

PRICE BROTHERS CROSSING UNIT ONE

A PORTION OF SECTION 2, BLOCK 80, TOWNSHIP 1,
TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 36.428 ACRES± (1,586,815 SQ. FT.±)

PROPOSED LAND USE:
RESIDENTIAL

RESIDENTIAL LOTS = 171
POND LOTS = 1
PARK LOTS = 1
LANDSCAPE LOTS = 7

SCHOOL DISTRICT:
YSLETA INDEPENDENT
SCHOOL DISTRICT

DEDICATION

STATE OF TEXAS
COUNTY OF EL PASO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

JNC Development, Inc., as the owner of this tract of land, does hereby present this plat and dedicate to the use of the public, the street right-of-way and utility easements, as hereon laid down and designated, including easement(s) for overhang of service wires, for pole type utilities, 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.

Carlos D. Bombach, COO

Date

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Carlos D. Bombach, provided to me a drivers license to prove to be the person, whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that they executed the same for the purposes and considerations thereby expressed.

Given under my hand and seal of office this _____ day of _____, 2026

Notary Public in and for El Paso County

My Commission Expires

CITY PLAN COMMISSION STATEMENT UNDER LOCAL GOVERNMENT CODE 212

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 and Municipal Code as per meeting the requirements for and review of this plat, this _____ day of _____, 2026, A.D.

Chairperson

Executive Secretary

Approved for filing this _____ day of _____, 2026, A.D.

Planning & Inspections Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas,
this _____ day of _____, 2026, in File No. _____ of Plat Records.

El Paso County Clerk

Deputy

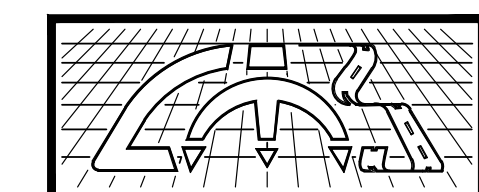
Subdivision improvement plans prepared by
and under the supervision of:

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.

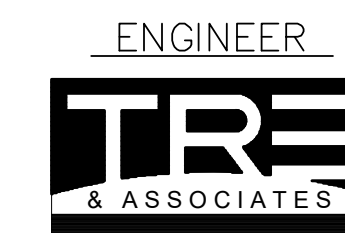
ROBERTO S. ROMERO, P.E.
Licensed Professional Engineer
Registration No. 114517

Larry L. Drewes, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 4869

SURVEYOR



Land-Mark Professional
Surveying, Inc.
1420 Bessmer Drive, Suite 'A',
El Paso, Texas 79905
(915) 598-1300
email: Larry@Land-marksurvey.com
"Serving Texas, New Mexico and Arizona"



TRE FIRM No. 13987
110 Mesa Park Drive, Suite 200 El Paso, Texas 79912
Office (915) 855-6000 Fax (915) 629-6506

6101 W. Courtyard Dr. #145, Suite 100 Austin, Texas 78730
Office (512) 395-0099 Fax (512) 395-5374

OWNER

JNC DEVELOPMENT, INC.
12300 MONTWOOD DRIVE
EL PASO, TEXAS 79928
(915)855-1005

LOCATION MAP SCALE: 1"=3000'

NEW MEXICO
TEXAS

PATRIOT FREEWAY (U.S. HIGHWAY 54)
STAN ROBERTS
DYER STREET

RAILROAD

EDGE OF TEXAS

TRACT 1D
Doc.# 20210126091

TRACT 3
Volume 849, Page 544

TRACT 5A1
Doc.# 20170019165

TRACT 4
Volume 433,
Page 277