

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, INSTRUMENT No. _____, DATE _____.
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT No. _____, 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.
- "U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS."
- THIS SUBDIVISION LIES WITHIN 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 REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF (MUNI-CODE 19.19.010A, SDM, AND DDM SECTION 11.1).
- ROADS WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL PAVED BY THE DEVELOPER AND LEGALLY APPROVED AND ACCEPTED BY EL PASO COUNTY.

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.

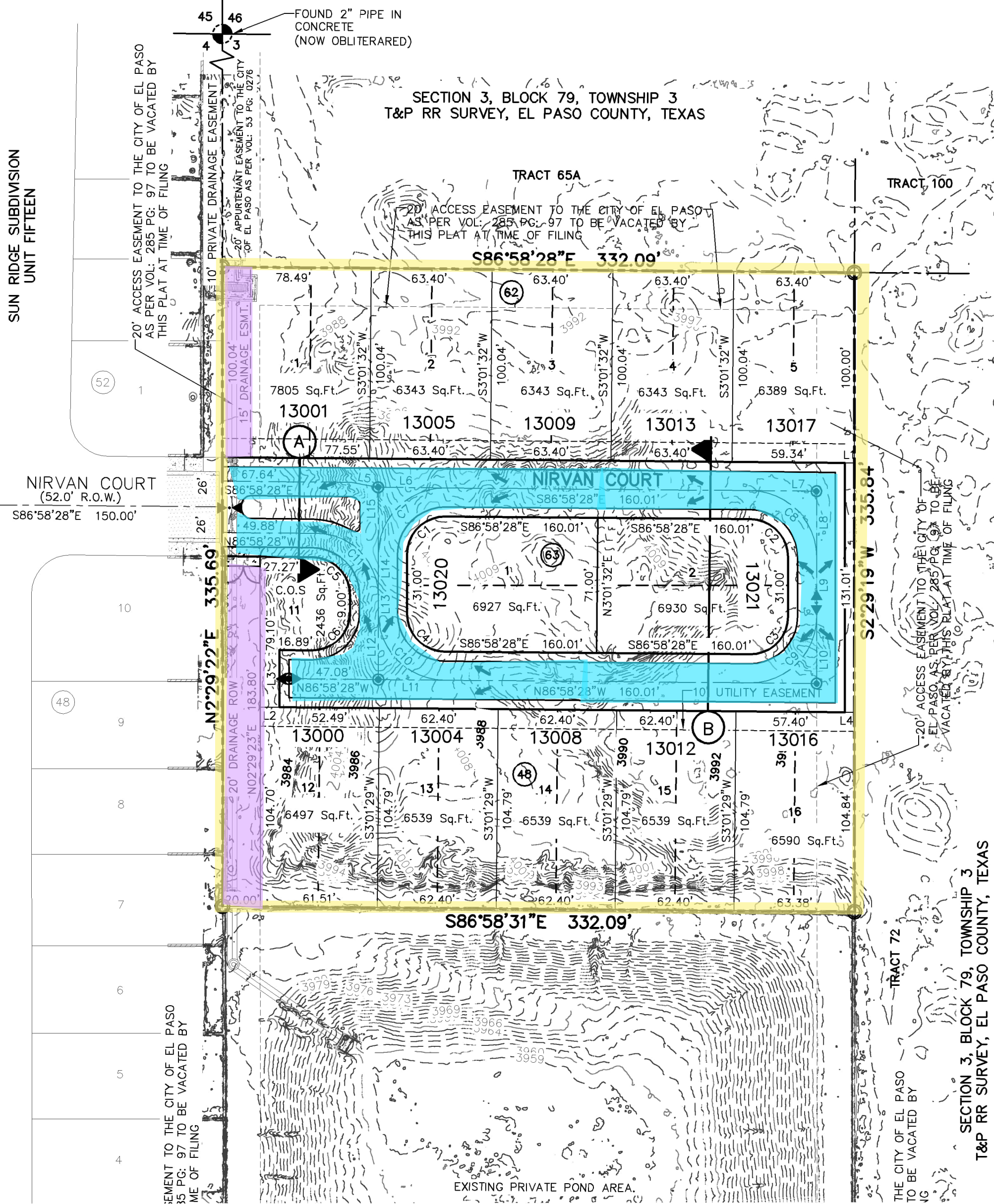
EASTSIDE SERVICE AREA

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.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S87°30'41"E	5.00'
L2	N87°30'37"W	10.00'
L3	S02°29'22"W	30.00'
L4	S87°30'41"E	5.00'
L5	N77°10'16"W	14.68'
L6	S86°58'28"E	35.33'
L7	S86°58'28"E	34.67'
L8	S02°29'19"W	34.67'
L9	S02°29'19"W	31.00'
L10	S02°29'19"W	35.33'
L11	N86°58'28"W	34.67'
L12	N02°29'19"E	34.67'
L13	N02°29'19"E	9.63'
L14	N02°29'19"E	21.37'
L15	N02°29'19"E	35.33'

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'	N42°14'35"W	089°27'47"
C6	20.00'	31.60'	20.19'	28.42'	N47°45'25"E	090°32'13"
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"
C11	32.50'	50.75'	32.20'	45.75'	N42°14'35"W	089°27'47"



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

LEGEND

SCHOOL DISTRICT

SOCORRO INDEPENDENT SCHOOL DISTRICT
12440 ROJAS DR, EL PASO, TX 79928

DUPLEX	= 24
COMMON OPEN SPACE	= 1
TOTAL	= 25

BENCHMARK:

FOUND MONUMENT AT THE CENTERLINE OF SHREYA STREET ELEVATION: 3985.74 (NAVD 88)
N: 10,650,954.43 (GRID)
E: 456,045.85 (GRID)

FLOOD ZONE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 480212-0250B, DATED SEPTEMBER 4, 1991 THIS PROPERTY IS IN FLOOD HAZARD ZONE X OUTSIDE THE 500 YEAR FLOOD-PLAN.

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SIDEWALK
- PROPERTY LINE
- STREET CENTERLINE
- 10' UTILITY EASEMENT
- LOT AND BLOCK NUMBER
- PROPOSED INLET & STORM SEWER PIPE
- DRAINAGE FLOW
- HIGH POINT
- LOW POINT
- PROPOSED MONUMENT
- EXISTING MONUMENT
- EXISTING MAJOR CONTOUR LINES
- EXISTING MINOR CONTOUR LINES

OWNER/DEVELOPER

JNC DEVELOPMENT
12300 MONTWOOD DR
EL PASO, TEXAS 79928
VOICE (915) 849-0111
CONTACT: MR. CARLOS BOMBACH

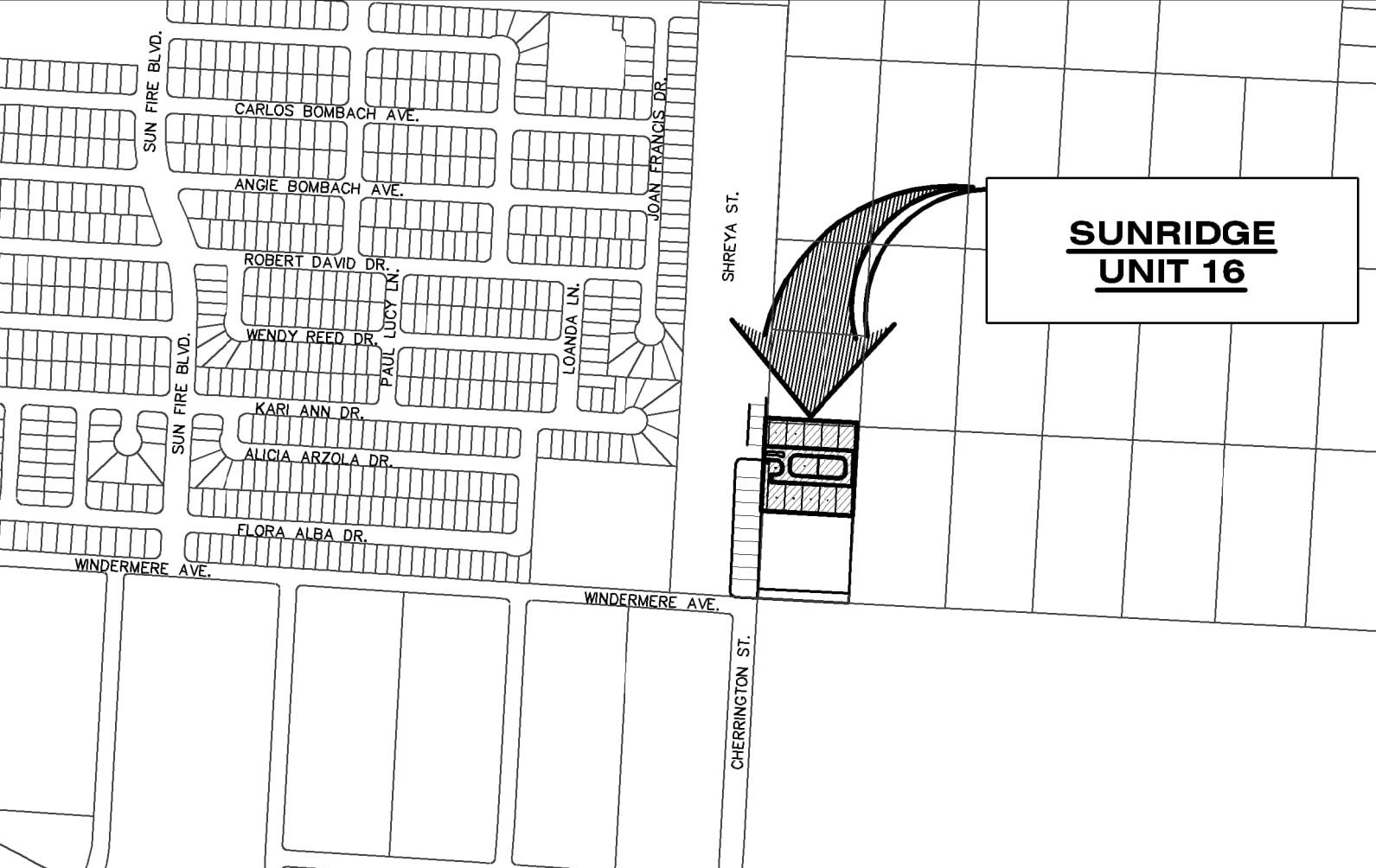
ENGINEER

cea group
813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net
TEXAS REGISTERED ENGINEERING FIRM F-4564
CONTACT: JORGE L. AZCARATE, P.E.

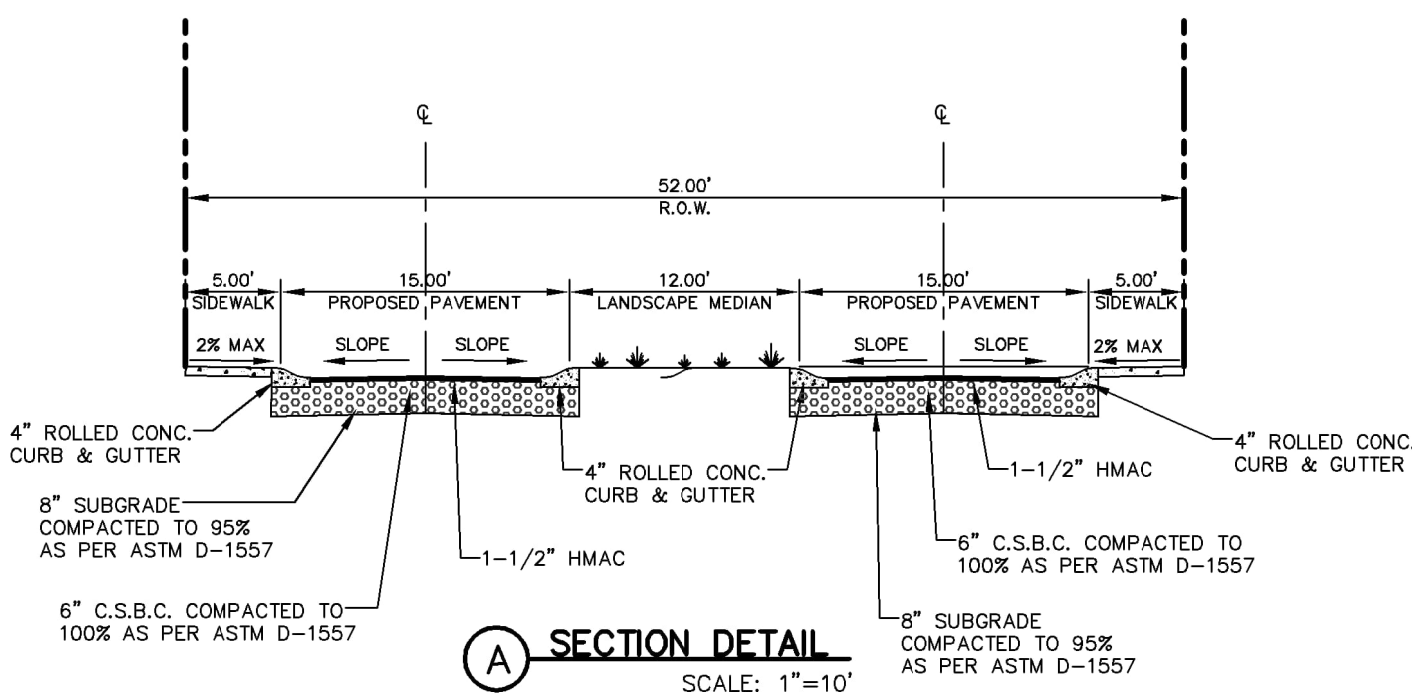
SURVEYOR

Barragan & Associates Inc.
LAND PLANNING & LAND SURVEYING
10950 Pellicano Dr. Bldg. F - El Paso TX 79935
Phone (915) 591-5709 Fax (915) 591-5706
CONTACT: BENITO BARRAGAN, R.P.L.S.

LOCATION MAP



SCALE: 1"=600'

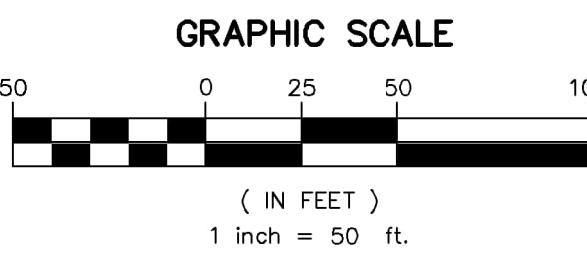


SECTION DETAIL A

SCALE: 1"=10'

SECTION DETAIL B

SCALE: 1"=10'



PRELIMINARY PLAT

SCALE: 1" = 50'

DATE OF PREPARATION: AUG 2025