

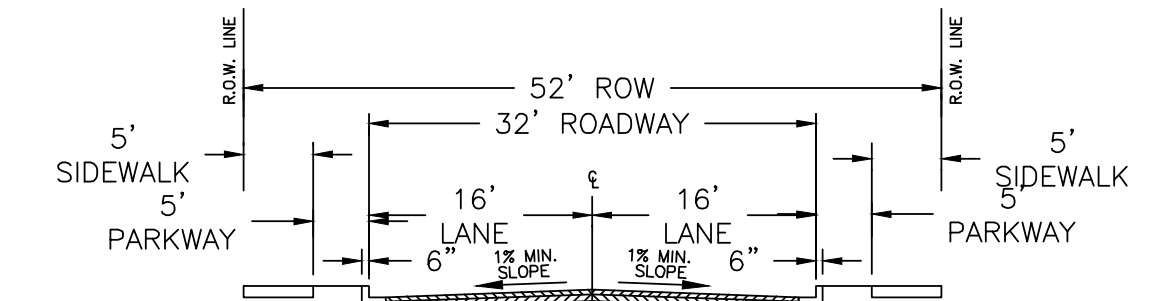
# PRICE BROTHERS CROSSING UNIT ONE

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.±)

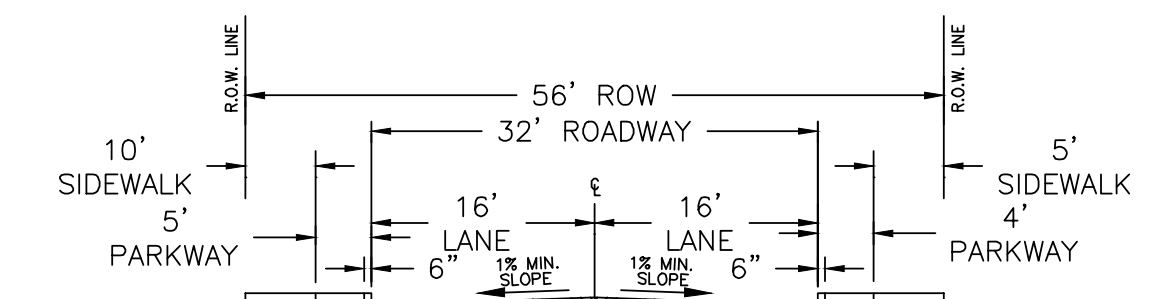
**PROPOSED LAND USE:**  
RESIDENTIAL

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

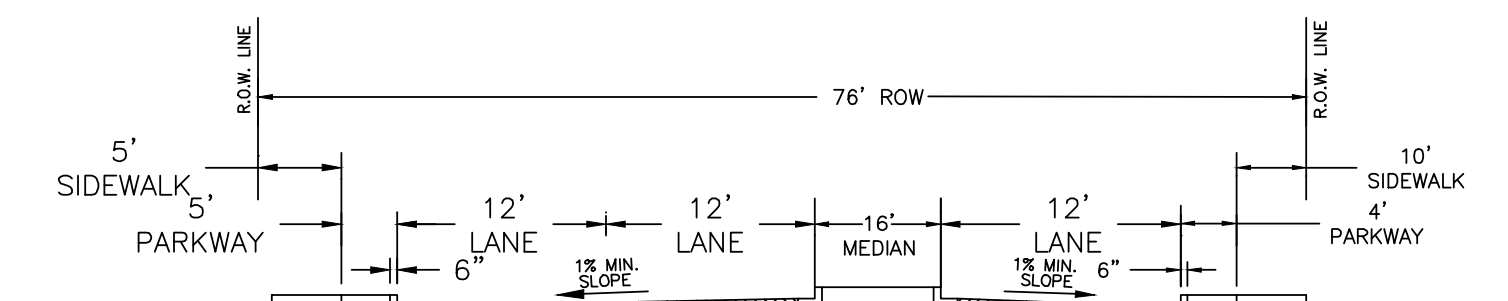
**SCHOOL DISTRICT:**  
YSLETA INDEPENDENT  
SCHOOL DISTRICT



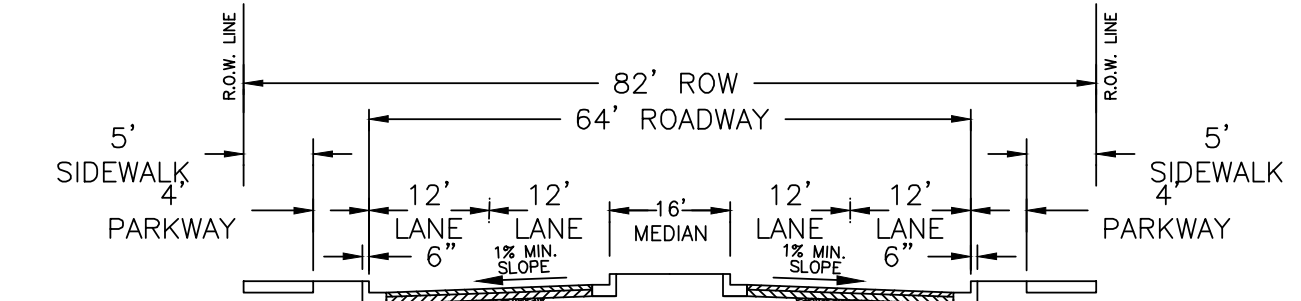
**PROPOSED LOCAL RESIDENTIAL  
52' R.O.W. TYPICAL ROAD SECTION**  
SCALE: N.T.S.



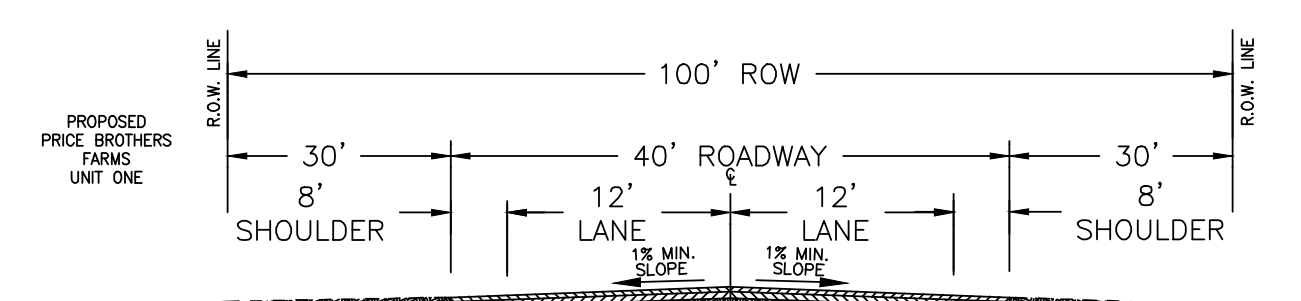
**PROPOSED LOCAL RESIDENTIAL  
56' R.O.W. TYPICAL ROAD SECTION**  
SCALE: N.T.S.



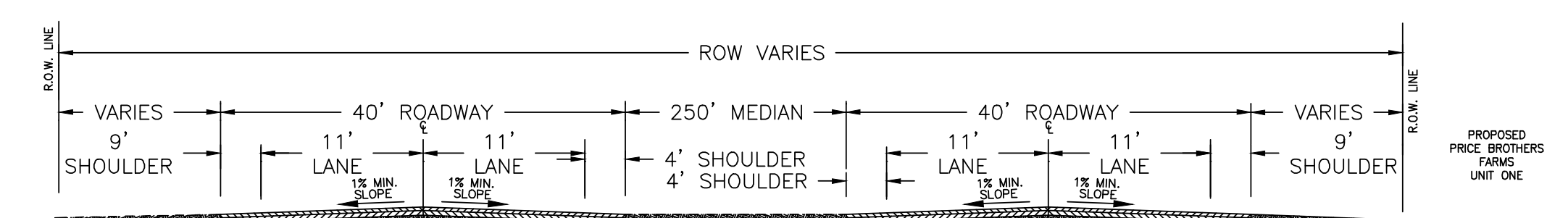
**PROPOSED LOCAL RESIDENTIAL  
76' R.O.W. TYPICAL ROAD SECTION**  
SCALE: N.T.S.



**PROPOSED LOCAL RESIDENTIAL  
82' R.O.W. TYPICAL ROAD SECTION**  
SCALE: N.T.S.



**EXISTING DYER ST.  
100' R.O.W. TYPICAL ROAD SECTION**  
SCALE: N.T.S.



**EXISTING U.S. 54  
R.O.W. VARIES TYPICAL ROAD SECTION**  
SCALE: N.T.S.

**PRELIMINARY**

TO BE CONSIDERED BY THE  
CITY PLAN COMMISSION  
RECOMMENDATIONS CONCERNING  
THIS PLAT MUST BE FILED BY:

**OWNER**

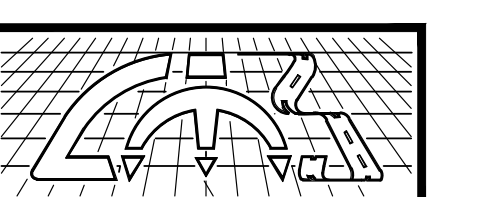
JNC DEVELOPMENT, INC.  
12300 MONTWOOD DRIVE  
EL PASO, TEXAS 79928  
(915)855-1005

**ENGINEER**



Engineering Solutions  
TYPE FIRM No. 13987  
110 Mesa Park Drive, Suite 200  
El Paso, Texas 79912  
Office: (915) 852-8800  
Fax: (915) 829-8506

**SURVEYOR**

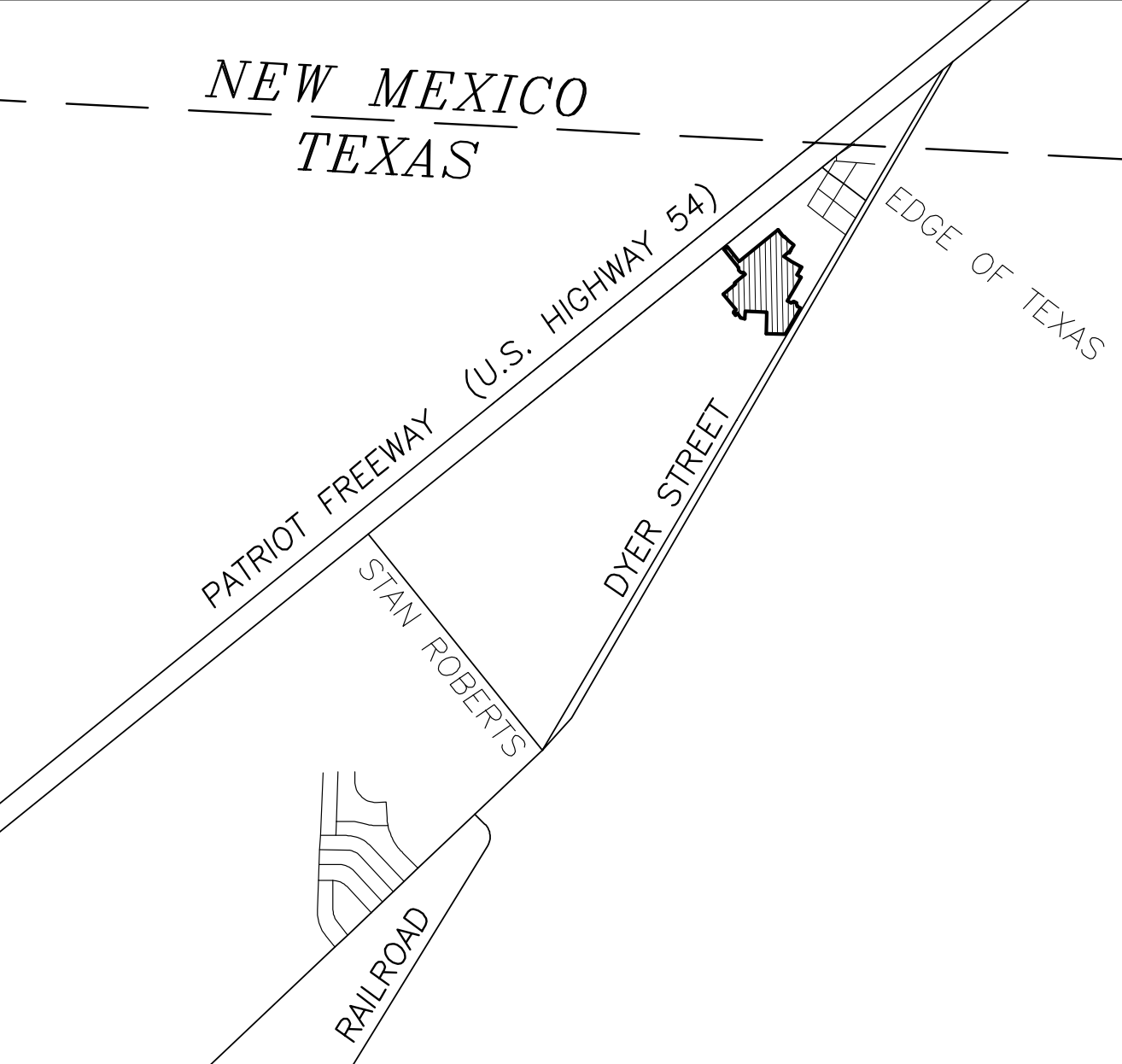


Land-Mark Professional  
Surveying, Inc.  
1420 Bessemer Drive, Suite "A",  
El Paso, Texas 79905  
(915) 598-1300  
email: Larry@land-marksurvey.com  
"Serving Texas, New Mexico and Arizona"

DATE OF PREPARATION: JULY 1, 2025  
DATE OF LAST REVISION: DECEMBER 12, 2025

- LEGEND**
- SUBDIVISION BOUNDARY LINE
  - STREET RIGHT OF WAY
  - STREET CENTERLINE
  - EASEMENT LINE
  - U.S. POSTAL SERVICE COLLECTION BOX UNITS
  - BLOCK NUMBER
  - LOT NUMBER
  - ADDRESS
  - PROPOSED CITY MONUMENT
  - UTILITY EASEMENT
  - DRAINAGE EASEMENT
  - RESTRICTIVE ACCESS EASEMENT

**LOCATION MAP SCALE: 1"=3000'**



(SHEET 1 OF 2)