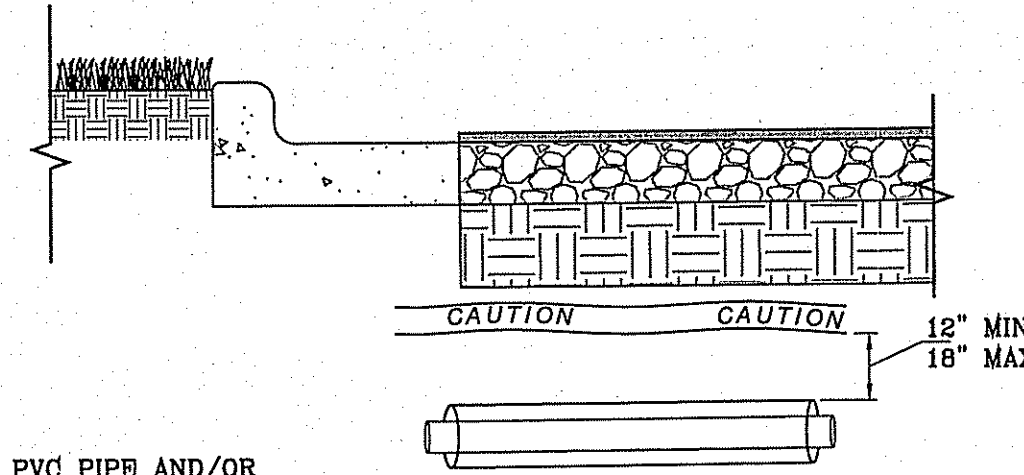
**POST FOOTING DETAIL**  
SCALE: 1"=2'



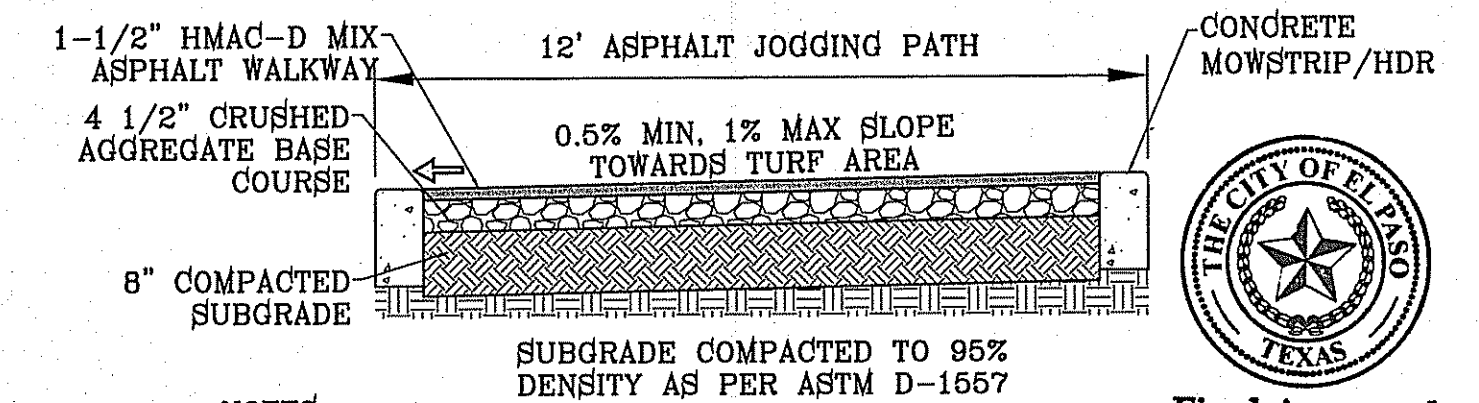
**WOOD FIBER SURFACING DETAIL**  
SCALE: 1"=2'



**BATTERY OPERATED CONTROLLER AND VALVE TBOS WITH TRANSMITTER FOR MEDIAN ONLY**  
SCALE: 1"=6"



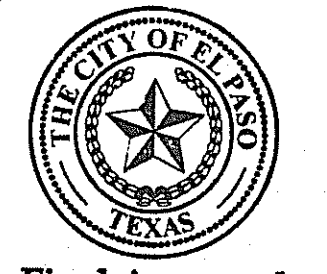
**PIPE SLEEVE DETAIL WITH GENERAL NOTES**  
SCALE: 1"=1'



**12' JOGGING PATH**  
SCALE: 1"=2'

**NOTES:**

- HEADER CURB SHALL BE 3000 P.S.I. MINIMUM.
- DUMMY JOINTS REQUIRED AT 10' O.C. FOR MOWSTRIP AND 5' O.C. FOR SIDEWALK.
- EXPANSION JOINTS REQUIRED AT 60' O.C. WHEN FORMING FOR MOWSTRIP.
- WHENEVER SIDEWALK ABUTS ROCK OR MASONRY STRUCTURES SUCH AS CURBS OR BUILDINGS, EXPANSION JOINT FILLER SHALL BE USED IN ACCORDANCE WITH STANDARD SPECIFICATIONS.
- BASE COURSE AND SUBGRADE COMPACTED TO 95% DENSITY AS PER ASTM D-1557

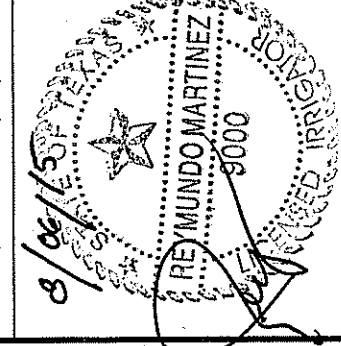


Final Approval

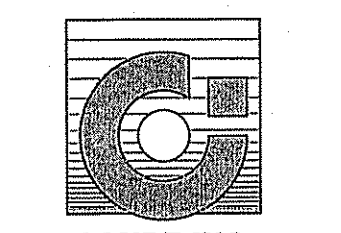
BENCHMARK	CITY MONUMENT AT THE CENTERLINE INTERSECTION OF FESTIVAL DR. AND N. STANTON DR.
ELEVATION	= 4368.20 ..... CITY DATUM
DATE	
REVISIONS	
BY	

**TIERRA DEL ESTE UNIT 78 ARTERIAL LANDSCAPE AND IRRIGATION**  
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, EL PASO COUNTY, TEXAS  
SURVEYED BY: R.M. MUNDO MARTINEZ  
CONTAINING: 127.862± ACRES

PROJECT NAME	TIERRA DEL ESTE UNIT 78 ARTERIAL LANDSCAPE AND IRRIGATION
SCALE	HORIZ: 1" = 30' VERT: 1" = 30'
DATE	MONTH 20XX
DESIGN BY	R.M.
INITIATED BY	R.R.
CHECKED BY	R.M.
JOB NO.	XXX-XX



**CONDE INC.**  
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6080 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 592-0266



REGISTRATION NO. 32321

SHEET TITLE

**LANDSCAPE AND IRRIGATION DETAILS**