

SUN RIDGE UNIT SIXTEEN

BEING A PORTION OF THE WEST 1/2, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 3, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 2.56± ACRES

NOTES:

- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO SUN RIDGE UNIT SIXTEEN BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON NIRVAN COURT AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, _____ DATE _____ INSTRUMENT No. _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, _____ DATE _____
- INTERIOR LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES. (BY OTHERS) SET 1/2" REBAR WITH CAP STAMPED "B&A INC" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE SHOWN.
- THIS SUBDIVISION LIES WITH IN ZONE "X" AS DESIGNATED IN PANEL NO. 480212 0175B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
- ⊙ DENOTES PROPOSED MONUMENT. (FOR EXACT LOCATION CONTACT CITY OF EL PASO)
- △ DENOTES EXISTING MONUMENT.
- 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 ALL STORM-WATER RUNOFF DISCHARGE VOLUME IS BEING DISCHARGED TO AN EXISTING PRIVATE POND.
- LANDSCAPE MEDIAN TO BE MAINTAINED BY THE CITY OF EL PASO.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.60'	20.19'	28.42'	S47°45'25"W	090°32'13"
C2	20.00'	31.23'	19.81'	28.15'	N42°14'35"W	089°27'47"
C3	20.00'	31.60'	20.19'	28.42'	N47°45'25"E	090°32'13"
C4	20.00'	31.23'	19.81'	28.15'	S42°14'35"E	089°27'47"
C5	20.00'	31.23'	19.81'	28.15'	S42°14'35"E	089°27'47"
C6	20.00'	30.89'	19.48'	27.91'	S48°46'29"W	088°30'06"
C7	35.00'	55.31'	35.33'	49.73'	S47°45'25"W	090°32'13"
C8	35.00'	54.65'	34.67'	49.27'	N42°14'35"W	089°27'47"
C9	35.00'	55.31'	35.33'	49.73'	N47°45'25"E	090°32'13"
C10	35.00'	54.65'	34.67'	49.27'	S42°14'35"E	089°27'47"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S87°30'41"E	5.00'
L2	S02°29'22"W	30.00'
L3	S86°58'28"E	35.33'
L4	S86°58'28"E	34.67'
L5	S02°29'19"W	34.67'
L6	S02°29'19"W	31.00'
L7	S02°29'19"W	35.33'
L8	N86°58'28"W	34.67'
L9	N02°29'19"E	34.67'
L10	N02°29'19"E	9.63'
L11	N02°29'19"E	21.37'
L12	N02°29'19"E	24.31'
L13	N02°29'19"E	11.01'
L14	S86°58'28"E	10.00'
L15	S86°58'28"E	15.00'
L16	S86°58'28"E	2.27'
L17	S02°29'19"W	9.00'
L18	N86°58'28"W	1.89'
L19	N86°58'28"W	15.00'

SUN RIDGE UNIT SIXTEEN

SUN RIDGE UNIT SIXTEEN IS SUBJECT TO IMPACT FEES AND THEY SHALL BE CALCULATED BASED ON THE TABLE BELOW.

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 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.

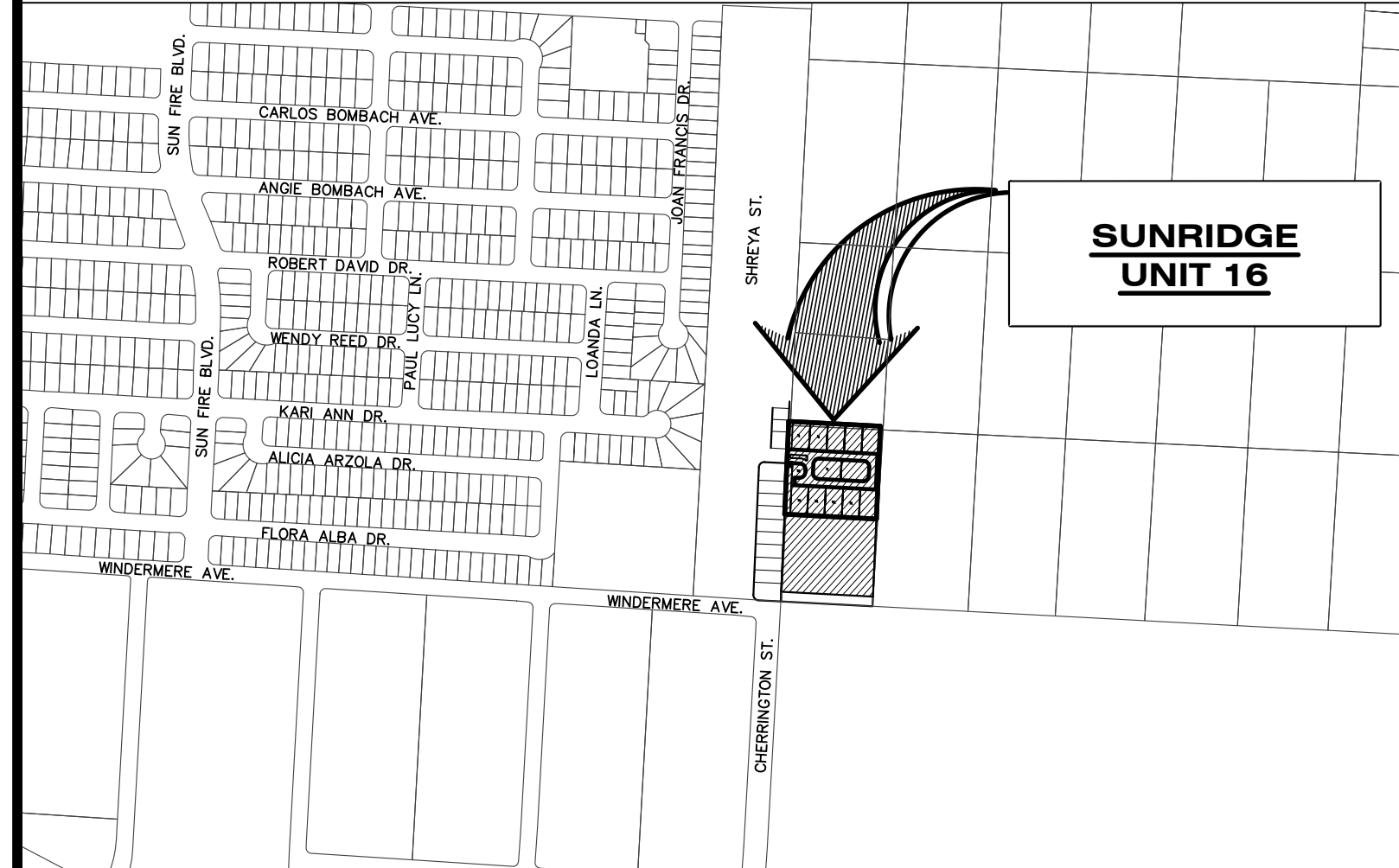
EASTSIDE SERVICE AREA

Meter Size	Meter Capacity Ratio	*Water (\$)	Wastewater (\$)
Less Than 1"	1.00	892.00	1,178.00
1"	1.67	1,489.00	1,967.00
1 1/2"	3.33	2,971.00	3,923.00
2"	5.33	4,754.00	6,278.00
3"	10.00	8,919.00	11,780.00
4"	16.67	14,867.00	19,636.00
6"	33.33	29,725.00	39,260.00
8"	53.33	47,562.00	62,819.00
10"	76.67	68,390.00	90,317.00
12"	143.33	127,850.00	168,843.00

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

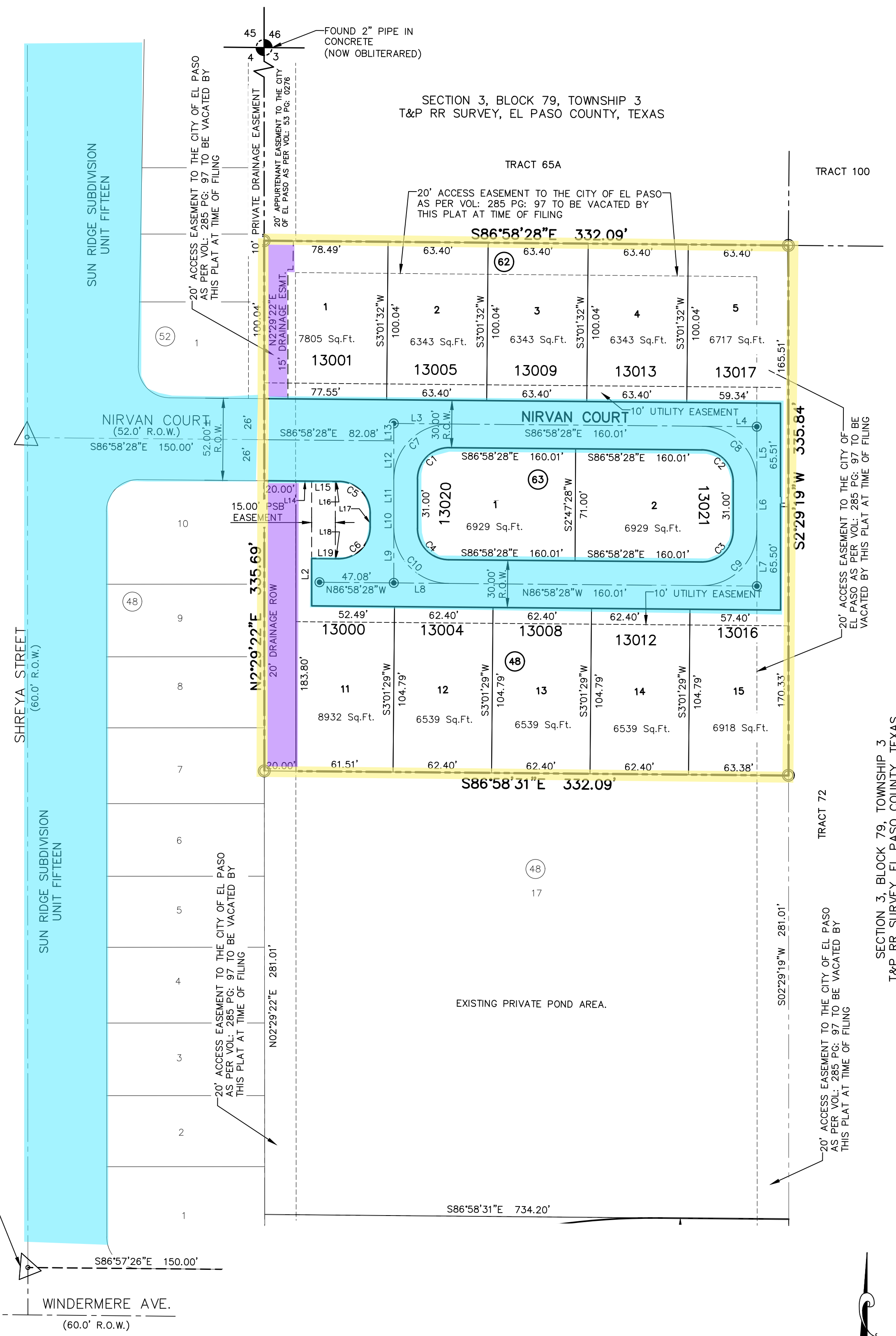
LOCATION MAP

SCALE: 1"=600'



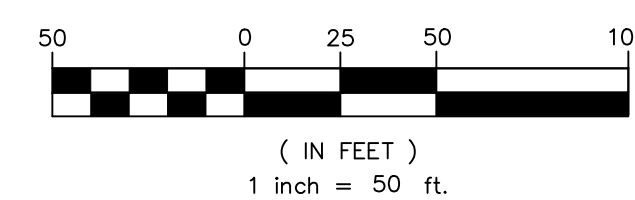
FOUND MONUMENT ELEVATION:
3985.74 (NAVD 88)
N: 10,650,954.43 (GRID)
E: 458,045.85 (GRID)

STREET NAME	LENGTH
NIRVAN COURT	721.35'



FINAL PLAT

GRAPHIC SCALE



DEDICATION

Walnut Creek LLC, the owners of this land, do hereby present this map and dedicate their respective portions of property to the use of the public, the streets, drainage right of way and utility easements as hereon laid down and designated, including easements for overhead of service wires for pole type utilities and the right for installation of service poles alongside lot lines as may be required, easements for 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 my signature this _____ day of _____, 2026.

Carlos D. Bombach, C.O.O.

ACKNOWLEDGEMENT

STATE OF TEXAS COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Carlos D. Bombach, 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 for the purpose and consideration herein 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 PLANNING 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 _____, 2026.

Chairperson Executive Secretary

Approved for filing this _____ day of _____, 2026.

Planning and 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 the Plat Records.

County Clerk by Deputy

Subdivision improvement plans prepared by and under the supervision of GEA Group.

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.

JORGE L. AZCARATE, P.E.
Licensed Professional Engineer
Texas License No. 85075

Benito Barragan TX, R.P.L.S. No. 5615

ENGINEER

cea GROUP
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Suite 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net
TEXAS REGISTERED ENGINEERING FIRM F-4564

CONTACT: JORGE L. AZCARATE, P.E.

SURVEYOR

Barragan & Associates Inc.
LAND PLANNING & LAND SURVEYING
10950 Palicano Dr. Bldg. F - El Paso TX 79935
Phone (915) 591-5709 Fax (915) 591-5706

CONTACT: BENITO BARRAGAN, R.P.L.S.

DATE OF PREPARATION: MARCH 2026