

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead, PC
401 Congress Ave., Suite 2100
Austin, Texas 78701

**FOURTH AMENDMENT TO
DECLARATION OF CONDOMINIUM REGIME
FOR
PIAZZA ESCONDIDA CONDOMINIUMS**

A Condominium Project located in El Paso County, Texas

Cross Reference to Declaration of Condominium Regime for Piazza Escondida Condominiums
recorded as Document No. 20130084291 in the Official Public Records of El Paso County, Texas.

**FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR
PIAZZA ESCONDIDA CONDOMINIUMS**

This Fourth Amendment to Declaration of Condominium Regime for Piazza Escondida Condominiums (the "**Amendment**") is made by **TONE VENTURES, L.L.C.**, a Texas limited liability company ("**Declarant**"), and is as follows:

RECITALS:

A. Piazza Escondida Condominiums, a condominium regime (the "**Regime**"), located in El Paso County, Texas, was established pursuant to that certain Declaration of Condominium Regime for Piazza Escondida Condominiums, recorded as Document No. 20130084291 in the Official Public Records of El Paso County, Texas, as amended by that certain First Amendment to Declaration of Condominium Regime for Piazza Escondida Condominiums, recorded as Document No. 20140026989 in the Official Public Records of El Paso County, Texas, as amended by that certain Second Amendment to Declaration of Condominium Regime for Piazza Escondida Condominiums, recorded as Document No. 20150055049 in the Official Public Records of El Paso County, Texas, as amended by that certain Third Amendment to Declaration of Condominium Regime for Piazza Escondida Condominiums, recorded as Document No. 20170022026 in the Official Public Records of El Paso County, Texas (collectively, the "**Declaration**").

B. Pursuant to *Provision A.3.3* of Appendix "A" to the Declaration, Declarant may modify the initial development plan to respond to perceived or actual changes and opportunities in the marketplace. Modifications may include, without limitation, the subdivision, or combination of Units, changes in the sizes, styles, configurations, materials and appearances of Units, and Common Elements.

C. Pursuant to *Provision A.3.7 and A.3.8* of Appendix "A" to the Declaration, Declarant may amend the Declaration unilaterally and without the consent of other Owners or any mortgagee to create Units, General Common Elements and Limited Common Elements within the Property or subdivide, combine, or reconfigure Units or convert Units into Common Elements, in the exercise of statutory Development Rights.

D. The Development Period is for a term of ten (10) years from the date the Declaration was recorded in the Official Public Records of El Paso County, Texas. The Declaration was recorded on November 13, 2013, and the Development Period is still in effect.

E. The total number of Units within the Regime after giving effect to this Amendment is equal to thirty-one (31).

NOW THEREFORE, the Declaration is hereby amended as follows:

PIAZZA ESCONDIDA CONDOMINIUMS
FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME

1. **Reconfiguration of Units.** In accordance with the rights reserved by the Declarant pursuant to *Provisions A.3.3, A.3.7 and A.3.8 of Appendix "A"* to the Declaration, Declarant hereby reconfigures Unit C-13 into Units B-15 and B-25 comprised in Building B-5 (the "New Units") and into General Common Elements, as more particularly described on the New Plat and Plans (as defined below). The New Units are hereby classified as Residential Units.

2. **Replacement of Attachment 1.** Attachment 1 to the Declaration is hereby deleted in its entirety and the Plats and Plans attached hereto as Exhibit "A" (the "New Plats and Plans") are substituted in their place. The New Plats and Plans: (i) assign an identifying number to all Units; (ii) describe the portion of the limited common elements created or assigned to all Units; and (iii) include the information required by Section 82.059 of the Texas Uniform Condominium Act.

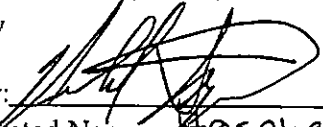
3. **Replacement of Attachment 3.** The Schedule of Allocated Interests, Common Interest Allocation and Common Expense Liability assigned to each Unit within the Regime, the removal of Unit C-13 and the addition of the New Units, is set forth on Exhibit "B", attached hereto. Exhibit "B", attached hereto, supersedes and replaces Attachment 3 attached to the Declaration.

4. **Miscellaneous.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Declaration. Unless expressly amended by this Amendment, all other terms and provisions of the Declaration remain in full force and effect as written, and are hereby ratified and confirmed.

EXECUTED to be effective as of the 2nd day of November, 2017.

DECLARANT:

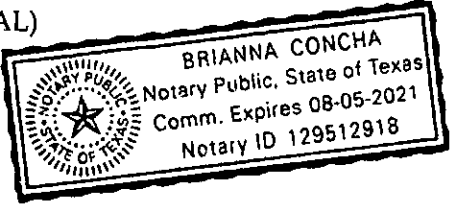
TONE VENTURES, LLLC, a Texas limited liability company

By: 
Printed Name: Herschel Stringfield
Title: Manager

THE STATE OF TEXAS §
COUNTY OF EL PASO §

This instrument was acknowledged before me this 2nd day of November, 2017 by Herschel Stringfield, Manager of Tone Ventures, LLC, a Texas limited liability company, on behalf of said limited liability company.

(SEAL)

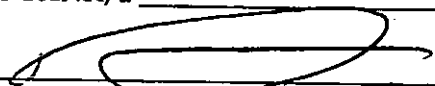


Brianna Concha
Notary Public Signature

CONSENT OF MORTGAGEE

The undersigned, being the lien holder of the deed of trust lien (the "Lien") recorded as Document No. _____ of the Official Public Records of El Paso County, Texas, securing a note of even date therewith, executes this Third Amendment to the Declaration solely for the purposes of (i) evidencing its consent to the Second Amendment and the Declaration, and (ii) subordinating the Lien to the Declaration, both on the condition that the Lien shall remain superior to the Assessment Lien in all events. The undersigned makes no representation or warranty, express or implied, of any nature whatsoever, to any Owner with respect to any Unit or the effect of the terms and provisions of this Regime.

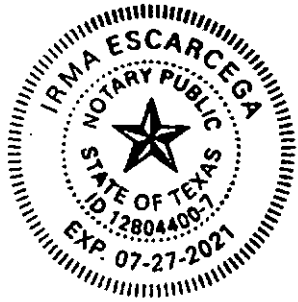
CITY BANK, a _____


BY: 
PRINTED NAME: Robert D. KOTARSKI
TITLE: BRANCH PRESIDENT

STATE OF Texas §
COUNTY OF EL PASO §
§

This instrument was acknowledged before me on this 2 day of November 2017 by Robert D. Kotarski as Branch President of City Bank, a _____, on behalf of said bank.

(seal)





Notary Public State of Texas

CONSENT OF MORTGAGEE

The undersigned, being the lien holder of the deed of trust lien (the "Lien") recorded as Document No. 20130090905 of the Official Public Records of El Paso County, Texas, securing a note of even date therewith, executes this Third Amendment to the Declaration solely for the purposes of (i) evidencing its consent to the Second Amendment and the Declaration, and (ii) subordinating the Lien to the Declaration, both on the condition that the Lien shall remain superior to the Assessment Lien in all events. The undersigned makes no representation or warranty, express or implied, of any nature whatsoever, to any Owner with respect to any Unit or the effect of the terms and provisions of this Regime.

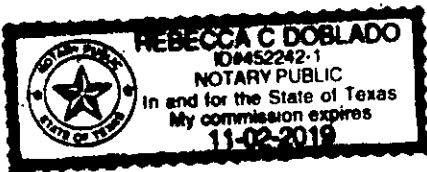
FIRST NATIONAL BANK now known as WestStar Bank

BY: *Patricia*
PRINTED NAME: PATRICIA MARTINEZ
TITLE: SR. VICE PRESIDENT

STATE OF Texas §
COUNTY OF El Paso §
§

This instrument was acknowledged before me on this 2nd day of Nov, 2017 by Patricia Martinez as Senior Vice President of First National Bank, anka on behalf of said bank.

(seal)



Rebecca C. Doblado
Notary Public State of Texas

EXHIBIT "A"

ATTACHMENT 1 TO THE DECLARATION OF CONDOMINIUM REGIME FOR
PIAZZA ESCONDIDA CONDOMINIUMS

SEE SHEET 2 FOR ORIGINAL CERTIFICATION

EXHIBIT "B"
ATTACHMENT 3 TO THE DECLARATION OF CONDOMINIUM REGIME FOR
PIAZZA ESCONDIDA CONDOMINIUMS

COMMON INTEREST ALLOCATION AND COMMON EXPENSE LIABILITY

<u>Units</u>	<u>Common Interest Allocation and Common Expense Liability</u>
Unit D11, Building D	3.542%
Unit D12, Building D	4.349%
Unit D21, Building D	2.263%
Unit D22, Building D	2.340%
Unit D23, Building D	2.463%
Unit D24, Building D	2.212%
Unit D31, Building D	2.254%
Unit D32, Building D	2.566%
Unit D33, Building D	2.204%
Unit D34, Building D	2.465%
Unit A11, Building A	2.832%
Unit A12, Building A	1.884%
Unit A13, Building A	2.406%
Unit A14, Building A	2.246%
Unit A15, Building A	2.194%
Unit A21, Building A	4.059%
Unit A22, Building A	3.379%
Unit A23, Building A	3.566%
Unit A24, Building A	3.611%
Unit A25, Building A	3.209%
Unit B-11, Building B-1	4.076%
Unit B-12, Building B-2	2.034%
Unit B-13, Building B-2	4.083%
Unit B-14, Building B-4	3.948%
Unit B-15, Building B-5	3.719%
Unit B-21, Building B-1	3.635%
Unit B-23, Building B-2	3.652%
Unit B-24, Building B-4	3.620%
Unit B-25, Building B-5	3.862%
Unit C14, Building C	5.172%
Unit C15, Building C	6.152%
Total	100%

PIAZZA ESCONDIDA CONDOMINIUMS
FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME

THE COMMON INTEREST ALLOCATION ASSIGNED TO A PARTICULAR UNIT WILL DECREASE AS ADDITIONAL UNITS ARE CREATED AND ADDED TO THE REGIME BY THE DECLARANT.

BUILDING LCE ALLOCATION

BUILDING LCE ALLOCATION - BUILDING D	
<u>Units</u>	<u>Building LCE Allocation</u>
Unit D11, Building D	13.285%
Unit D12, Building D	16.316%
Unit D21, Building D	8.490%
Unit D22, Building D	8.777%
Unit D23, Building D	9.239%
Unit D24, Building D	8.296%
Unit D31, Building D	8.453%
Unit D32, Building D	9.627%
Unit D33, Building D	8.269%
Unit D34, Building D	9.248%
Total	100%

BUILDING LCE ALLOCATION - BUILDING A	
<u>Units</u>	<u>Building LCE Allocation</u>
Unit A11, Building A	9.638%
Unit A12, Building A	6.411%
Unit A13, Building A	8.188%
Unit A14, Building A	7.643%
Unit A15, Building A	7.467%
Unit A21, Building A	13.812%
Unit A22, Building A	11.498%
Unit A23, Building A	12.135%
Unit A24, Building A	12.286%
Unit A25, Building A	10.920%
Total	100%

BUILDING LCE ALLOCATION - BUILDING B	
<u>Units</u>	<u>Building LCE Allocation</u>
Unit B11, Building B-1	12.492%
Unit B12, Building B-2	6.234%
Unit B13, Building B-2	12.514%
Unit B14, Building B-4	12.099%
Unit B15, Building B-5	11.397%
Unit B21, Building B-1	11.140%
Unit B23, Building B-2	11.193%
Unit B24, Building B-4	11.095%
Unit B25, Building B-5	11.835%

Total

100%

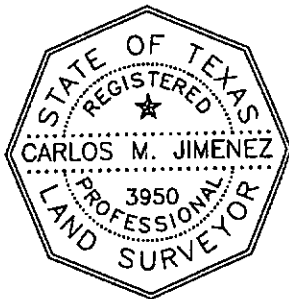
THE BUILDING LCE ALLOCATION ASSIGNED TO A PARTICULAR UNIT WILL NOT CHANGE IF ADDITIONAL UNITS ARE CREATED AND ADDED TO THE REGIME BY THE DECLARANT.


PIAZZA ESCONDIDA CONDOMINIUMS

EXHIBIT "A" PIAZZA ESCONDIDA CONDOMINIUMS

[PLATS AND PLAN]
[CERTIFICATION OF SURVEYOR]

THE ATTACHED PLATS AND PLANS, ATTACHED HERETO AS "ATTACHMENT 1" CONTAIN THE INFORMATION REQUIRED BY SECTION 82.059 OF THE TEXAS UNIFORM CONDOMINIUM ACT, AS APPLICABLE.




CARLOS M. JIMENEZ
R.P.L.S. No. 3950

DATED 09-12-17

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LOCATED IN ZONE C PANEL # 480214-0039-B DATED 10-15-82

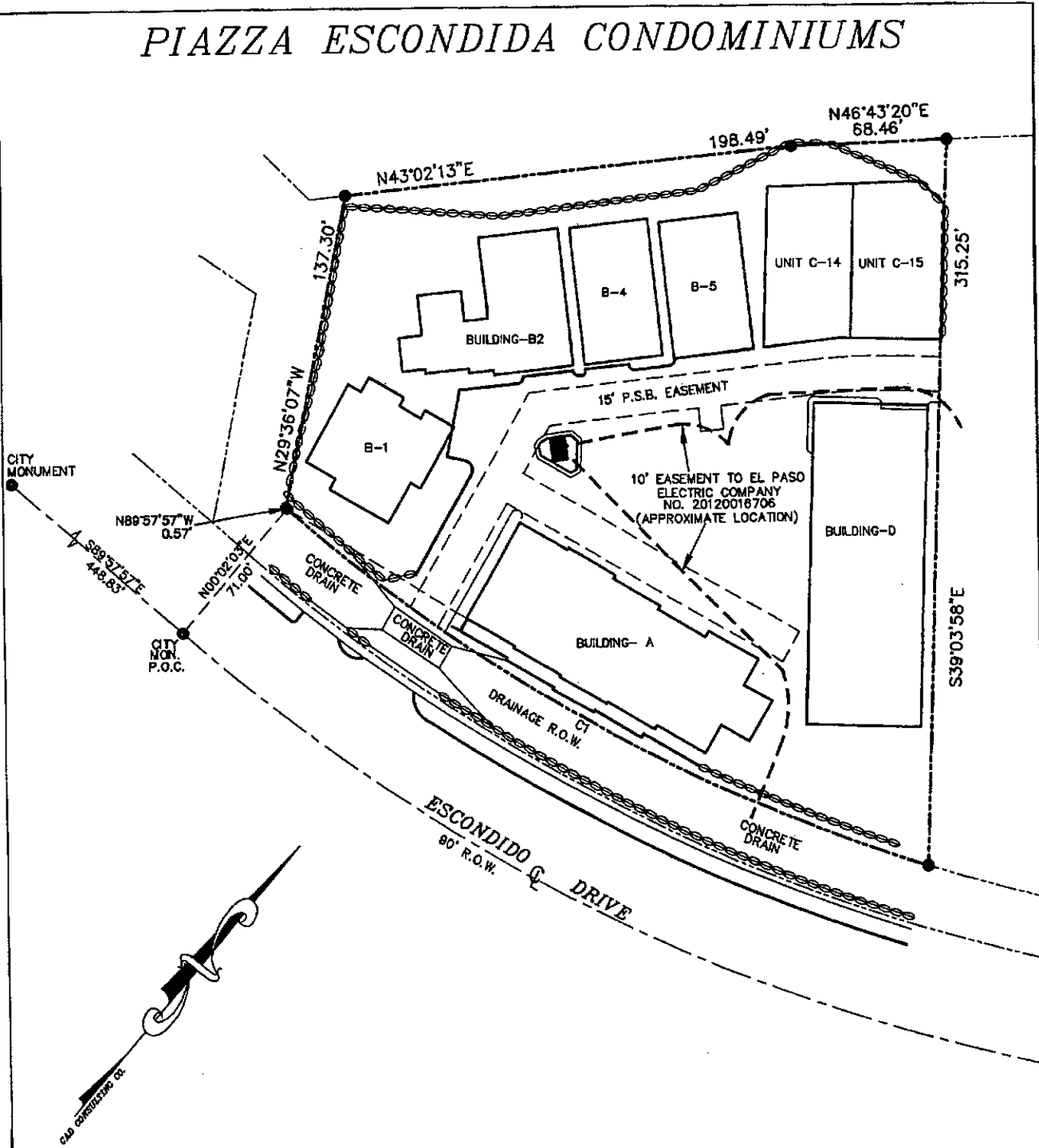
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PAGE: 2 OF 10

 **CONSULTING COMPANY**
1790 LEE TREVINO DRIVE SUITE 503
EL PASO, TEXAS 79936
(915) 633-6422

6350 ESCONDIDO DRIVE - BUILDING B-5
A PORTION OF LOT 2, BLOCK 15A
CHAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



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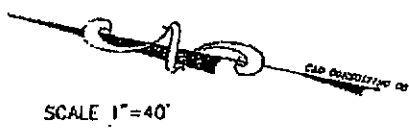
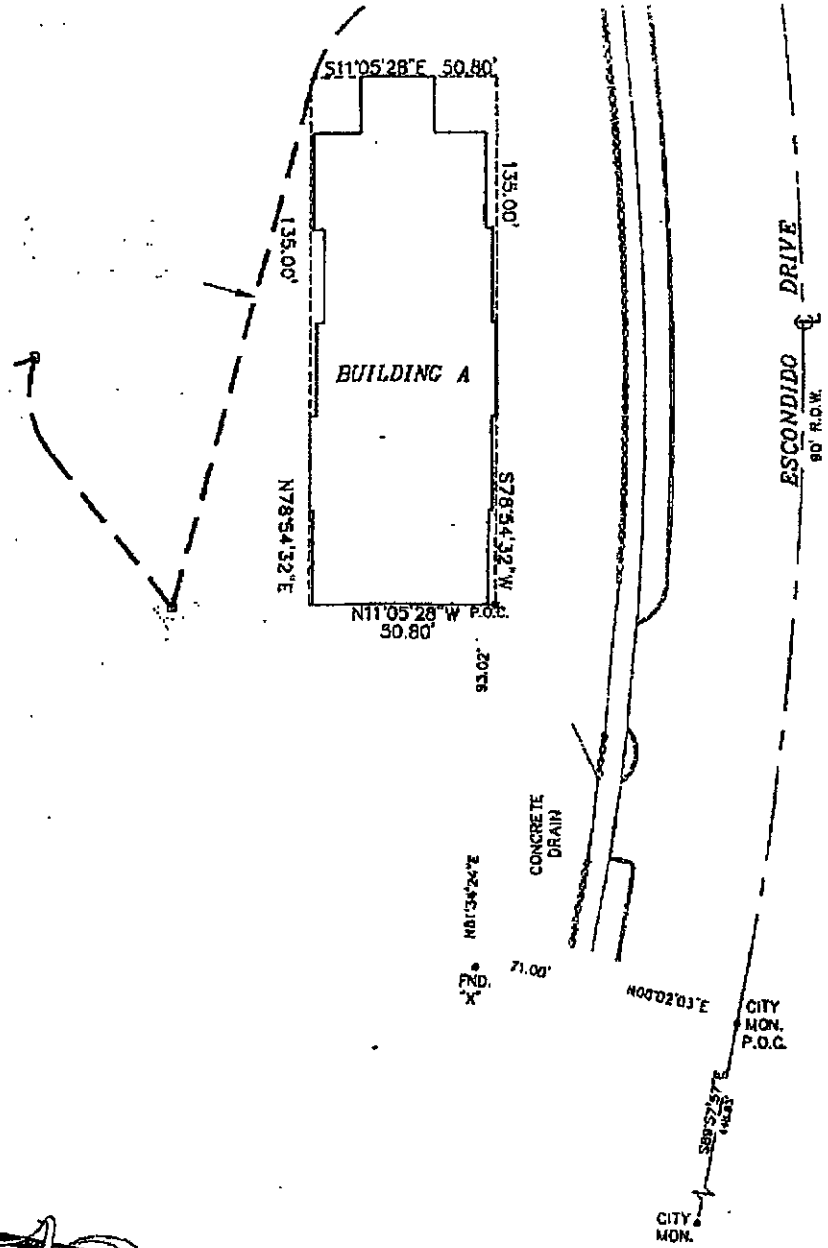
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LOCATED IN ZONE C PANEL # 480214-0039-B DATED 10-15-82			
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 EL PASO, TEXAS 79936
 (915) 633-6422

6350 ESCONDIDO DRIVE - BUILDING B-5
 A PORTION OF LOT 2, BLOCK 15A
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS

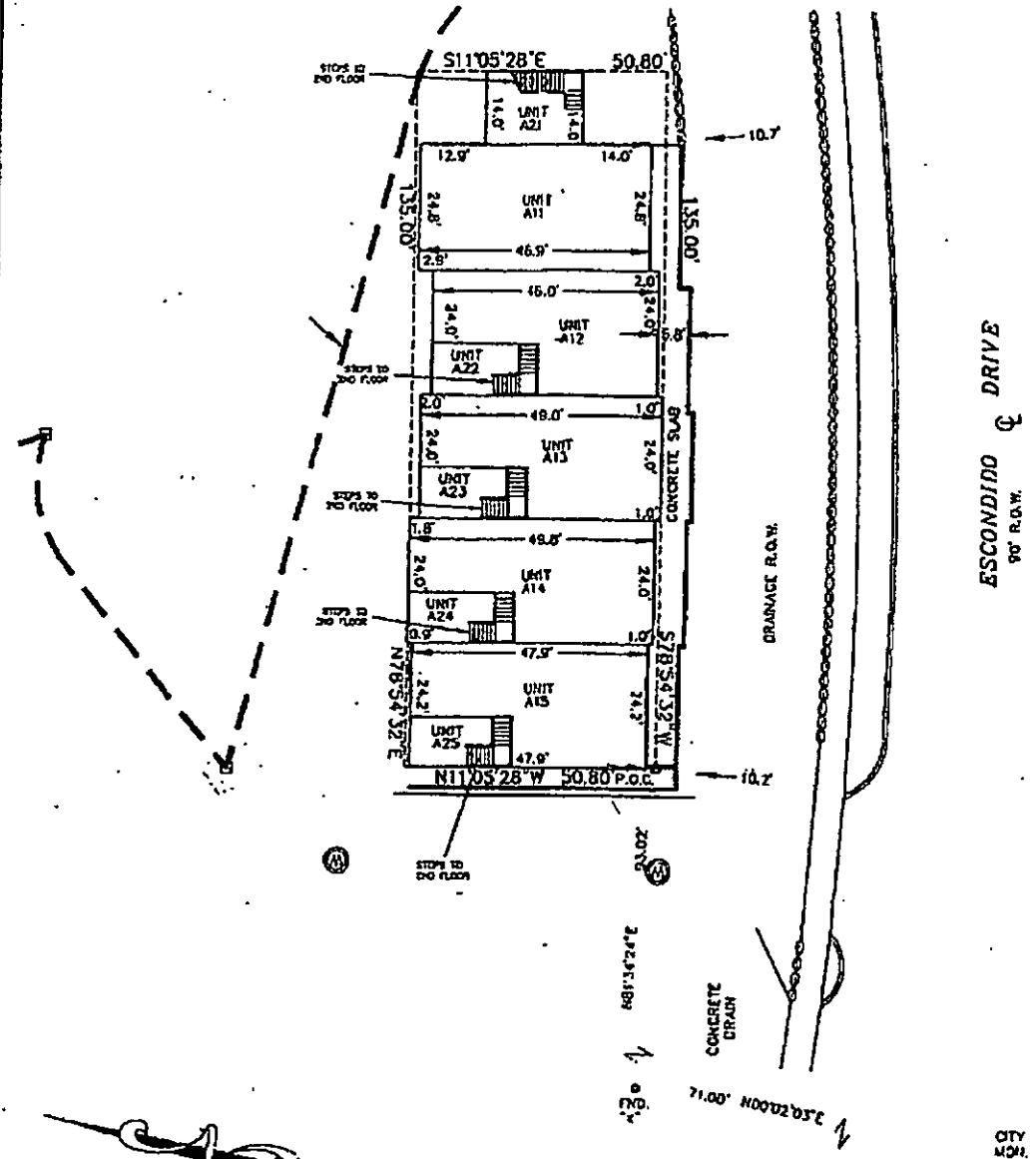


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 (915) 633-6422

6350 ESCONDIDO DRIVE - BUILDING A
 A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS 1ST FLOOR



SCALE 1"=30'

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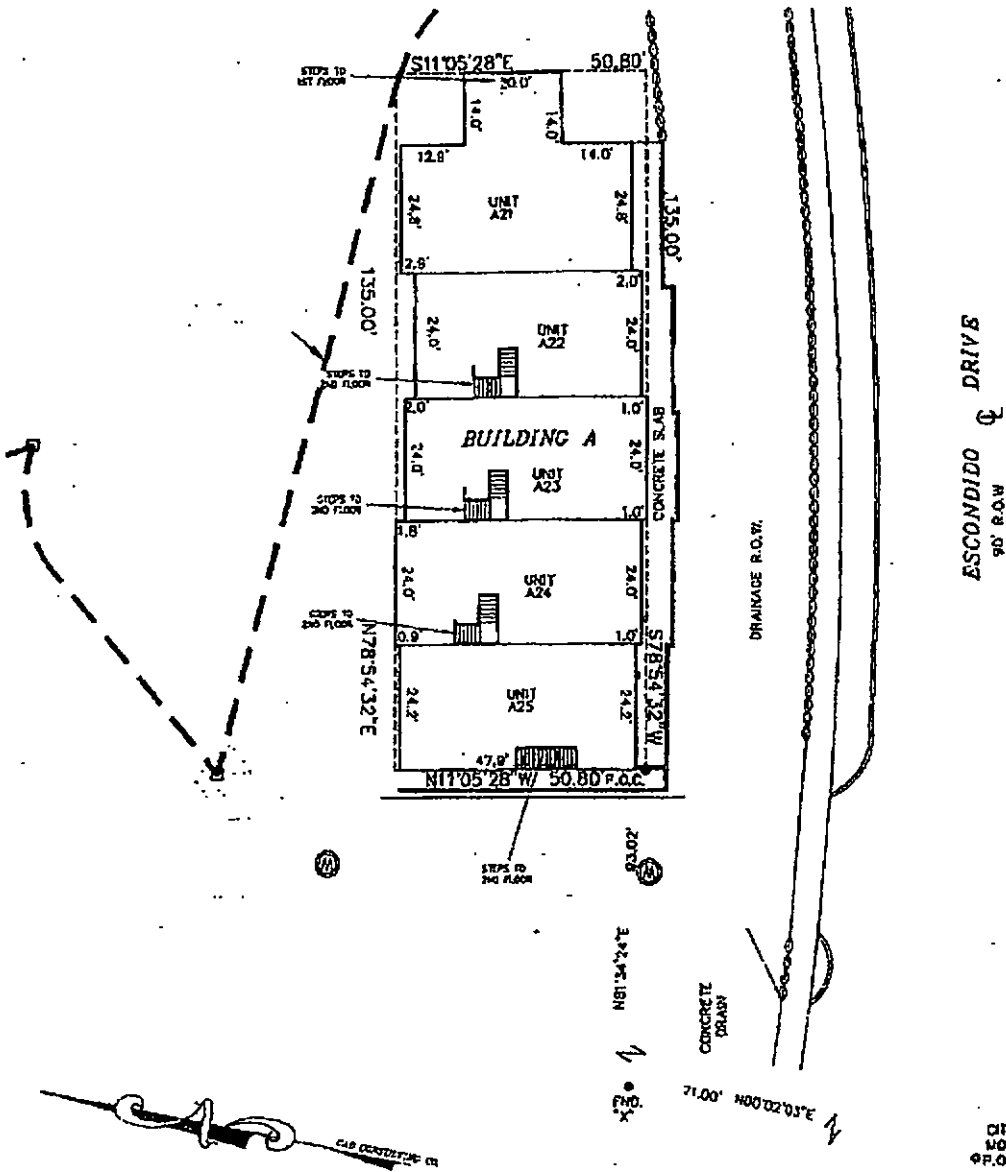
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6350 ESCONDIDO DRIVE - BUILDING A
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS 2ND FLOOR



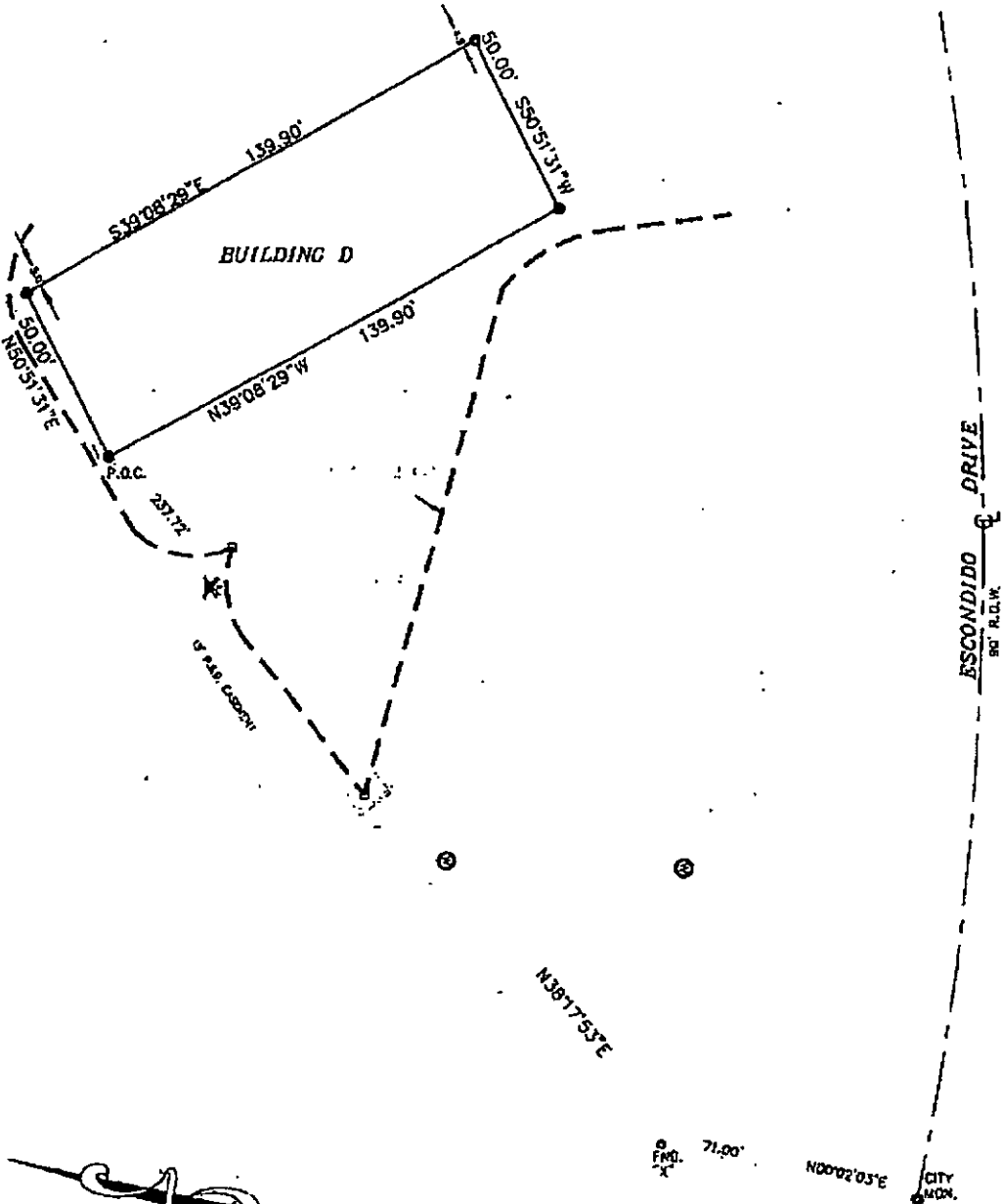
SCALE 1" = 30'

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 (315) 633-6422

6350 ESCONDIDO DRIVE - BUILDING A
 A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
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PIAZZA ESCONDIDA CONDOMINIUMS



SCALE 1"=40'

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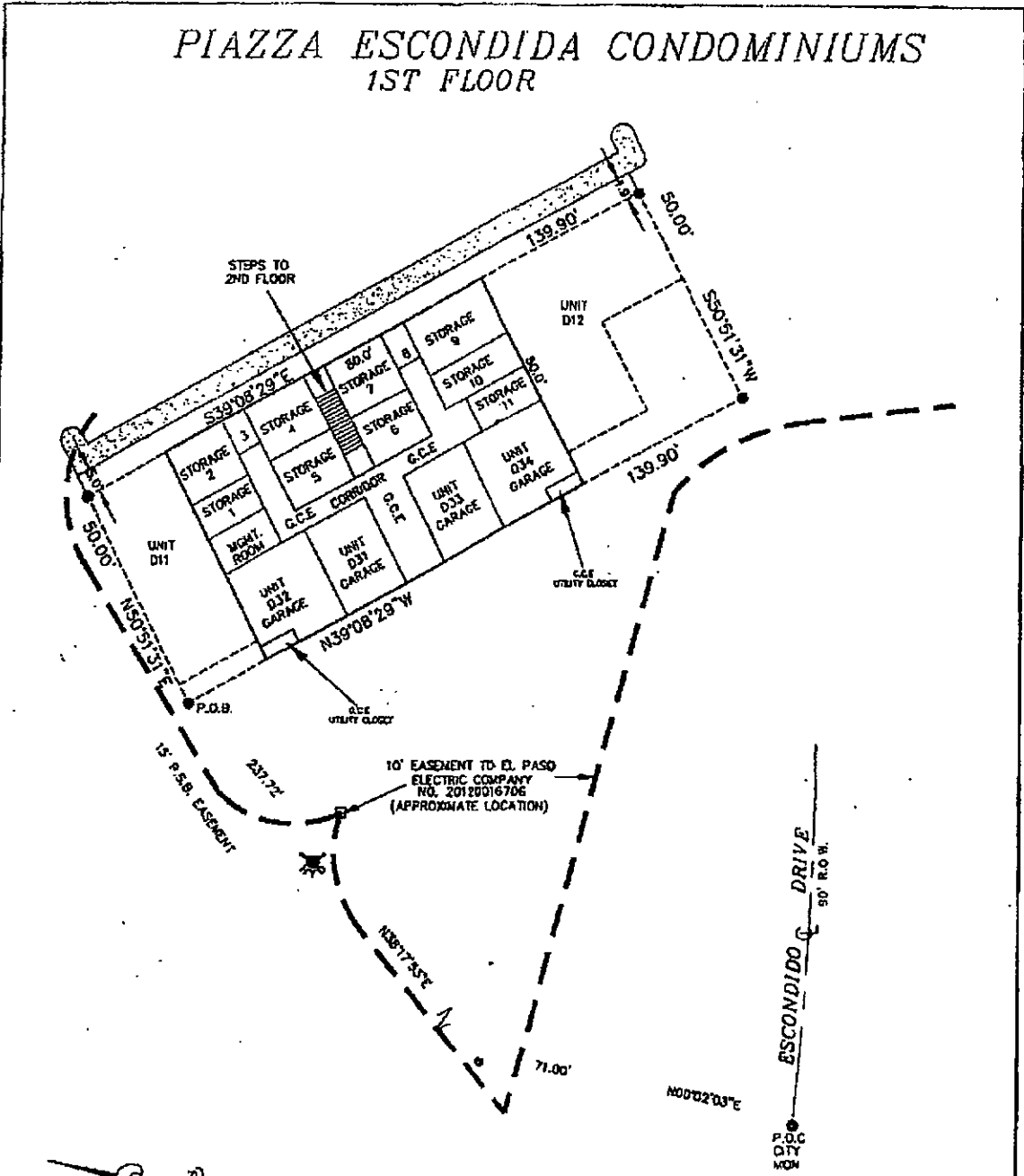
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6350 ESCONDIDO DRIVE-- BUILDING D
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 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS 1ST FLOOR



SCALE 1"=30'

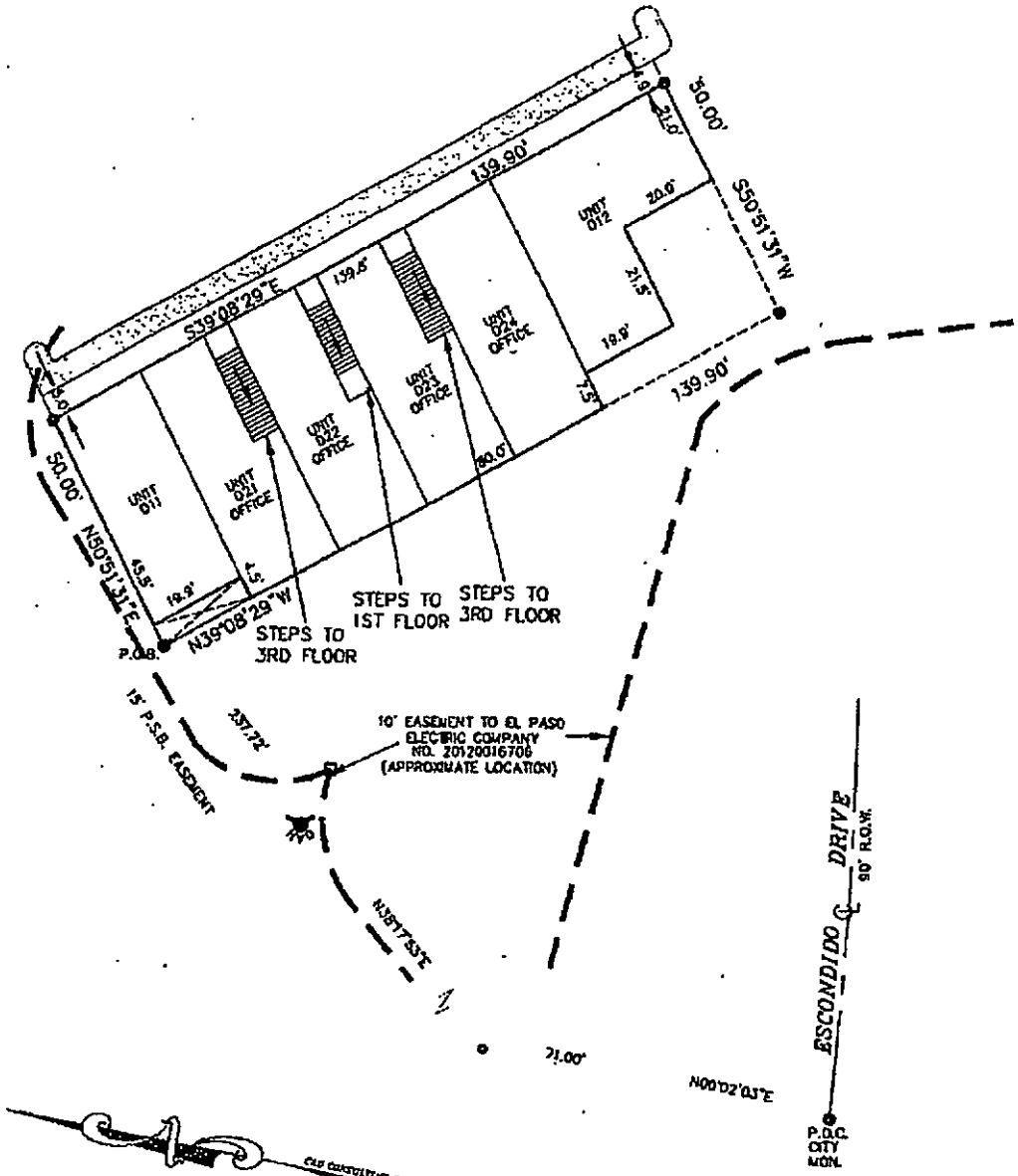
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 (915) 633-6422

6350 ESCONDIDO DRIVE- BUILDING D
 A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
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PIAZZA ESCONDIDA CONDOMINIUMS 2ND FLOOR



SCALE 1"=30'

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JOB # 12-2968 DATE: 05-21-13 FIELD: JM OFFICE: SM

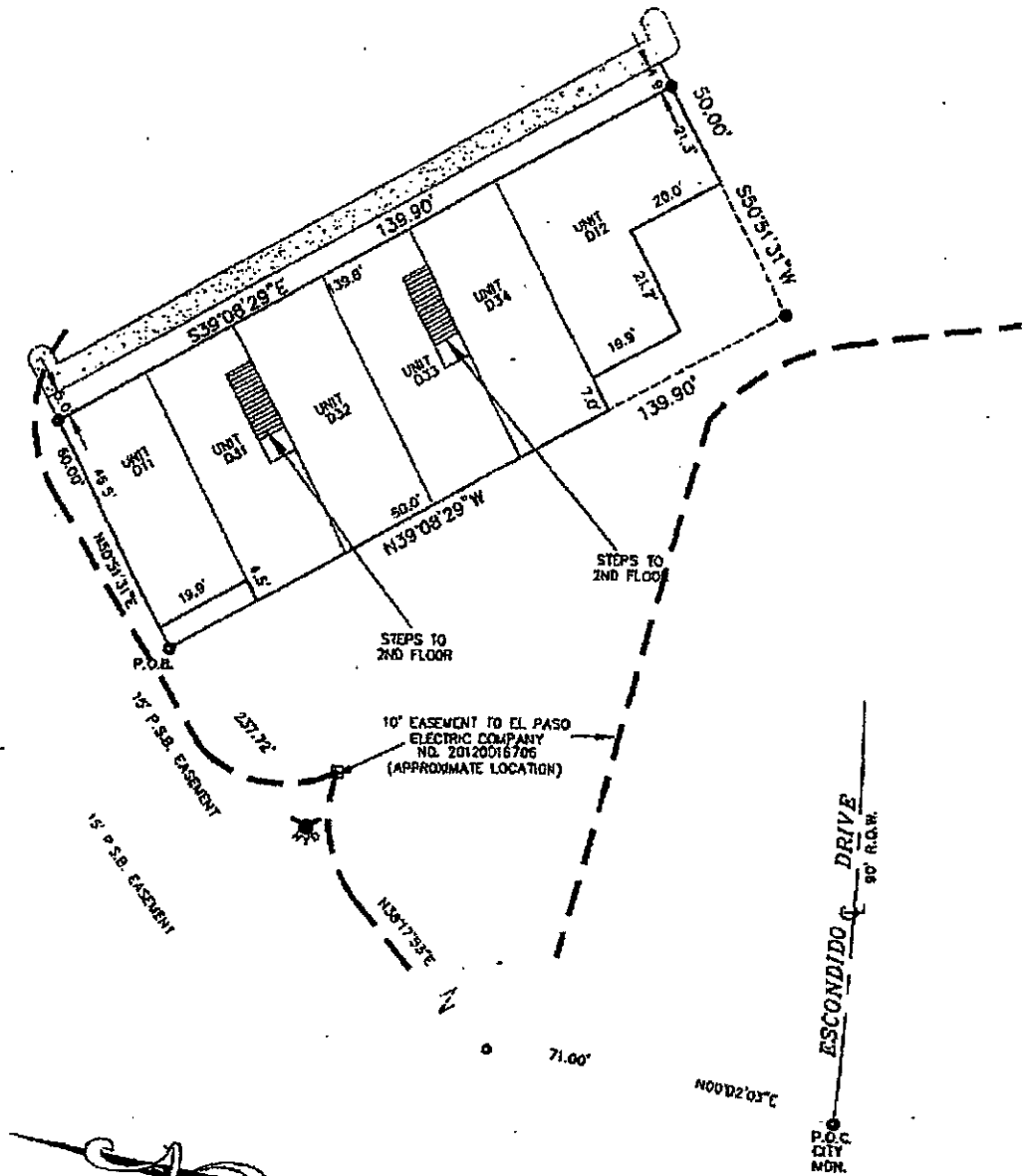
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(915) 633-6422

6350 ESCONDIDO DRIVE - BUILDING D
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS 3RD FLOOR



SCALE 1"=30'

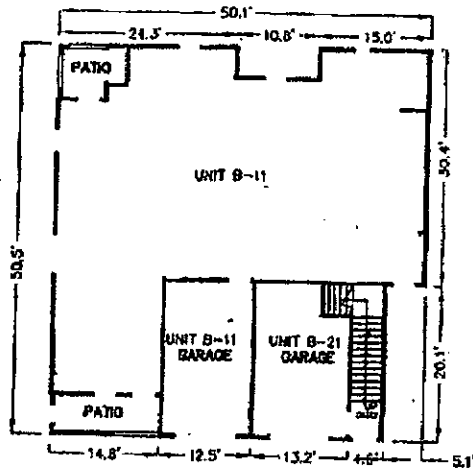
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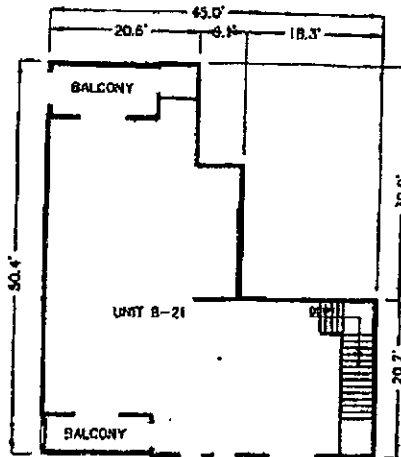
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6350 ESCONDIDO DRIVE - BUILDING D
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 CHAPARRAL PARK UNIT SEVEN
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PIAZZA ESCONDIDA CONDOMINIUMS



**BUILDING B-1
FIRST FLOOR**



**BUILDING B-1
SECOND FLOOR**

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JOB # 12-2868 DATE: 06-08-15 FIELD: JM OFFICE: SM

LOCATED IN ZONE C PANEL # 480214-0039-B DATED 10-15-82

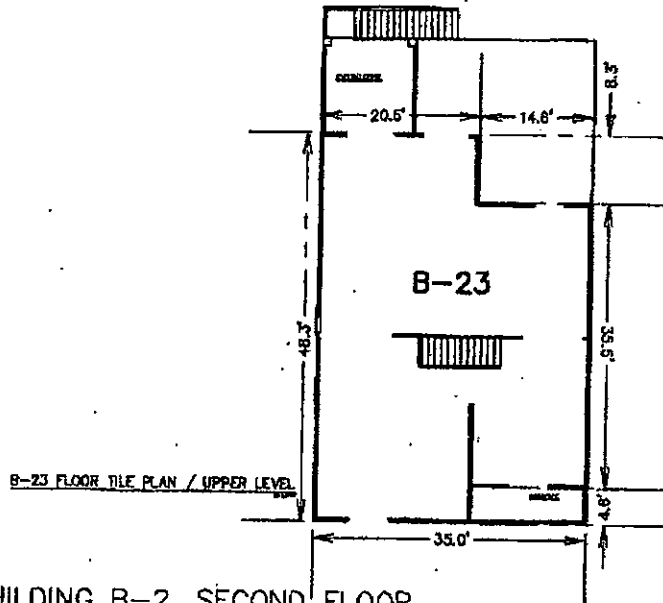
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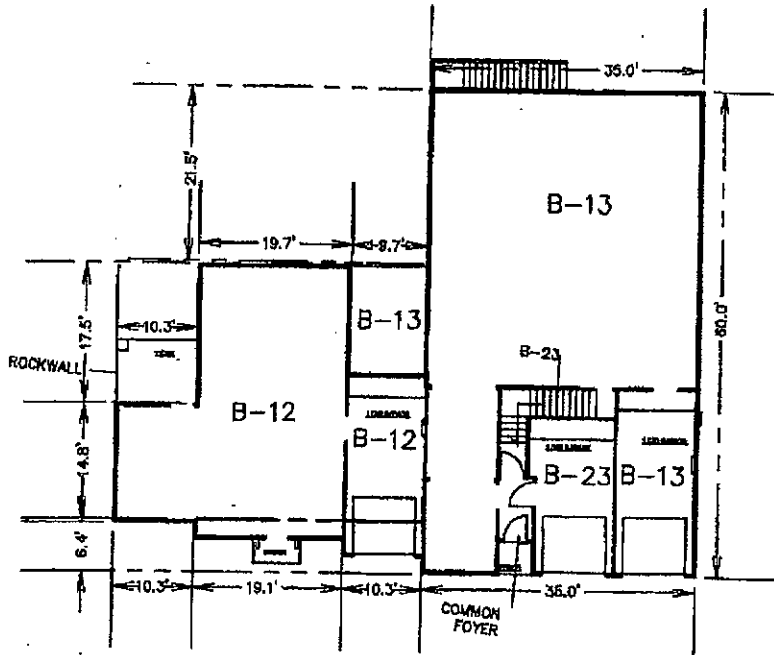
CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 503
EL PASO, TEXAS 79936
(915) 633-6422

6350 ESCONDIDO DRIVE - BUILDING B-1
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



BUILDING B-2, SECOND FLOOR



BUILDING B-2, FIRST FLOOR

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JOB # 17- DATE: 01-30-17 FIELD: JM OFFICE: JR

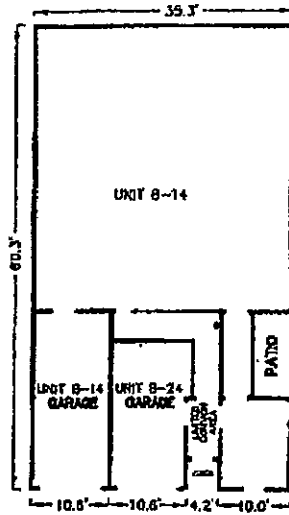
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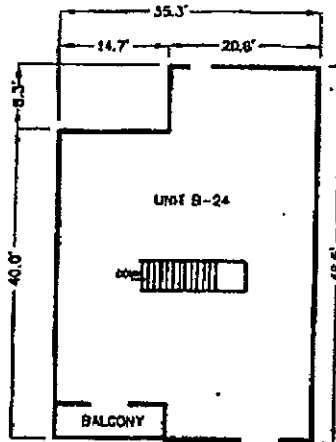
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 1790 LEE TREVIÑO DRIVE SUITE 503
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 (915) 633-6422

6350 ESCONDIDO DRIVE- BUILDING B-3
 A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



**BUILDING B-4
FIRST FLOOR**



**BUILDING B-4
SECOND FLOOR**

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JOB # 12-2968 DATE: 06-08-15 FIELD: JM OFFICE: SM

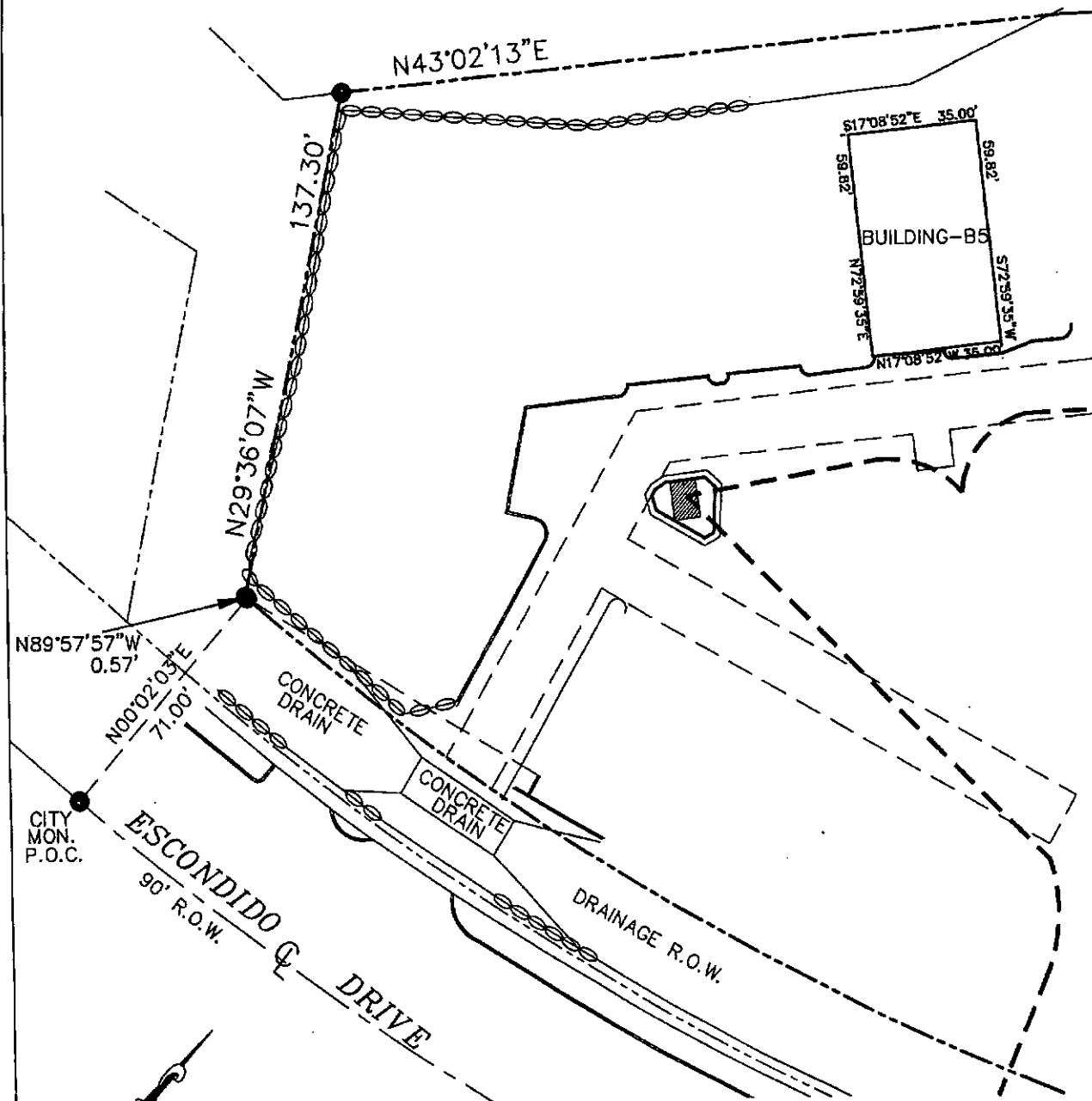
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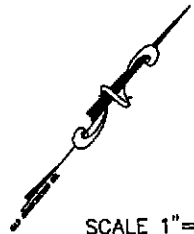
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(915) 633-6422

6350 ESCONDIDO DRIVE-- BUILDING B-4
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



CITY MON. P.O.C.



SCALE 1"=40'

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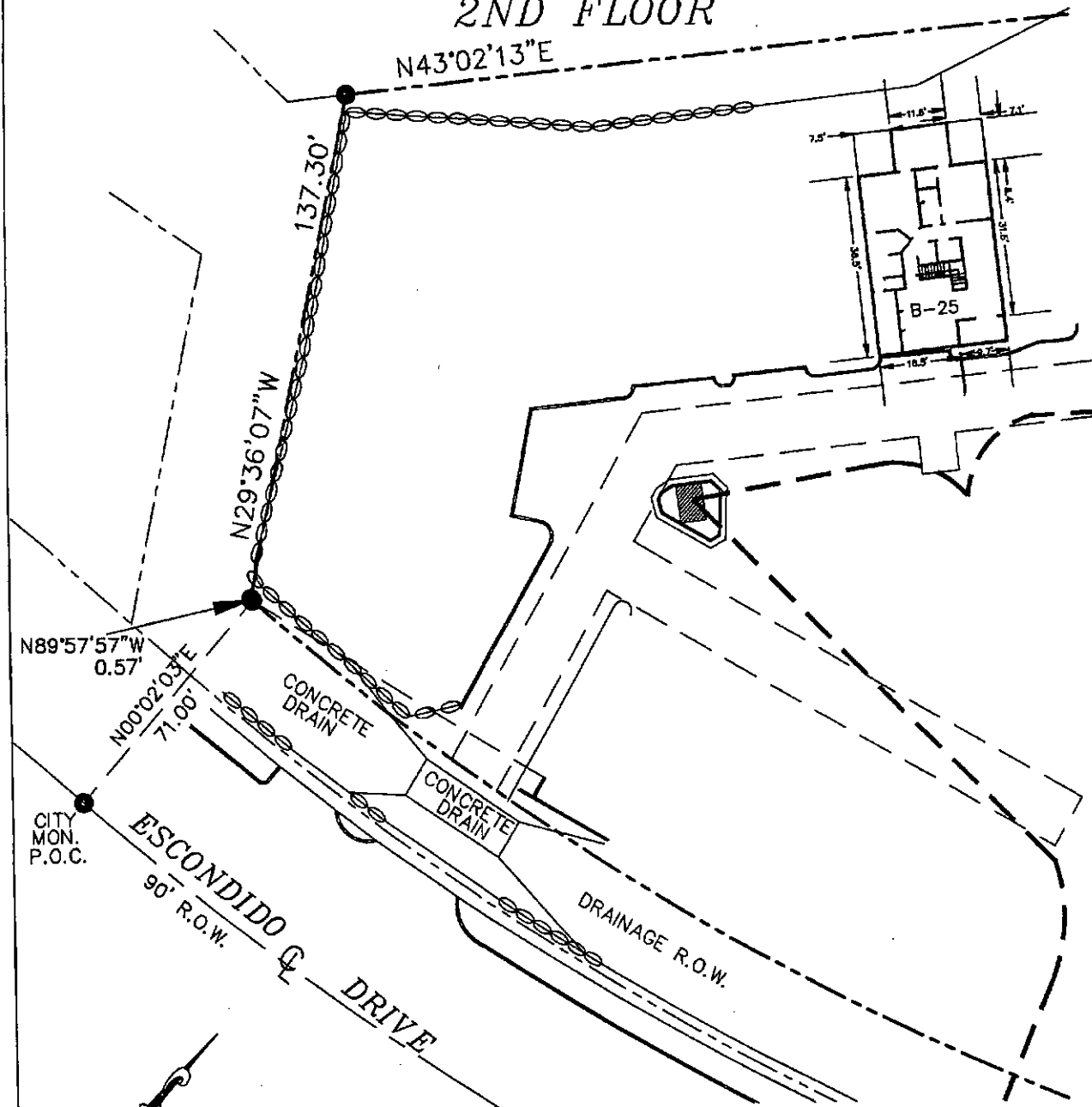
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PAGE: 3 OF 10

CONSULTING COMPANY
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 EL PASO, TEXAS 79936
 (915) 633-6422

6350 ESCONDIDO DRIVE- BUILDING 8-5
 A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS 2ND FLOOR



N89°57'57\"W
0.57'

N00°02'03\"E
71.00'

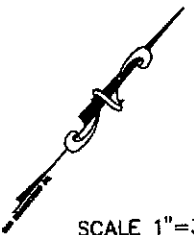
CITY
MON.
P.O.C.

ESCONDIDO DRIVE
90' R.O.W.

CONCRETE
DRAIN

CONCRETE
DRAIN

DRAINAGE R.O.W.



SCALE 1"=30'

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JOB # 12-2968 DATE: 09-12-17 FIELD: JM OFFICE: JR

LOCATED IN ZONE C PANEL # 480214-0039-B DATED 10-15-82

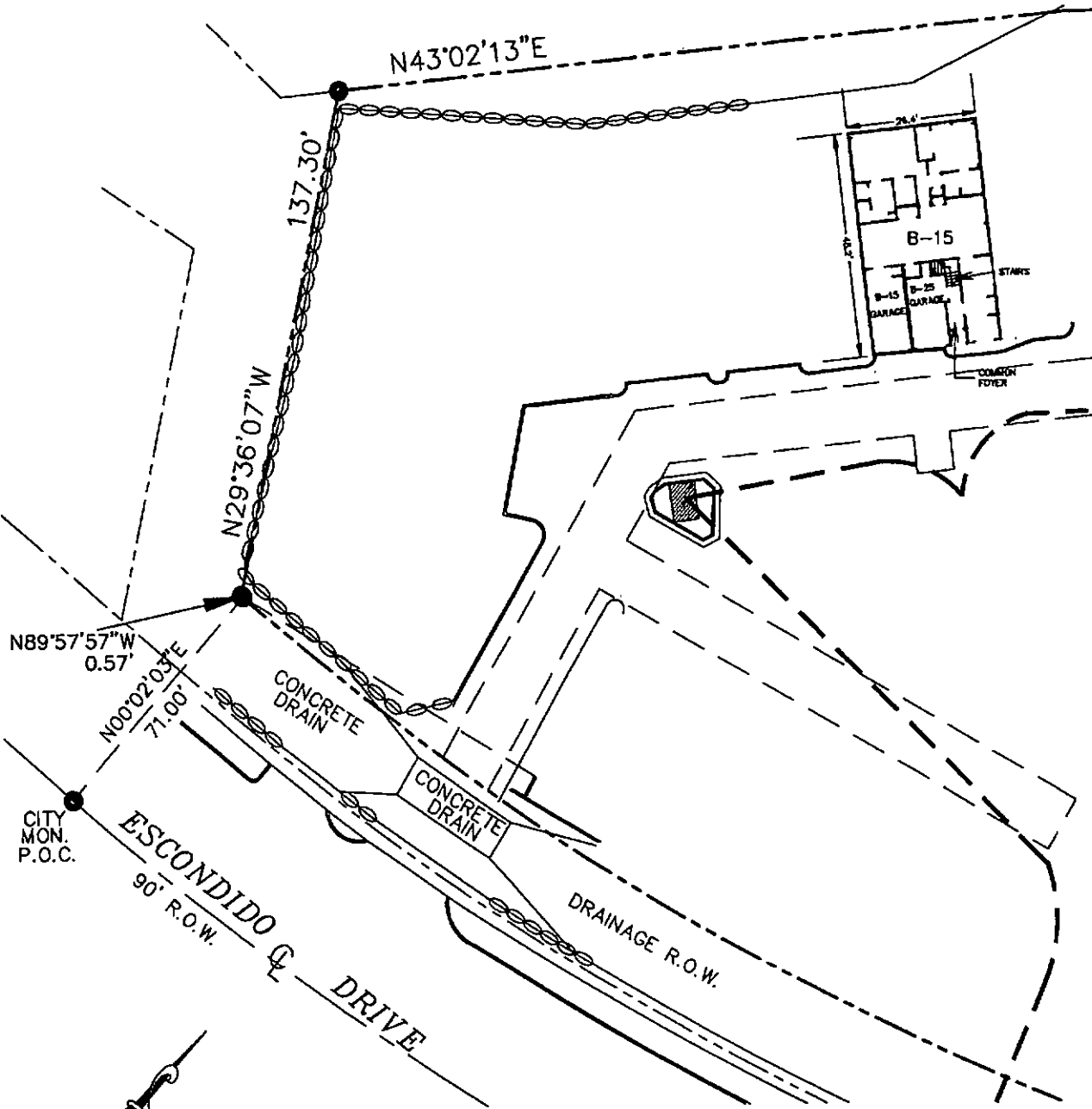
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PAGE: 4 OF 10

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EL PASO, TEXAS 79936
(915) 633-6422

6350 ESCONDIDO DRIVE- BUILDING B-5
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS 1ST FLOOR



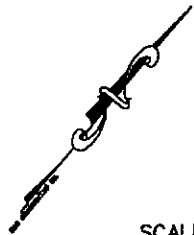
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JOB # 17- DATE: 09-12-17 FIELD: JM OFFICE: JR

LOCATED IN ZONE C PANEL # 480214-0039-B DATED 10-15-82

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6350 ESCONDIDO DRIVE- BUILDING B-5
 A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

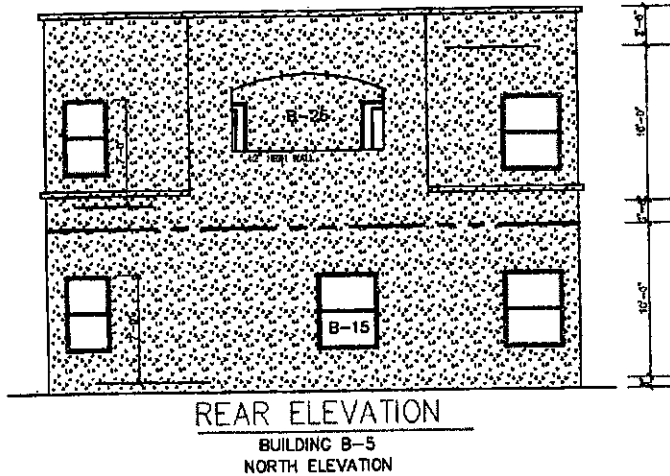
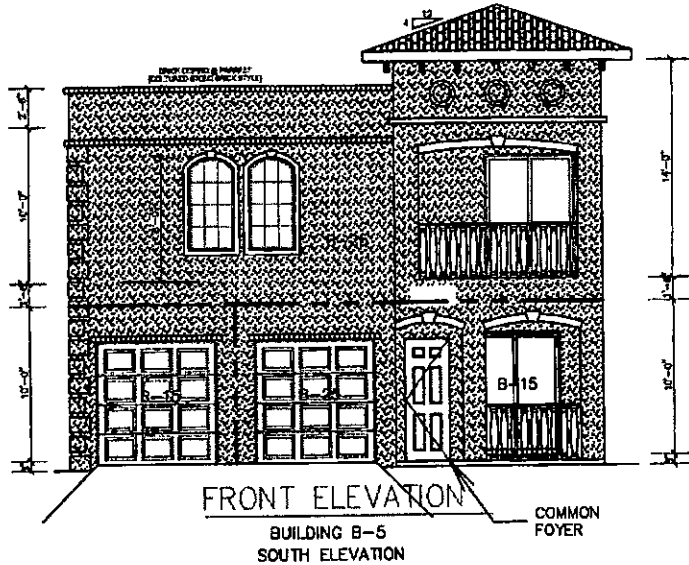


SCALE 1"=30'

PAGE: 5 OF 10

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 (915) 633-6422

PIAZZA ESCONDIDA CONDOMINIUMS



SCALE 1"=20'

PAGE: 6 OF 10

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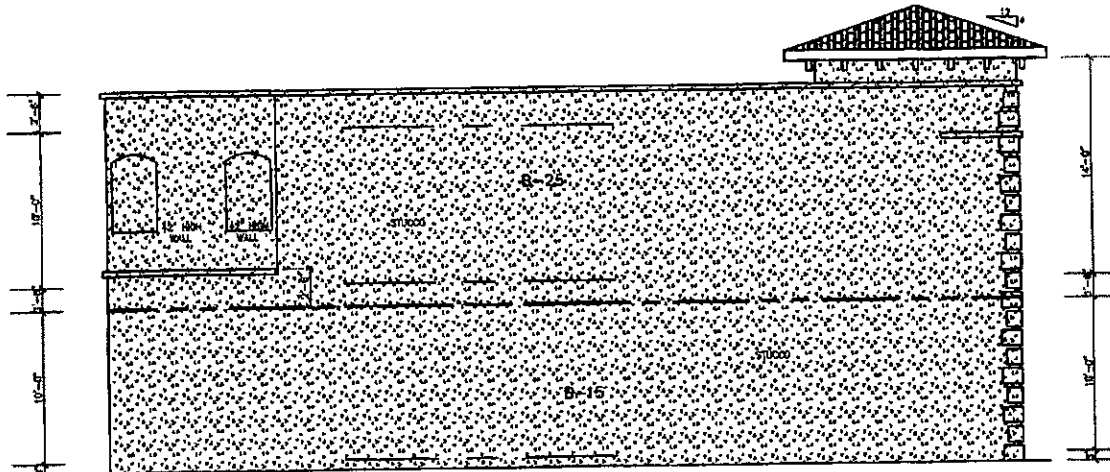
6350 ESCONDIDO DRIVE- BUILDING B-5
 A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



RIGHT ELEVATION

BUILDING B-5
EAST ELEVATION



LEFT ELEVATION

BUILDING B-5
WEST ELEVATION

SCALE 1"=20'

PAGE: 7 OF 10



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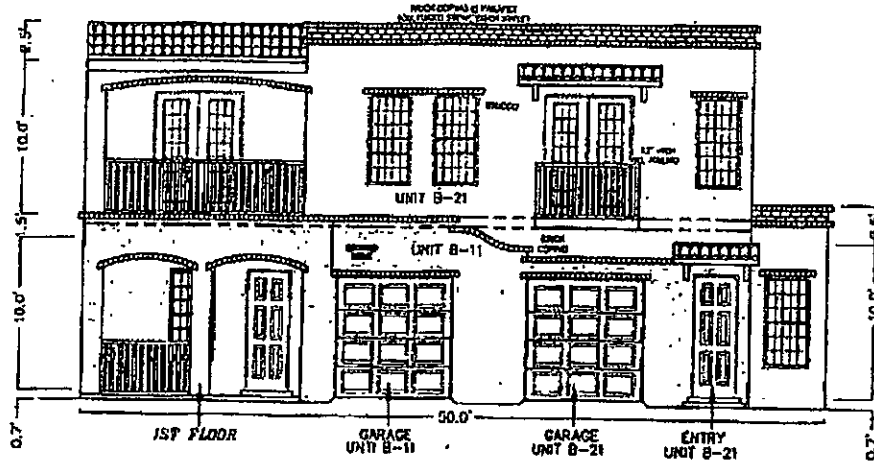
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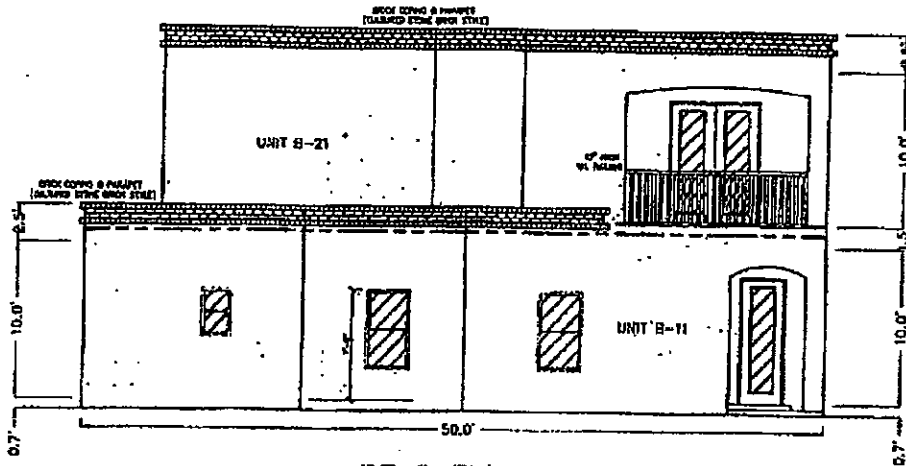
6350 ESCONDIDO DRIVE- BUILDING B-5
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



FRONT ELEVATION

BUILDING B-1



REAR ELEVATION

BUILDING B-1

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JOB # 12-2988 DATE: 06-08-15 FIELD: JM OFFICE: SM

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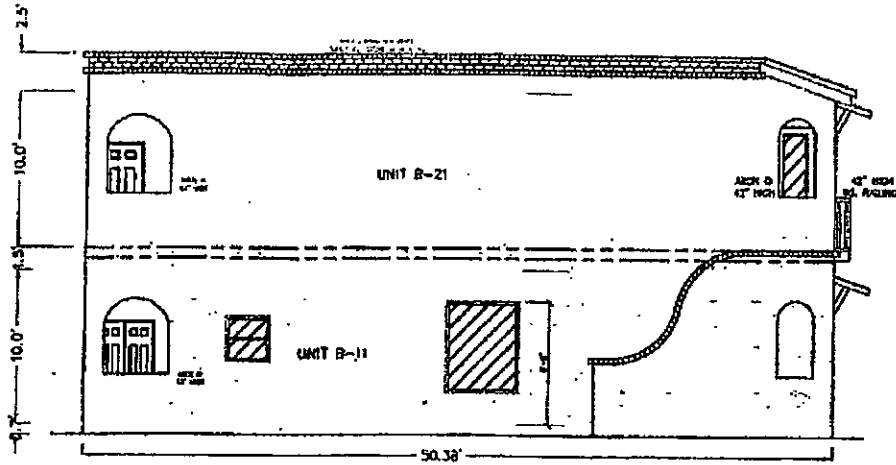
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SCALE 1"=10'

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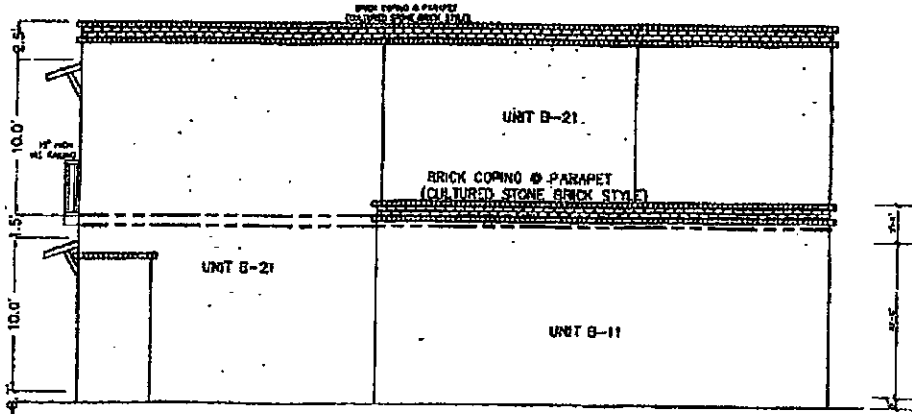
6350 ESCONDIDO DRIVE - BUILDING B-1
 A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



LEFT ELEVATION

BUILDING B-1



RIGHT ELEVATION

BUILDING B-1

SCALE 1"=10'

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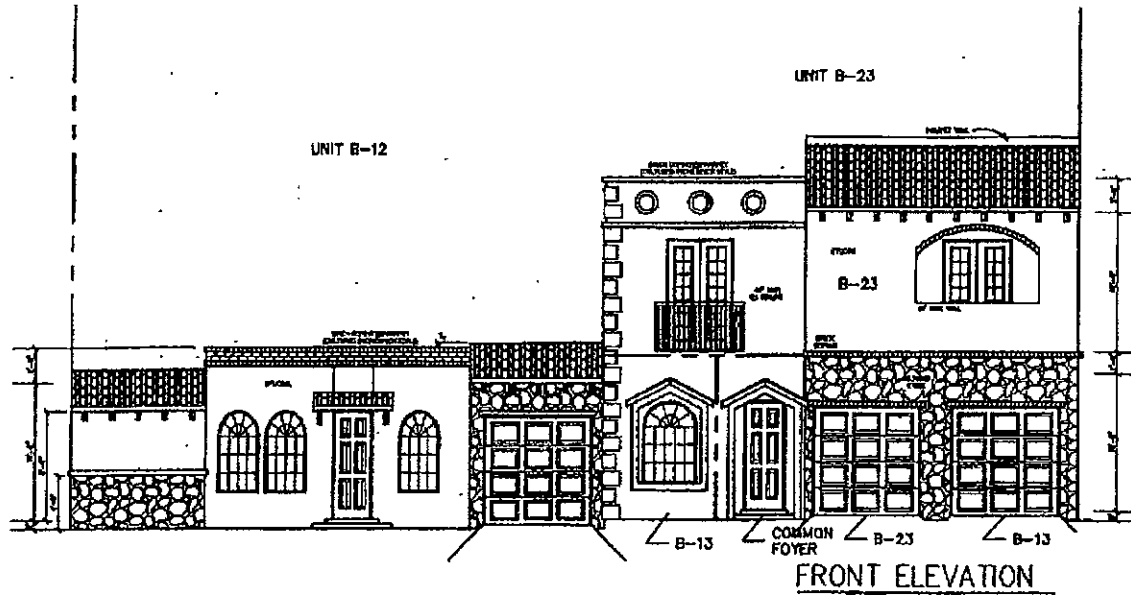
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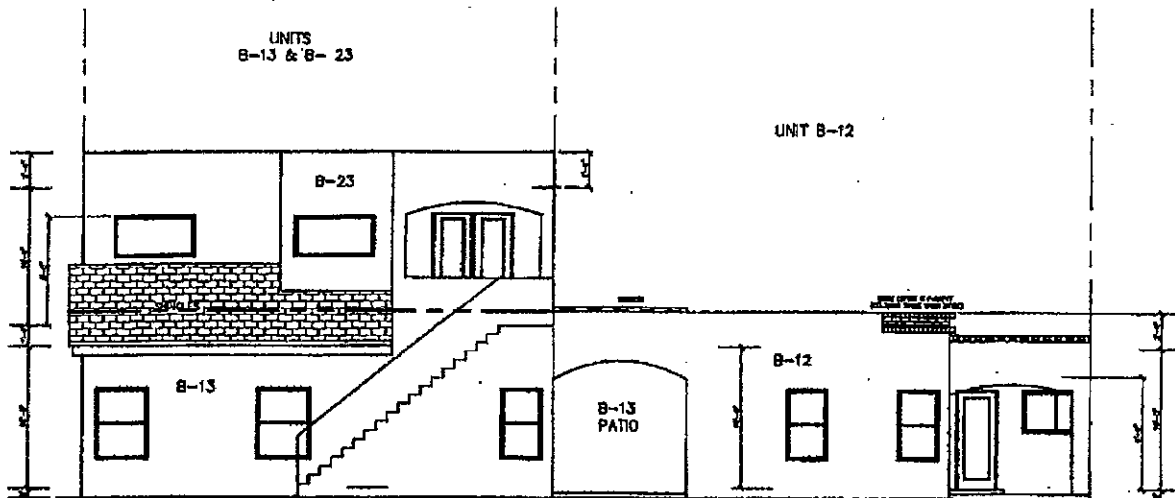
6350 ESCONDIDO DRIVE - BUILDING B-1
 A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



FRONT ELEVATION

BUILDING B
SOUTH ELEVATION



REAR ELEVATION

BUILDING B
NORTH ELEVATION

SCALE 1"=20'

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JOB # 17- DATE: 01-09-17 FIELD: JM OFFICE: JR

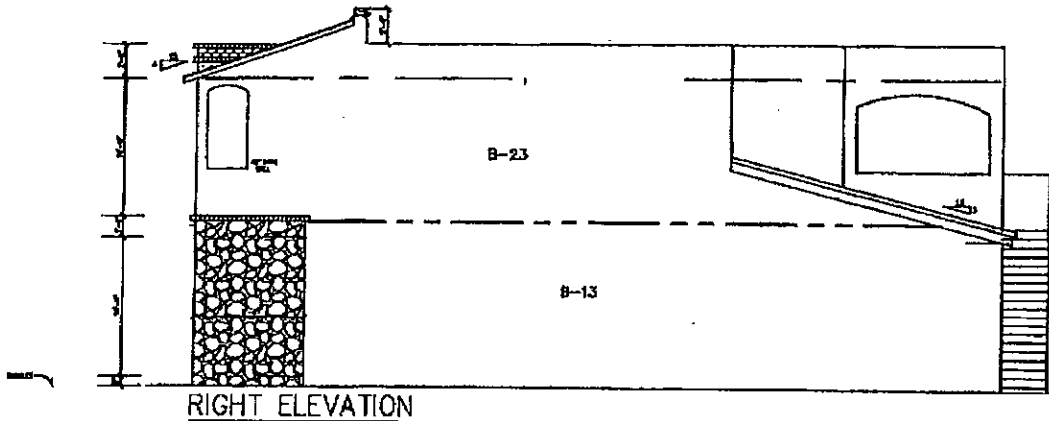
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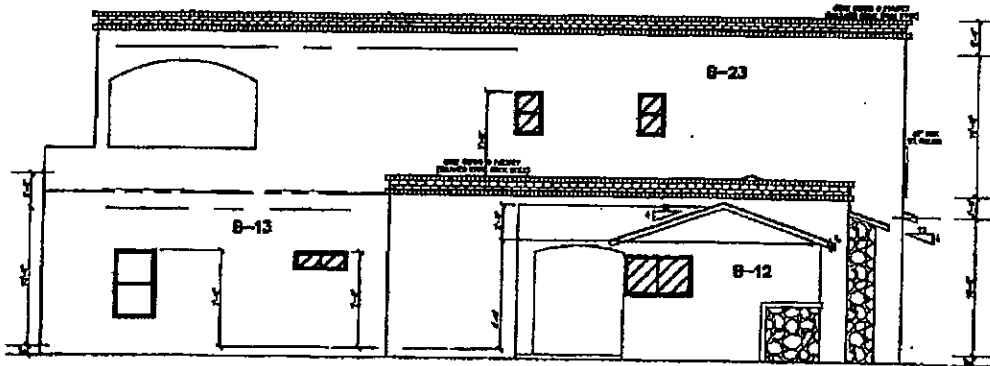
6350 ESCONDIDO DRIVE- BUILDING D
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



RIGHT ELEVATION

BUILDING B
EAST ELEVATION



LEFT ELEVATION

BUILDING B
WEST ELEVATION

SCALE 1"=20'

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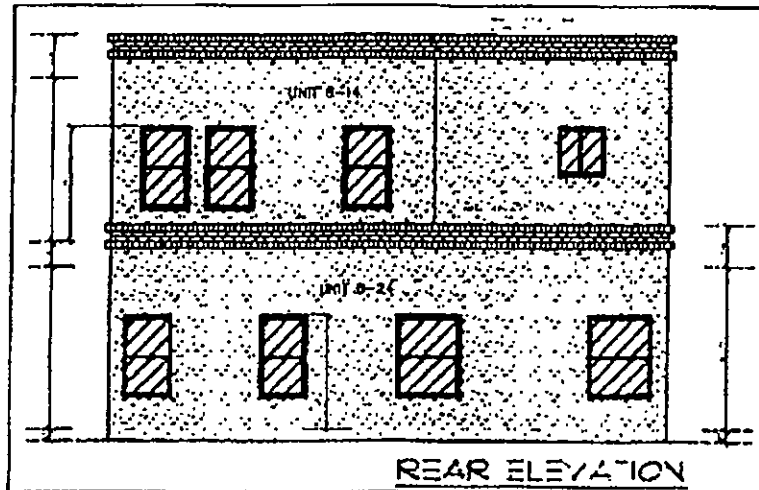
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A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



FRONT ELEVATION

BUILDING B-4
11/19/82



REAR ELEVATION

BUILDING B-4
11/19/82

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JOB # 12-2968 DATE: 06-08-15 FIELD: JM OFFICE: SM

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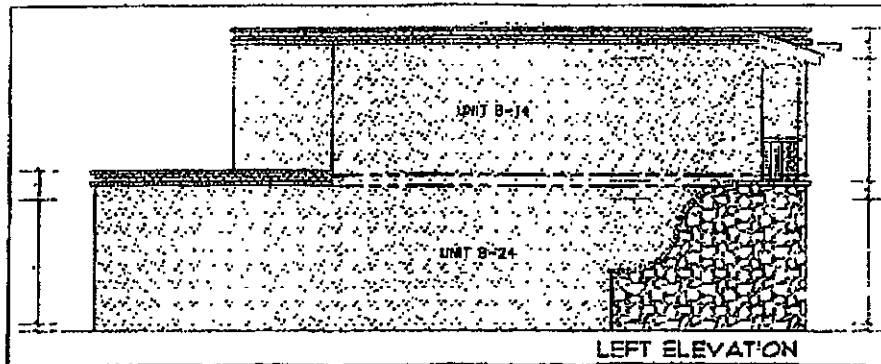
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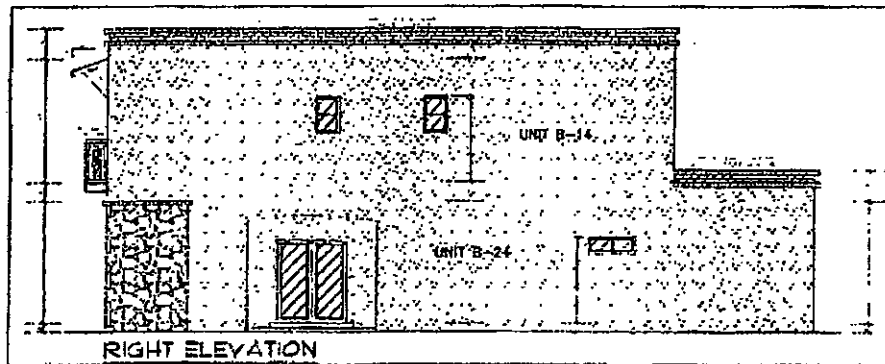
CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 503
EL PASO, TEXAS 79936
(915) 633-6422

6350 ESCONDIDO DRIVE - BUILDING B-4
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



BUILDING B-4
NOT TO SCALE



BUILDING B-4
NOT TO SCALE

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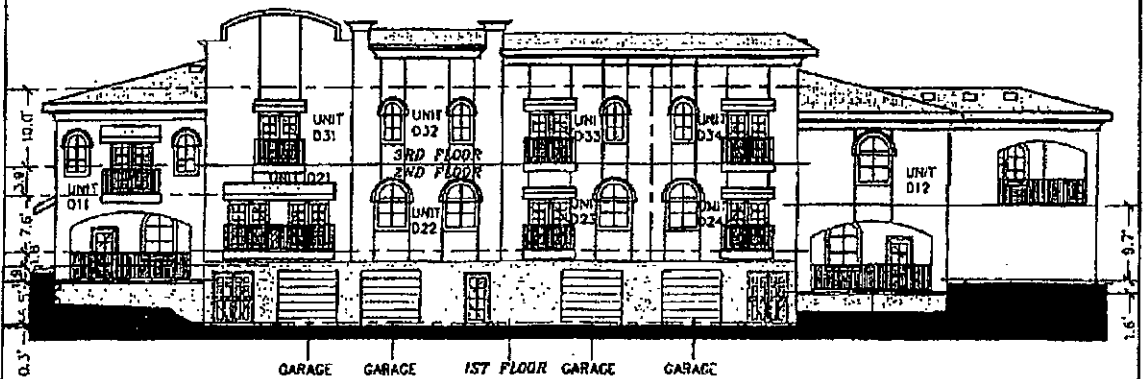
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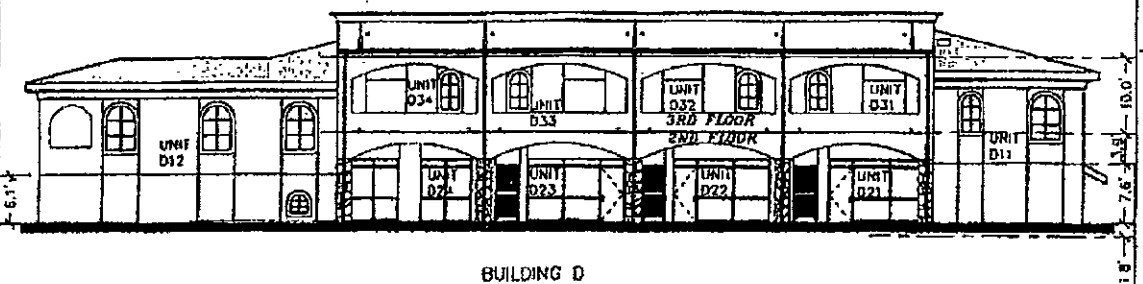
6350 ESCONDIDO DRIVE- BUILDING B-4
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



GARAGE UNIT D32 GARAGE UNIT D31 1ST FLOOR GARAGE UNIT D33 GARAGE UNIT D34

BUILDING D
WEST ELEVATION



BUILDING D
EAST ELEVATION

SCALE 1"=20'

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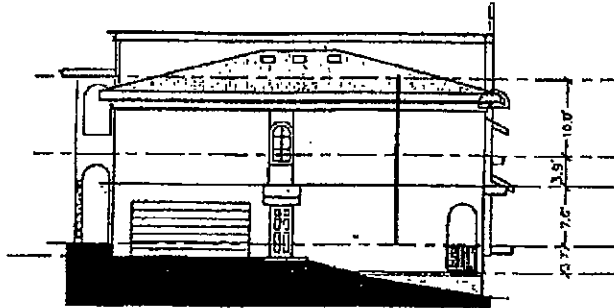
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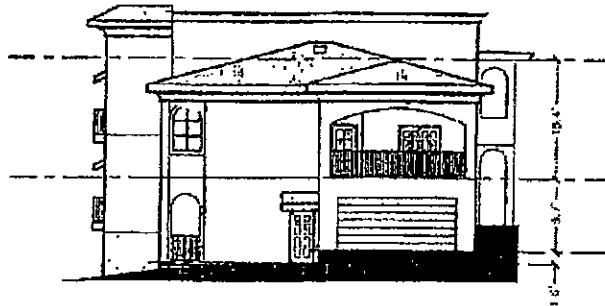
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EL PASO, TEXAS 79936
(915) 633-6422

6350 ESCONDIDO DRIVE - BUILDING D
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



BUILDING D
NORTH ELEVATION



BUILDING D
SOUTH ELEVATION

SCALE 1"=20'

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JOB # 12-2968 DATE: 05-21-13 FIELD: JM OFFICE: SM

LOCATED IN ZONE C PANEL # 490214-0039-B DATED 10-15-82

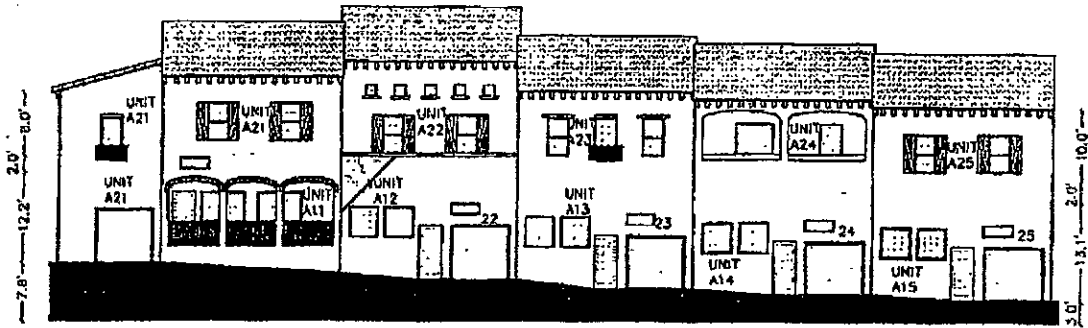
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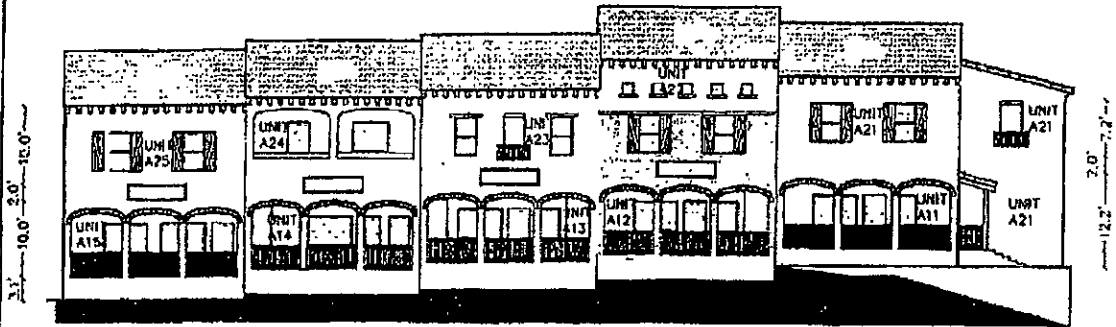
CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 503
EL PASO, TEXAS 79936
(915) 633-6422

6350 ESCONDIDO DRIVE - BUILDING D
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



BUILDING A
NORTH ELEVATION



BUILDING A
SOUTH ELEVATION

SCALE 1"=20'

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JOB # 12-2968 DATE: 05-21-13 FIELD: JM OFFICE: SM

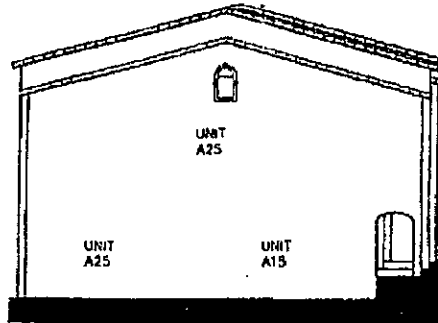
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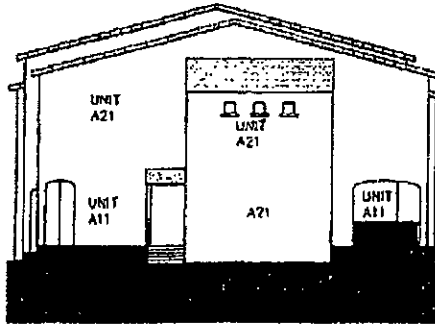
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(915) 633-6422

6350 ESCONDIDO DRIVE -- BUILDING D
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
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PIAZZA ESCONDIDA CONDOMINIUMS



BUILDING A
WEST ELEVATION



BUILDING A
EAST ELEVATION

SCALE 1"=20'

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LOCATED IN ZONE C PANEL # 480214-0039-8 DATED 10-15-82

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6350 ESCONDIDO DRIVE - BUILDING D
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



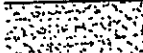

GENERAL NOTES

Also, for your information we will request certain notes be included on the plat. An example of typical notes requested are as follows:

- 1) All improvements and land reflected on the plat are designated as general common elements, save and except portions of the regime designated as limited common elements or units: (i) in the Declaration of Condominium Regime for Piazza Escondida Condominiums (the "Declaration") or (ii) on the plats and plans of the regime.
- 2) Ownership and use of condominium units is subject to the rights and restrictions contained in the Declaration of condominium regime for Piazza Escondida.
- 3) The property is subject to special rights reserved by the Declarant in the Declaration. Pursuant to such provisions, among other things, Declarant has reserved the right to (i) complete or make improvements indicated on the plat and plans; (ii) exercise any development right permitted by the Texas Uniform Condominium Act (the "Act") and the Declaration, including the addition of real property to the regime, which property may be added as units, general common elements and/or limited common elements; (iii) make the property part of a larger condominium or planned community; (iv) use units owned or leased by Declarant as models, storage areas, and offices for the marketing, management, maintenance, customer service, construction, and leasing of the property; and (v) appoint or remove any Declarant-appointed officer or director of the Association during the Declarant Control Period (as defined in the Declaration) consistent with the Act. For purposes of promoting, identifying, and marketing the property, Declarant has reserved an easement and right to place or install signs, banners, flags, display lighting, potted plants, exterior decorative items, seasonal decorations, temporary window treatments, and seasonal landscaping on the property, including items and locations that are prohibited to other owners. Declarant has also reserved an easement and right to maintain, relocate, replace, or remove the items listed in the foregoing sentence from time to time. Declarant has reserved an easement and right of ingress and egress in and through the common elements (as defined in the Declaration) and units owned or leased by Declarant for purposes of constructing, maintaining, managing, and marketing the property, and for discharging Declarant's obligations under the Act and the Declaration.

PIAZZA ESCONDIDA CONDOMINIUMS

LEGEND

	= ELECTRIC BOX
G.C.E.	= GENERAL COMMON ELEMENT
	= FIRE HYDRANT
	= CONCRETE
	= ROCKWALL

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	324.89	778.81	164.84	322.54	N78°04'57"E	23°54'06"

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JOB # 17- DATE: 09-12-17 FIELD: JM OFFICE: JR

LOCATED IN ZONE C PANEL # 480214-0039-B DATED 10-15-82

RECORDED IN VOL: 1 PAGE 36 , PLAT RECORDS, EL PASO COUNTY, TX

PAGE: 9 OF 10



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 (915) 633-6422

6350 ESCONDIDO DRIVE - BUILDING B-5
 A PORTION OF LOT 2, BLOCK 15A
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

Doc # 20170082509
#Pages 40 #NFPages 1
11/2/2017 4:19 PM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$182.00

eRecorded

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded by document number in the Official Public Records of Real Property in El Paso County.



EL PASO COUNTY, TEXAS

Delia Briones