SOMBRAS DEL SOL UNIT SIX

AMENDED PLAT

BEING AN AMENDING PLAT OF ALL OF
SOMBRAS DEL SOL UNIT SIX
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 6.8091 ACRES

AMENDING PLAT FOR 20' P.S.B. EASEMENT WITHIN LOT 17, BLOCK 19.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00	31.23	19.81	28.15	S45°15'00"E	89°28'00"
C2	20.00	31.60	20.19	28.42	N44°45'00"E	90°32'00"
C3	20.00	31.23	19.81	28.15	S45°15'00"E	89°28'00"
C4	847.50	191.14	95.98	190.73	N84°03'20"W	12°55'19"
C5	20.00	35.93	25.11	31.29	S50°56'40"W	102°55'19"
C6	900.00	139.61	69.94	139.47	N86°04'22"W	8°53'16"
C7	900.00	111.84	55.99	111.77	N78°04'08"W	7°07'11"
C8	1072.88	378.22	191.09	376.26	S84°36'30"E	20°11'54"
C9	1072.88	727.55	378.39	713.69	N65°51'57"E	38°51'13"
C10	500.00	49.51	24.78	49.49	N01°52'14"W	5°40'24"
C11	20.00	31.42	20.00	28.28	N45°31'00"W	90°00'00"
C12	20.00	31.42	20.00	28.28	S44°29'00"W	90°00'00"
C13	847.50	95.50	47.80	95.45	N87°17'19"W	6°27'23"
C14	20.00	29.16	17.86	26.65	N42°17'19"W	83°32'37"
C15	600.00	14.85	7.43	14.85	S00°15'26"E	1°25'05"
C16	600.00	14.85	7.43	14.85	N00°15'26"E	1°25'05"

LINE TABLE

LINE	LENGTH	BEARING
L1	89.19	N89°59'00"W
L2	52.01	S89°34'23"E
L3	178.01	N89°59'00"W
L4	52.00	S89°29'00"W
L5	32.58	N00°31'00"W
L6	107.98	N89°29'00"E
L7	46.00	N00°31'00"W
L8	45.57	N00°31'00"W
L9	52.50	N00°31'00"W
L10	53.18	N00°31'00"W

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

NOTES:

WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (SOMBRAS DEL SOL UNIT SIX) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF DATE: 12-2008

THE 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.
INSTRUMENT No. N/A DATE 29 May 09

TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. 20090038548 DATE 29 May 09

VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING PEBBLE HILLS BLVD. SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. 20080056188 DATE 11 July 2008

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. 20080056190 DATE 11 July 2008

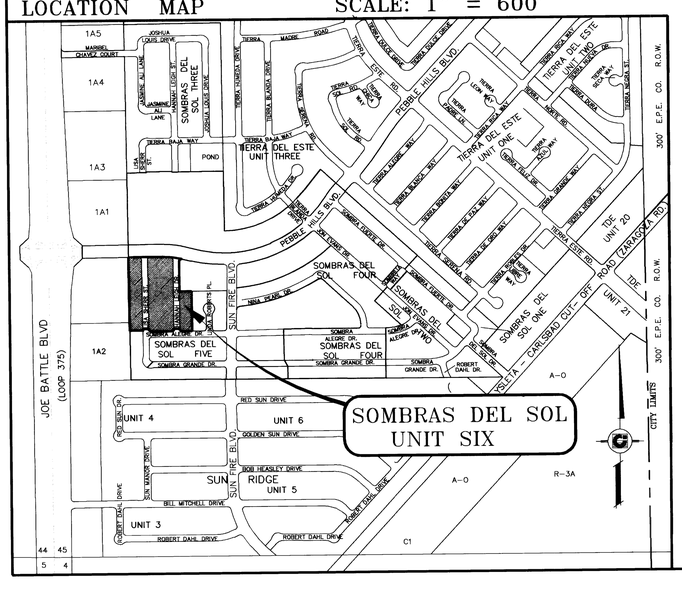
LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.

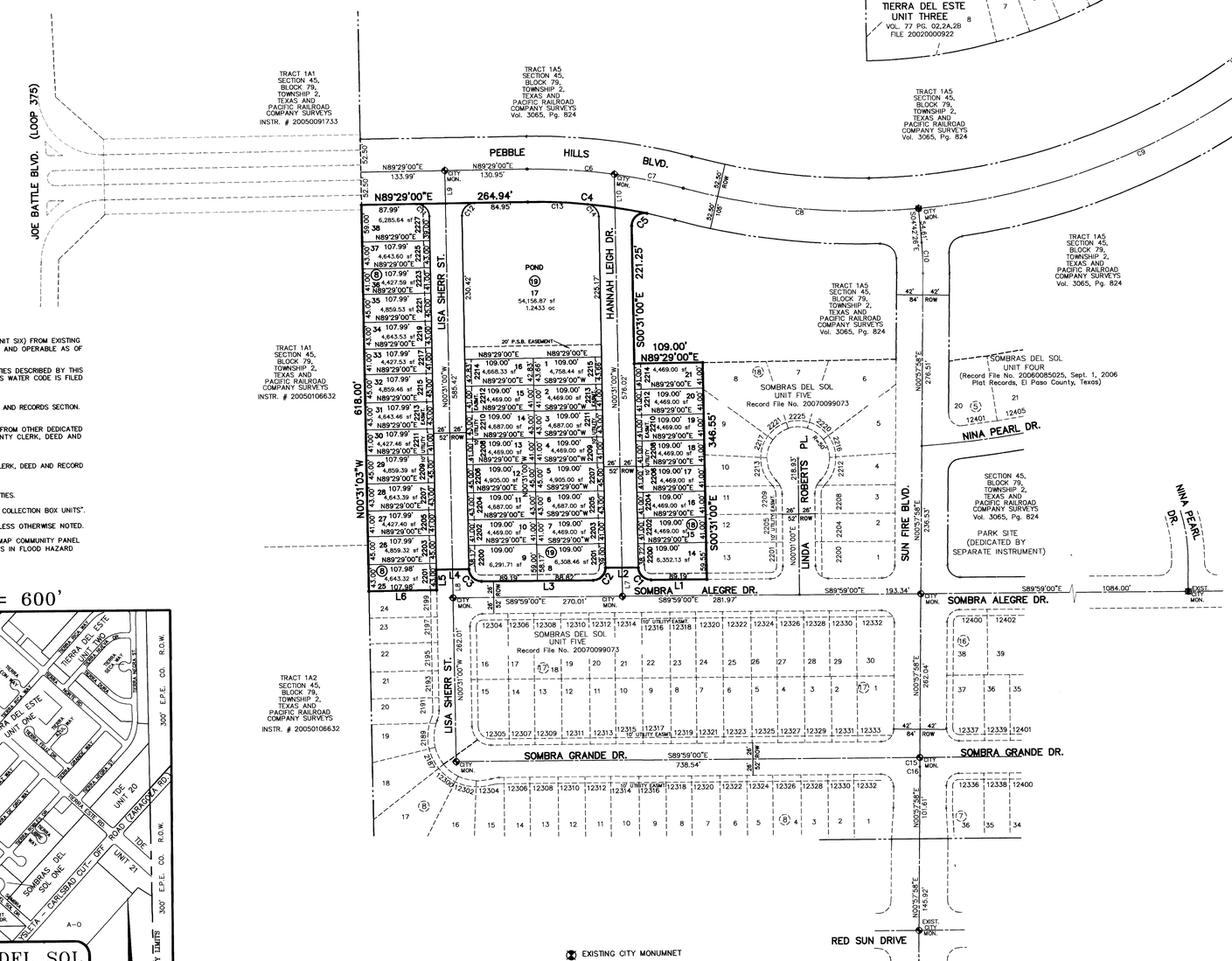
"U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS".

SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 480214 0043B DATED OCTOBER 15, 1982 (Revised April 27, 1994) THIS PROPERTY IS IN FLOOD HAZARD ZONE C OUTSIDE THE 500 YEAR FLOOD—PLAIN.

LOCATION MAP SCALE: 1" = 600'





DATE OF PREPARATION: JUNE 18, 2007

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CADD
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936
PH. # 592-0283 FAX # 592-0286

SOMBDS6-FN-amend.DWG

DEDICATION

JNC LAND, L. P., property owner of this land, hereby presents this plat and dedicates to the use of the public, the streets, drives, pond and P.S.B. easement, utility easements as hereon laid down and designated, including easements for overhang of service wires for pole type utilities, and 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 our signature this 1st day of May, 2009.

BY: JNC LAND, L. P.

Carlos D. Bombach, VICE PRESIDENT

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Carlos D. Bombach, Vice President of JNC LAND, L. P., 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 of said corporation for the purpose and considerations herein expressed.

Given under my hand and seal of office this 5th day of May, 2009.

Notary Public in and for El Paso County

LAUREL RENEE SANTEE
NOTARY PUBLIC, STATE OF TEXAS
08-15-2012
My Commission Expires

AMENDING PLAT APPROVAL STATEMENT

This subdivision is hereby approved in accordance with Chapter 212.0065 (AMENDING PLAT) of the Local Government Code of Texas Municipal Code Section 19.08.070, as to meeting the requirements for a review of an amending plat.

Texas this 7 day of May, 2009.

Secretary — Chairperson

Approved for filing this 7 day of May, 2009.

Development Services Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 29 day of May, 2009, A.D.

Instrument No. 20090038548

County Clerk — By Deputy

Prepared by and under the supervision of:
YVONNE CONDE CURRY, P.E.
Registered Professional Engineer
Registration No. 64648

STATE OF TEXAS
YVONNE CONDE CURRY
64648
LICENSED
PROFESSIONAL ENGINEER

Yvonne Conde Curry, P.E.

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.

Ron R. Conde
Registered Professional Land Surveyor
Texas License No. 5152

STATE OF TEXAS
RONALD ROBERT CONDE
5152
REGISTERED
PROFESSIONAL
LAND SURVEYOR
4-17-07

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