



- NOTES**
- IF LOTS ARE FURTHER SUBDIVIDED, THEN ADDITIONAL PRIVATE EASEMENT SHALL BE REQUIRED.
 - TAX CERTIFICATE FOR THIS DEVELOPMENT ARE 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 _____.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480212 0175 B, DATED OCTOBER 15, 1982, THIS PROPERTY LIES IN FLOOD ZONE C. ZONE "X" ARE AREAS OF MINIMAL FLOODING.
 - THIS SUBDIVISION LIES WITHIN SOCORRO INDEPENDENT SCHOOL DISTRICT.
 - WATER AND SEWER SERVICES ARE EXTENDED TO THIS SUBDIVISION FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES FROM ABUTTING STREETS.
- THIS 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.
- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL COORDINATE INSTALLATION AND CONSTRUCTION WITH THE UNITED STATES POSTAL SERVICE IN DETERMINING THE TYPE OF DELIVERY SERVICE FOR THE PROPOSED SUBDIVISIONS. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
 - THE RETENTION OF THE DIFFERENCE BETWEEN HISTORIC AND DEVELOPED STORM WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF (MUNICIPAL CODE 19.19.010A, DSC AND DDM SECTION 11.1).
 - PROPERTY HAS DIRECT ACCESS TO PEBBLE HILLS BOULEVARD (PUBLIC RIGHT-OF-WAY).

METES AND BOUNDS

The parcel of land herein described is a portion of Tract 2C, Section 46, Block 79, Township 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, an addition to the City of El Paso, El Paso County, Texas, according to the plat hereof on File No. 20060092203, Plat Records of El Paso County, Texas and is more particularly described by metes and bounds as follows:

Commencing at an existing city monument lying on the centerline intersection of Pebble Hills Boulevard (105.00' public right-of-way) and Tierra Mina Drive; (52.00' public right-of-way) Thence, South 23°30'05" West, a distance of 287.16 feet to a point lying on the common southerly boundary line of Lot 1, Block 108, TIERRA DEL ESTE UNIT TWENTY SEVEN said point also being the "TRUE POINT OF BEGINNING" of this metes and bounds description:

THENCE, North 89°57'17" East, along said boundary line, a distance of 1096.91 feet to a point for a boundary corner;

THENCE, South 47°25'59" East, a distance of 94.56 feet to a point for a boundary corner;

THENCE, 39.27 feet, along the arc of curve to the right, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears South 02°25'59" East, a distance of 35.36 feet to a point for a boundary corner lying on the westerly right-of-way line of Zaragoza Road (105.00 feet public right-of-way);

THENCE, South 42°34'01" West, along said right-of-way line a distance of 577.83 feet to a point for a boundary corner lying on the common northerly boundary line of Lot 1, Block 132, TIERRA DEL ESTE UNIT THIRTY TWO;

THENCE, South 89°57'54" West, along said boundary line, a distance of 772.56 feet to a point for a boundary corner;

THENCE, North 00°30'15" West, a distance of 524.48 feet back to the "TRUE POINT OF BEGINNING" of this description.

Said parcel of land containing 526,214.86 Square Feet (12.0802 acres) of land, more or less.

PEBBLE HILLS MEDICAL 2

A PORTION OF TRACT 2C, SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 12.0802 ACRES ±

DEDICATION

GENAGRA LP.
OWNER OF THIS LAND HEREBY PRESENTS THIS MAP.

LUIS HERNANDO URREA
OWNER
GENAGRA LP.

ACKNOWLEDGEMENT

STATE OF TEXAS
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED LUIS HERNANDO URREA, AND BEFORE ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DUTY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC IN AND FOR THE COUNTY OF EL PASO

MY COMMISSION EXPIRES:

CITY PLAN COMMISSION

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS _____ DAY OF _____, 20__ A.D.

EXECUTIVE SECRETARY

CHAIRPERSON

APPROVED FOR FILING THIS _____ DAY OF _____, 20__ A.D.

PLANNING AND INSPECTIONS DIRECTOR

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, THIS _____ DAY OF _____, 20__ A.D., IN FILE NO. _____

COUNTY CLERK

BY DEPUTY

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS.

GUILLERMO LICON, RPLS 2998

BY: _____
GUILLERMO LICON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 2998



FINAL PLAT
SLI ENGINEERING, INC.

CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - CONSTRUCTION MANAGEMENT
6600 WESTWIND DR. - EL PASO, TEXAS - 79912 - (915) 584-4457
PREPARATION DATE: 10/29/2025

