

GREAT WESTERN ABSTRACT & TITLE CO.

* 402480(CJSY)

AFTER RECORDING RETURN TO:

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

**SIXTH 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, and any amendments thereto.

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

This Sixth 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, as amended by that certain Fourth Amendment to Declaration of Condominium Regime for Piazza Escondida Condominiums, recorded as Document No. 20170082509 in the Official Public Records of El Paso County, Texas, and as amended by that certain Fifth Amendment to Declaration of Condominium Regime for Piazza Escondida Condominiums, recorded as Document No. 20190008770 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 (30).

NOW THEREFORE, the Declaration is hereby amended as follows:

1. **Subdivision of Unit A14 and Creation of Units.** In accordance with the rights reserved by the Declarant pursuant to *Section 5.1* of the Declaration and *Provisions A.3.3, A.3.7(ii) and A.3.8(iv) and (v)* of Appendix "A" to the Declaration, Declarant hereby subdivides a portion of Unit A14 and creates three (3) Units, which are designated as A15, A24 and A25 (collectively, the "New Units") 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 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.

[SIGNATURE PAGE TO FOLLOW]

EXECUTED to be effective as of the 6th day of May, 2019.

DECLARANT:

TONE VENTURES, LLLC, a Texas limited liability company

By: [Signature]
Printed Name: Wesley Stringfield
Title: MEMBER

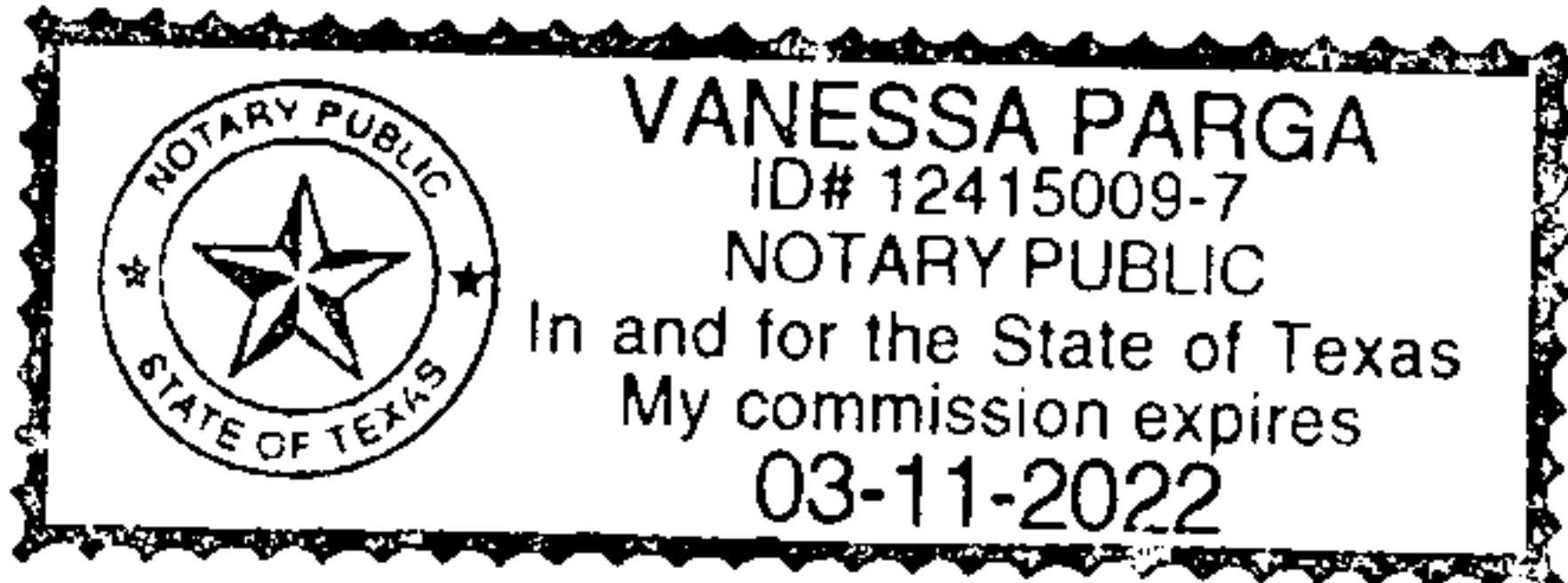
THE STATE OF TEXAS
COUNTY OF EL PASO

§
§

This instrument was acknowledged before me this 6th day of May, 2019 by Wesley Stringfield, Member of Tone Ventures, LLC, a Texas limited liability company, on behalf of said limited liability company.

(SEAL)

[Signature]
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 Amendment to the Declaration solely for the purposes of (i) evidencing its consent to the 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

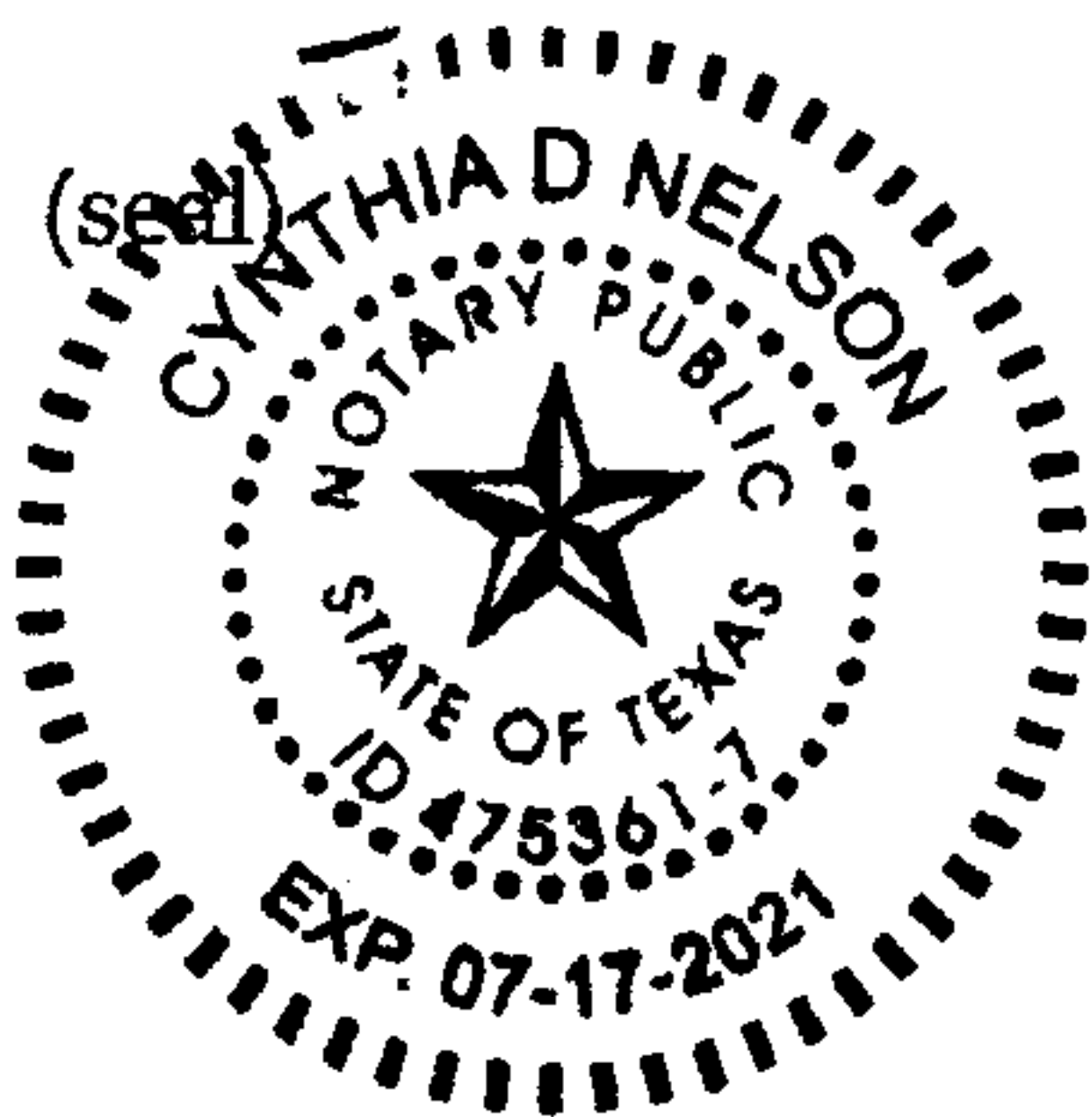
§

COUNTY OF EL PASO

§

§

This instrument was acknowledged before me on this 24 day of April, 2019 by Robert D. Kotarski as Branch Pres./SVP of City Bank, a _____, on behalf of said bank.



Cynthia D. Nelson
Notary Public State of Texas

PIAZZA ESCONDIDA CONDOMINIUMS
SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME

EXHIBIT "A"

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

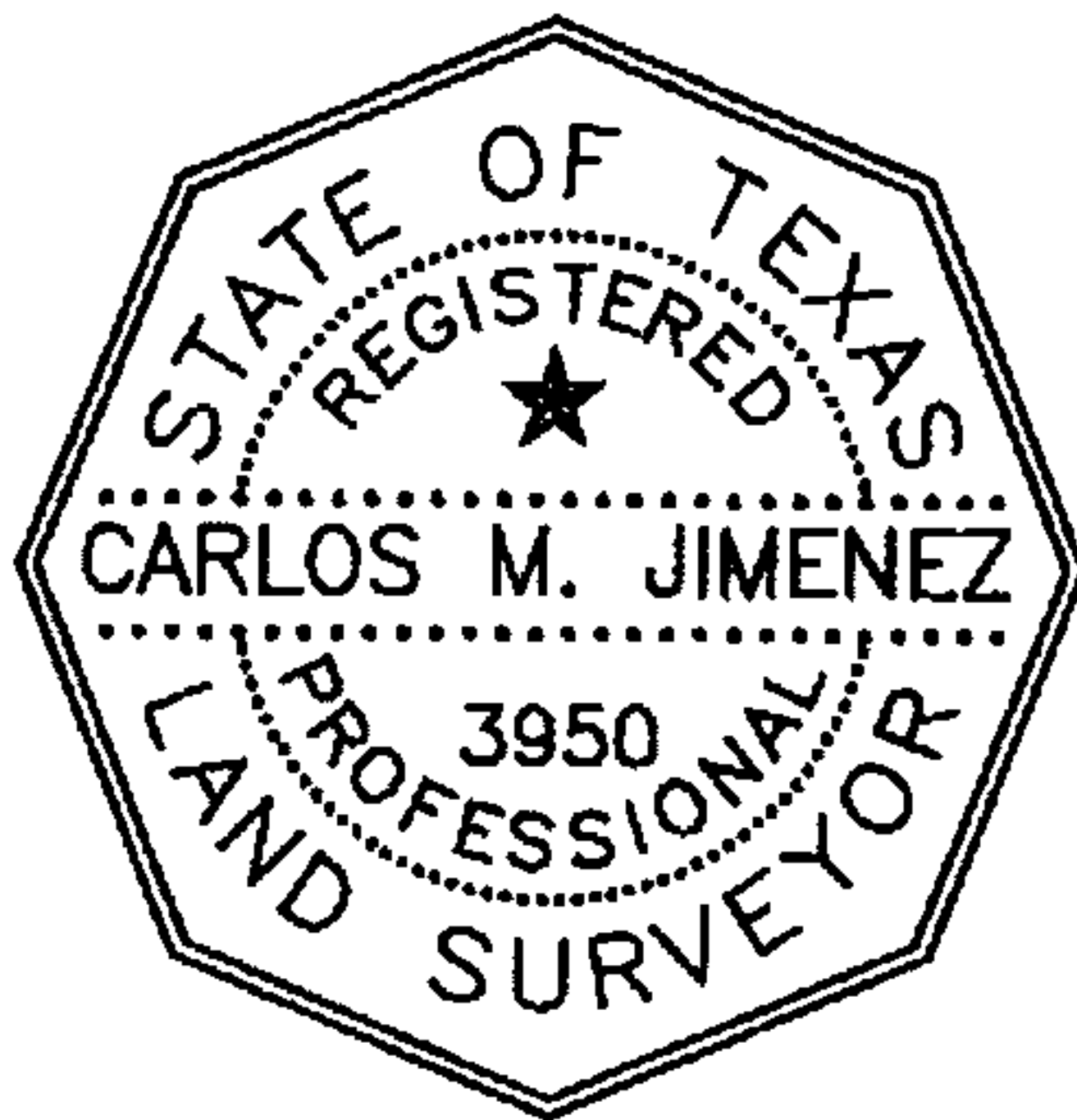
SEE SHEET 2 FOR ORIGINAL CERTIFICATION

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.



A handwritten signature in black ink, appearing to read "CARLOS M. JIMENEZ", written over a horizontal line.

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


DATED 04-22-19

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JOB # 12-2968 DATE: 04-22-19 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

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

6350 ESCONDIDO DRIVE
A PORTION OF LOT 2, BLOCK 15A
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.

Surveyor's Certificate

To: Tone Ventures LLC

I hereby certify to the above persons, their successors and assigns, that on February 28, 2018:

A. Items Depicted: The Survey depicts among other matters the following:

1. Survey: This survey was made on the ground and correctly shows the matters listed in paragraphs A 2-10 below; and is an accurate on-the-ground instrument survey with Job No. 81275 (the "Survey") of the premises (the "Property") was conducted under my direction according to local professional practices. The Survey shows all perimeter land boundaries of the condominium as required by 82.059 of the Texas Uniform Condominium Act Chapter 82 of the Texas Property Code.

2. Correct: The Survey, the information, and the metes and bounds description, including courses and distances shown thereon, are correct. The survey correctly shows (i) the boundaries and areas of the Property and Location and type of improvements thereon (if any); (ii) the location of all rights-of-way, easement and other matters of record (or of which I have knowledge or have been advised, whether or not of record) affecting the Property; (iii) all abutting dedicated public streets providing access to the Property together with the width and name thereof.

3. Monuments: All monuments shown on the Survey actually exist, and the location, size and type of materials thereof are correctly shown.

4. Boundary and Possession lines: The title lines and lines of actual possession of the Property are the same, except as shown.

5. Easements: There are no easements, rights-of-ways, old highways or abandoned roads, lanes, driveways or uses affecting the Property appearing from a careful physical inspection of the same, other than those shown and depicted on the survey. The survey shows the location of all easements serving or burdening any portion of the condominium, and the location of any underground utility line that is actually known by the Surveyor at the time of the declaration to have been constructed outside a recorded easement.

6. Encroachments: Except as shown on the Survey, there are no visible above-ground encroachments upon the Property by improvements on adjacent property, visible above-ground encroachments on adjacent property, or roads by any improvements on the Property.

7. Conflicts: Except as shown and specifically identified as such on the Survey, there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts.

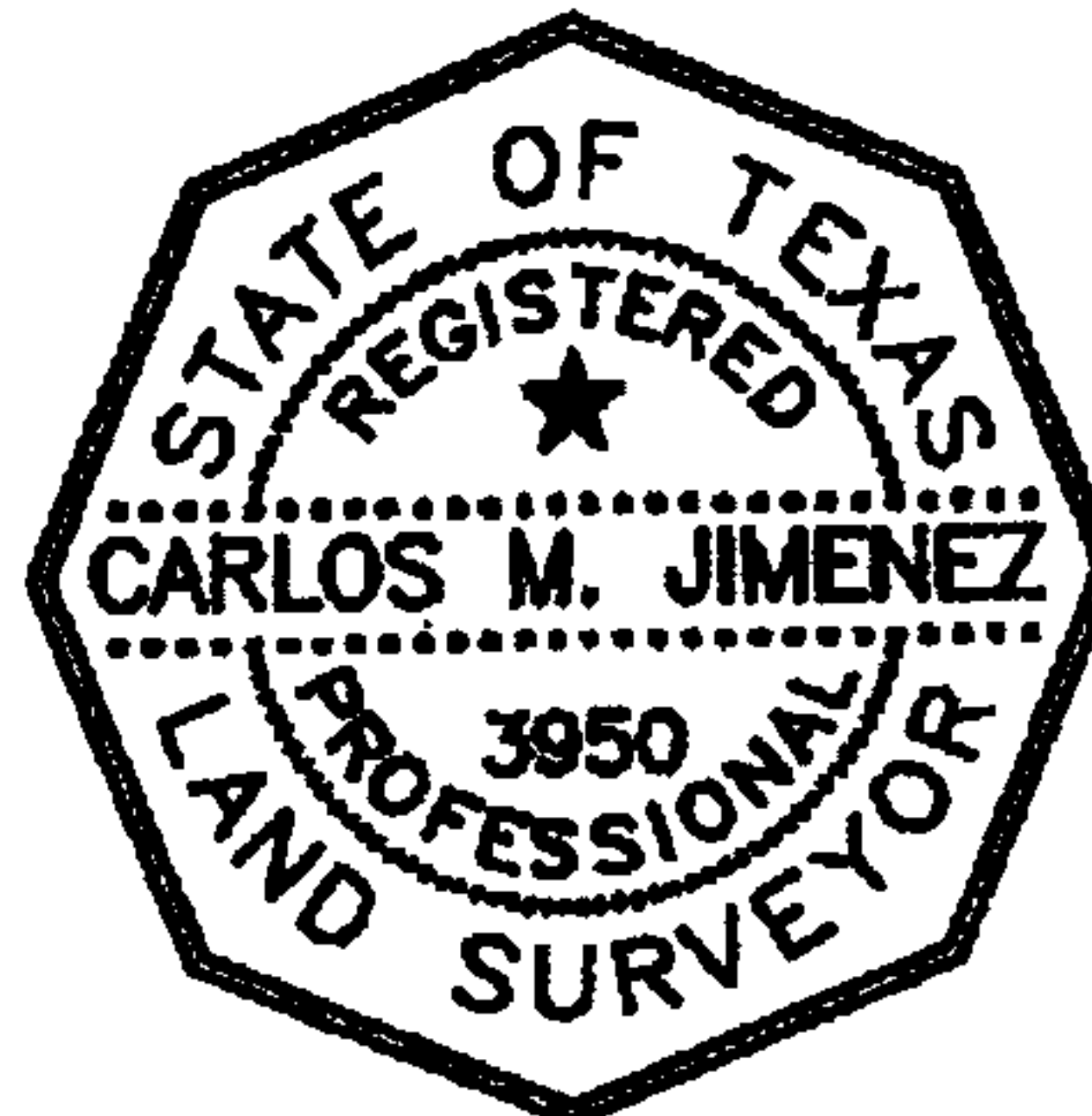
8. Easements: All recorded easements and other exceptions, as noted in Commitment No. 801036 provided by Stewart Title Guaranty Company have been correctly platted on the survey.

9. Utility Improvements: The Survey shows the location of any visible telephone, telegraph, electric or other power lines, wires and poles on the Property.

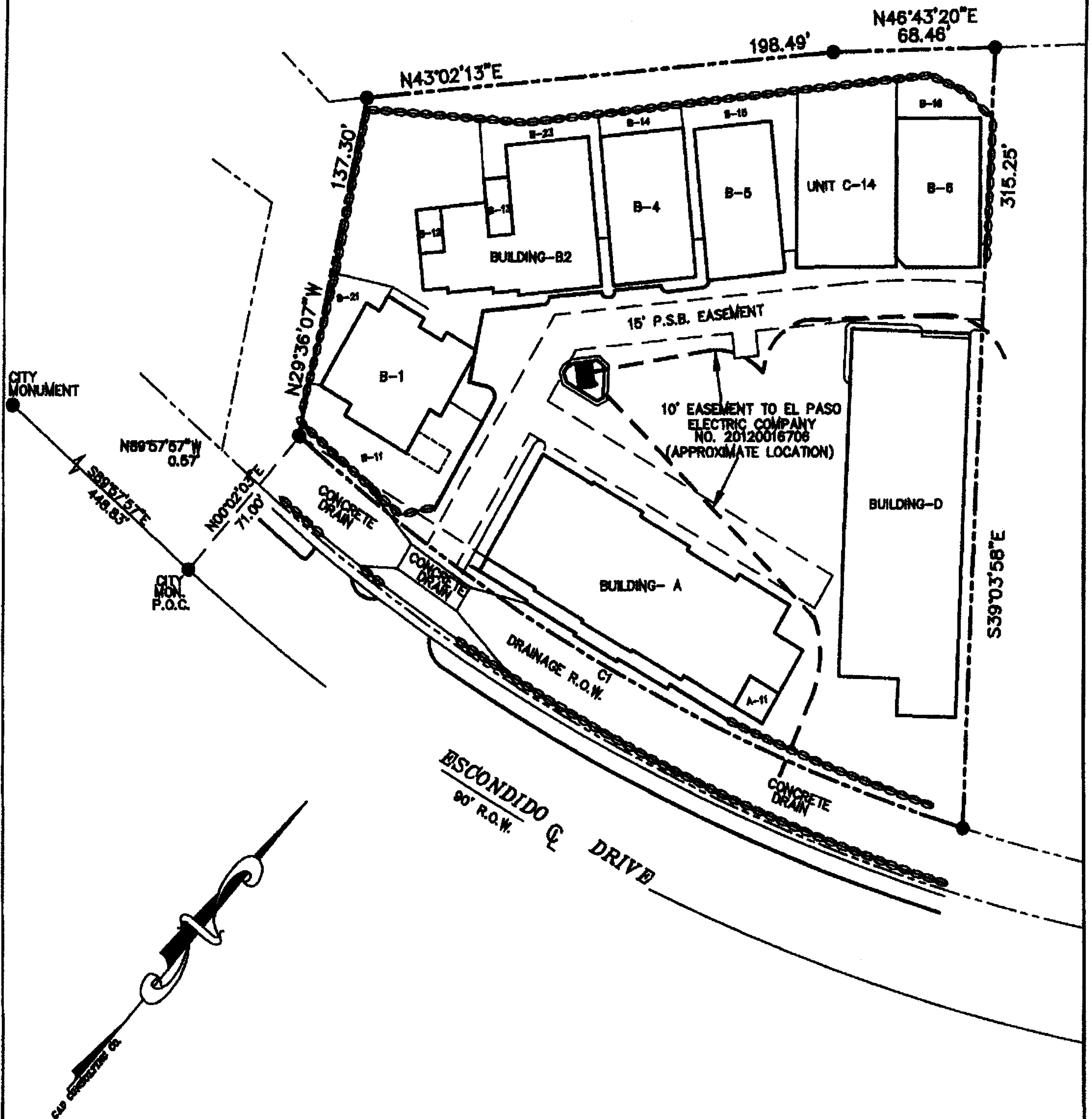
10. Improvements: The location and dimensions of any vertical unit boundaries not shown or projected on recorded plans and the Unit's identifying number. The location, with reference to established data, of any horizontal Unit boundaries not shown or projected on recorded plans and the Units identifying number. The location and dimensions of Limited Common Elements, other than those described by 82.052(2) and (4) of the Texas Uniform Condominium Act. The distance and bearings locating each building from all other buildings and from at least one boundary line of the real property constituting the condominium.

B. Survey Criteria: This Survey conforms to the (1) current standards promulgated by the Texas Board of Professional Land Surveying and (2) conforms to the current Texas Society of Professional Standards and Specifications for a Category 1A, Condition I Land Title Survey. This Survey contains all information required to be on a condominium plat under 82.059 of the Texas Uniform Condominium Act, Chapter 82 of the Texas Property Code.


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



PIAZZA ESCONDIDA CONDOMINIUMS



SCALE 1"=60'

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JOB # 18- DATE: 02-28-18 FIELD: JM OFFICE: JR

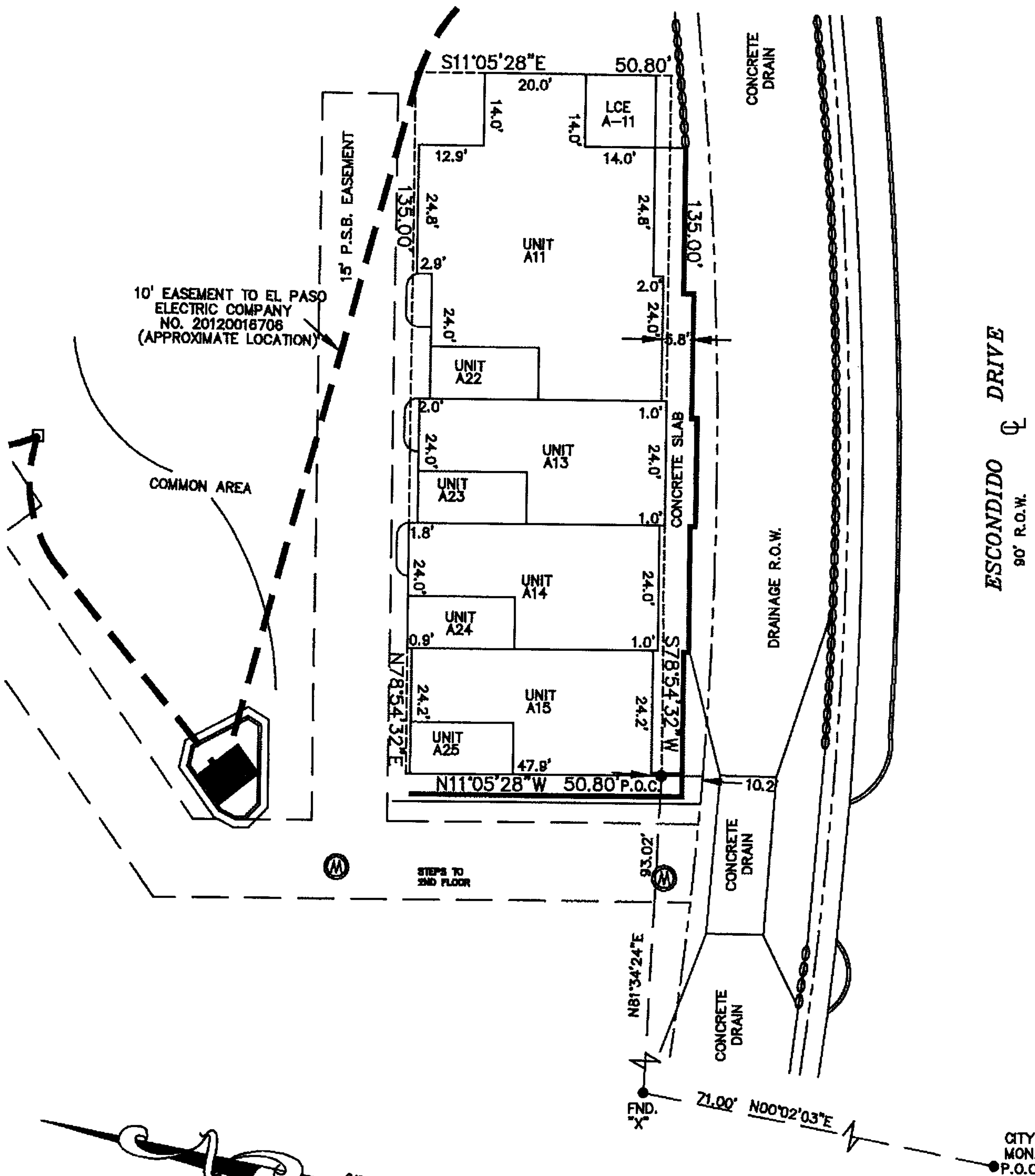
LOCATED IN ZONE C PANEL # 480214-0039-B DATED 10-15-82

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

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

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

PIAZZA ESCONDIDA CONDOMINIUMS 1ST FLOOR



SCALE 1"=30'

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JOB # 12-2968 DATE: 04-18-19 FIELD: JM OFFICE: JR

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

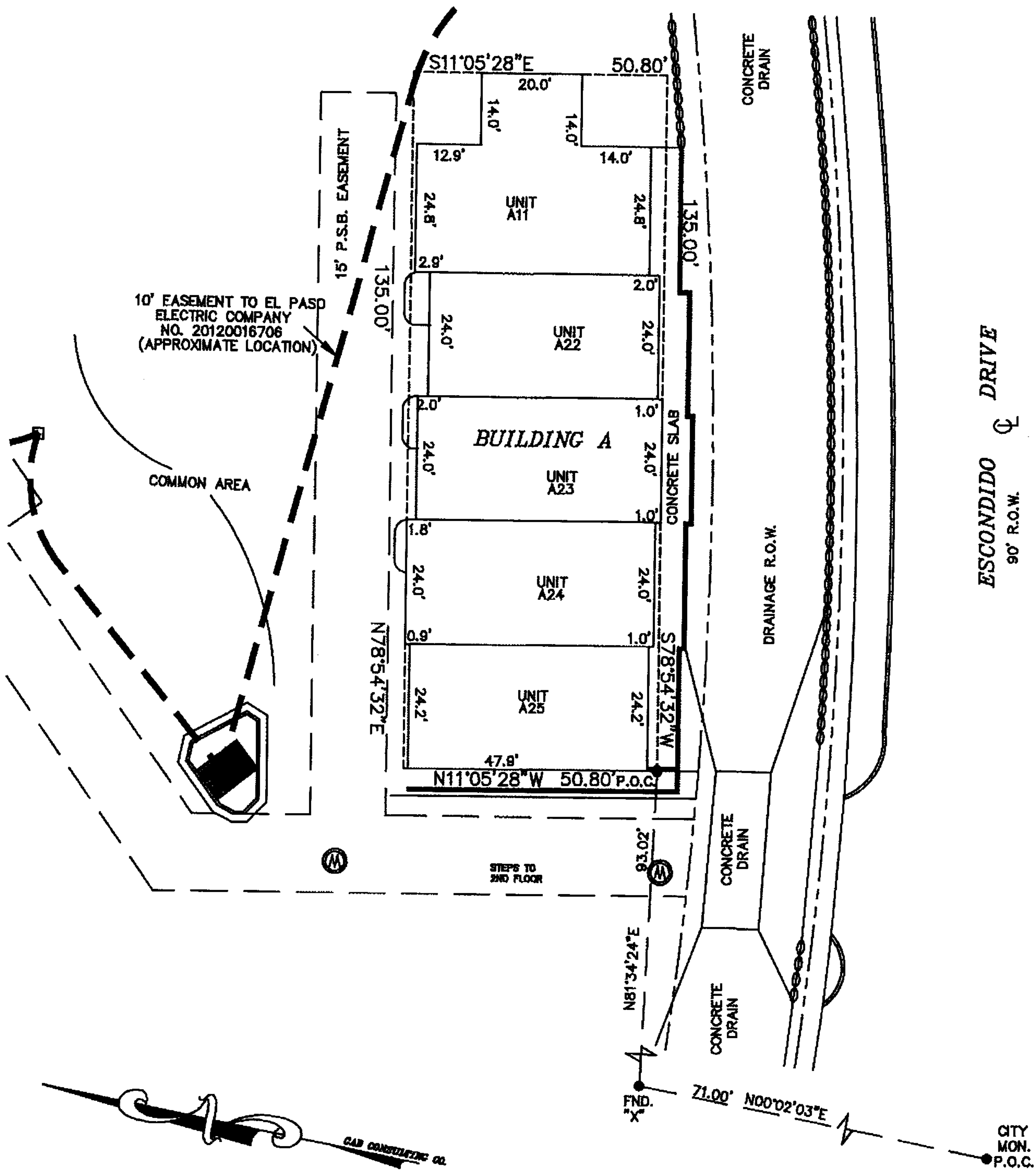
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6350 ESCONDIDO DRIVE— BUILDING A
 A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS



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PIAZZA ESCONDIDA CONDOMINIUMS 2ND FLOOR



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JOB # 12-2968 DATE: 04-18-19 FIELD: JM OFFICE: JR

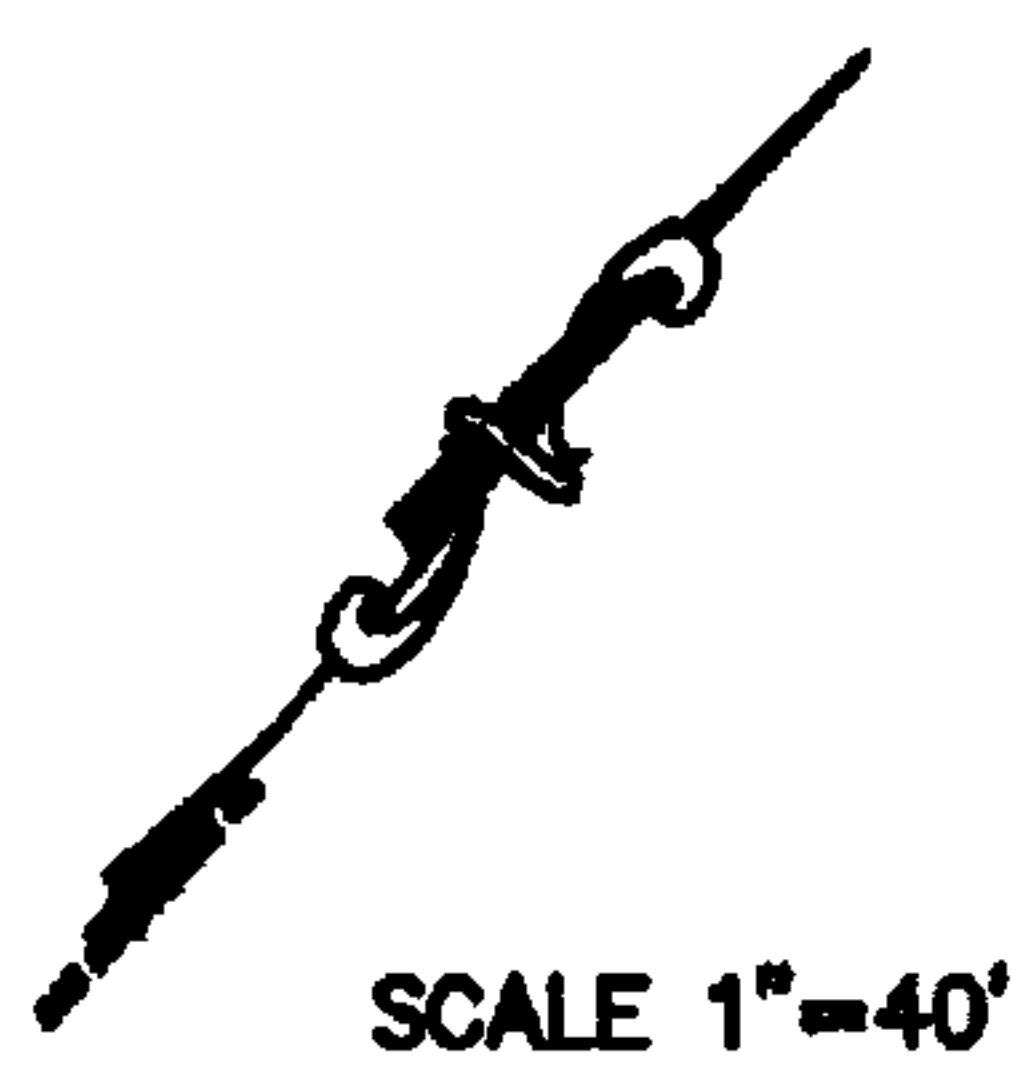
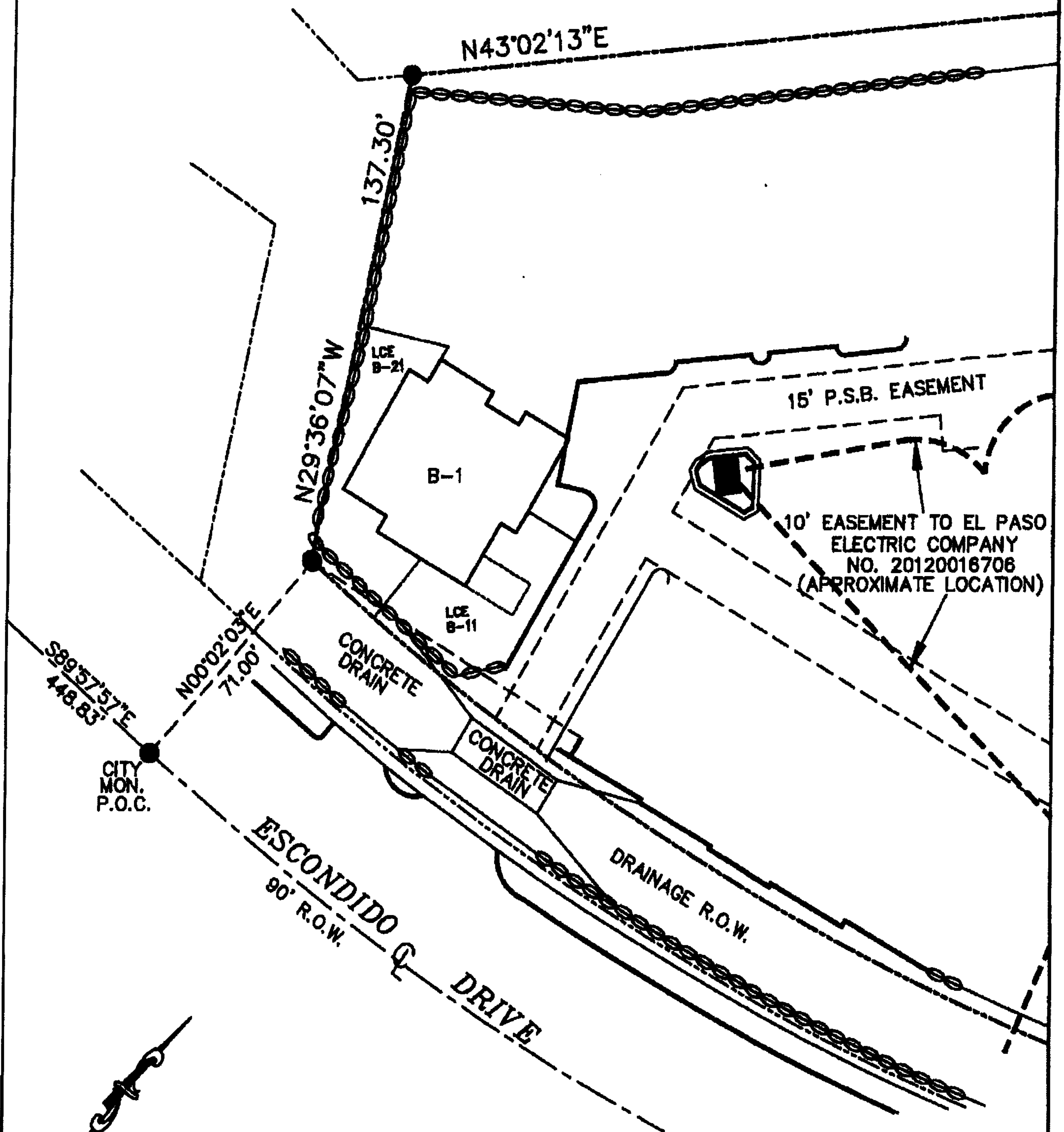
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6350 ESCONDIDO DRIVE— BUILDING A
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 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

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

PIAZZA ESCONDIDA CONDOMINIUMS



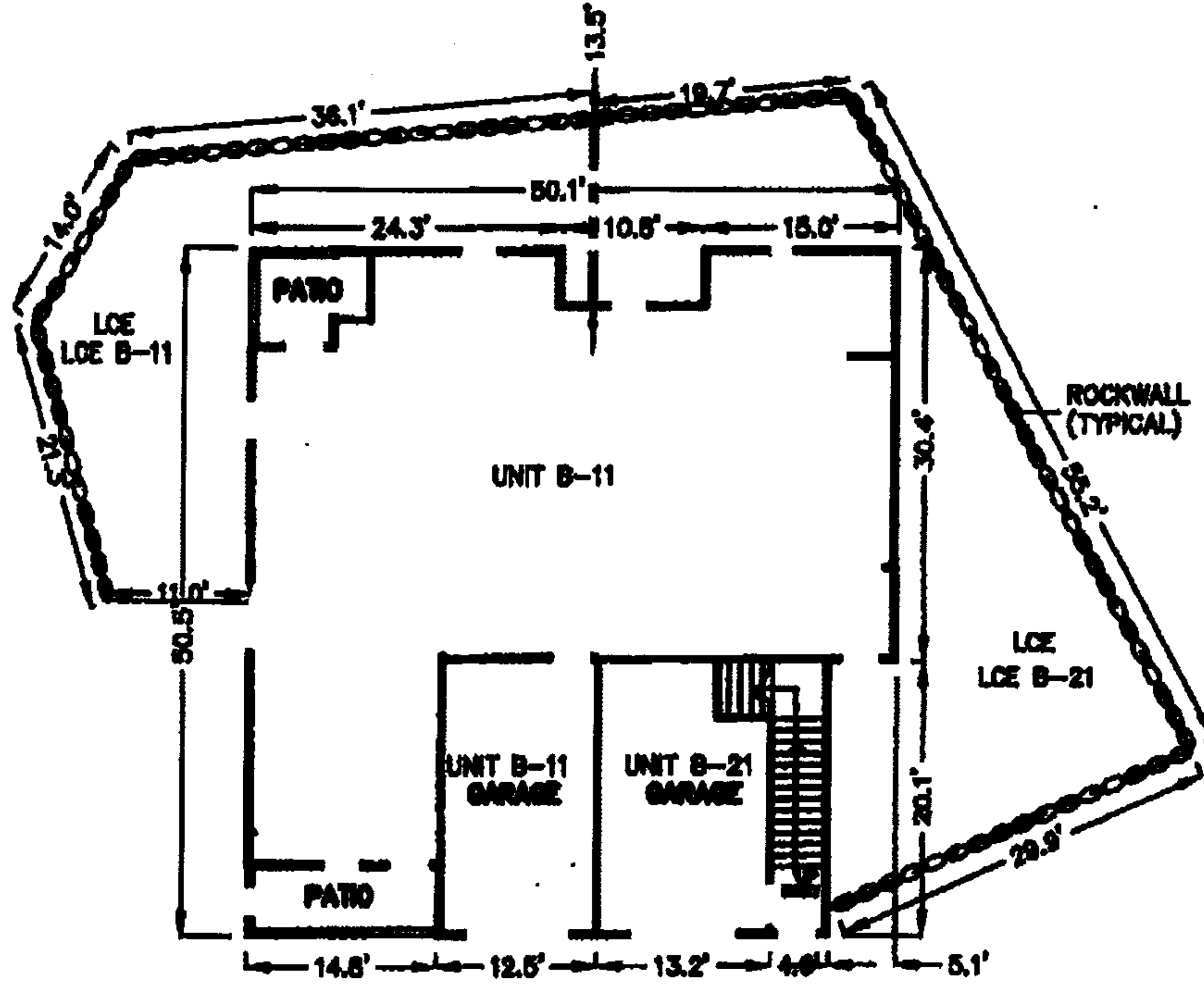
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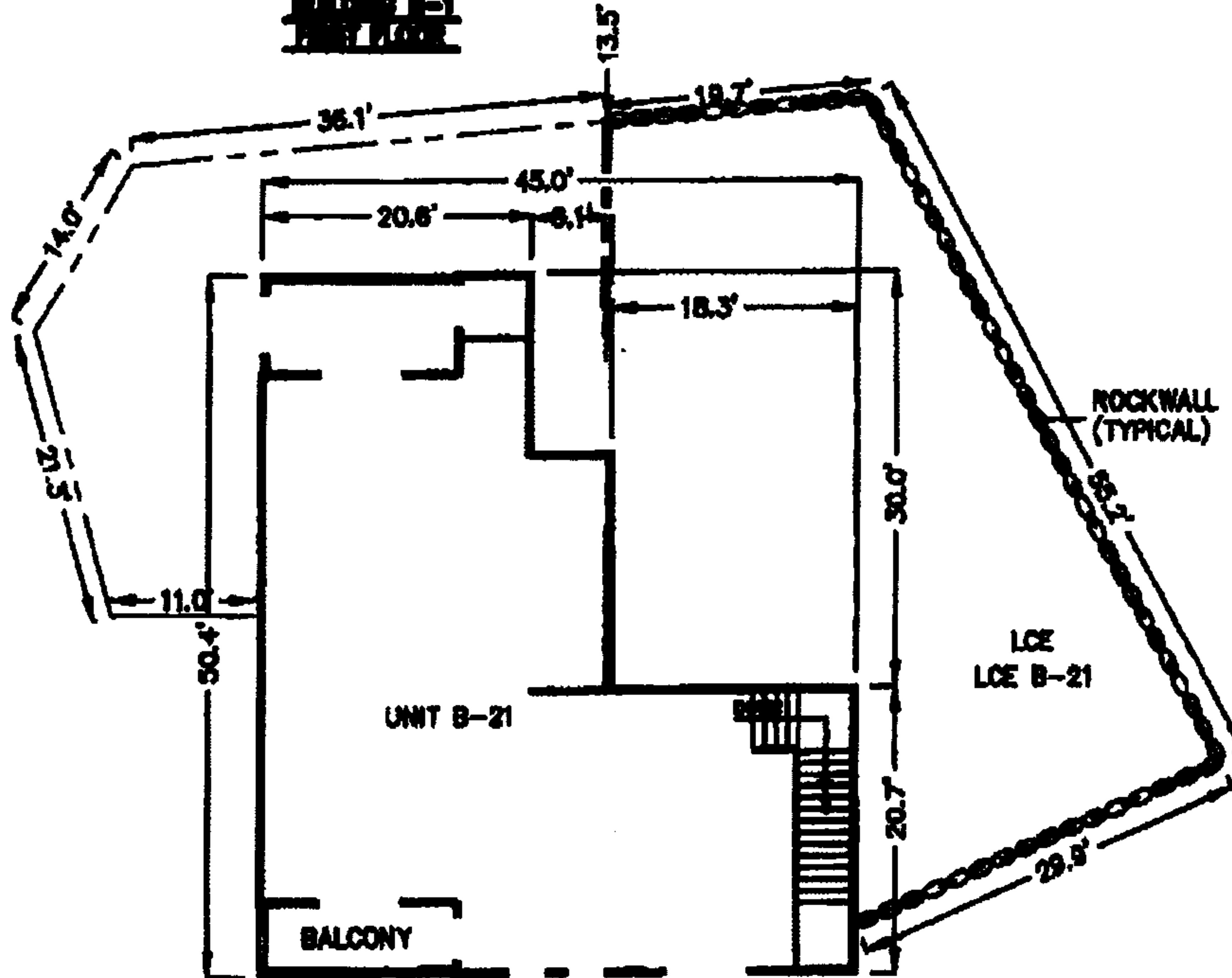
CONSULTING COMPANY
 1790 LEE TREVINO DRIVE SUITE 503
 EL PASO, TEXAS 79936
 (915) 633-6422

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 B-1
FIRST FLOOR**



**BUILDING B-1
SECOND FLOOR**



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

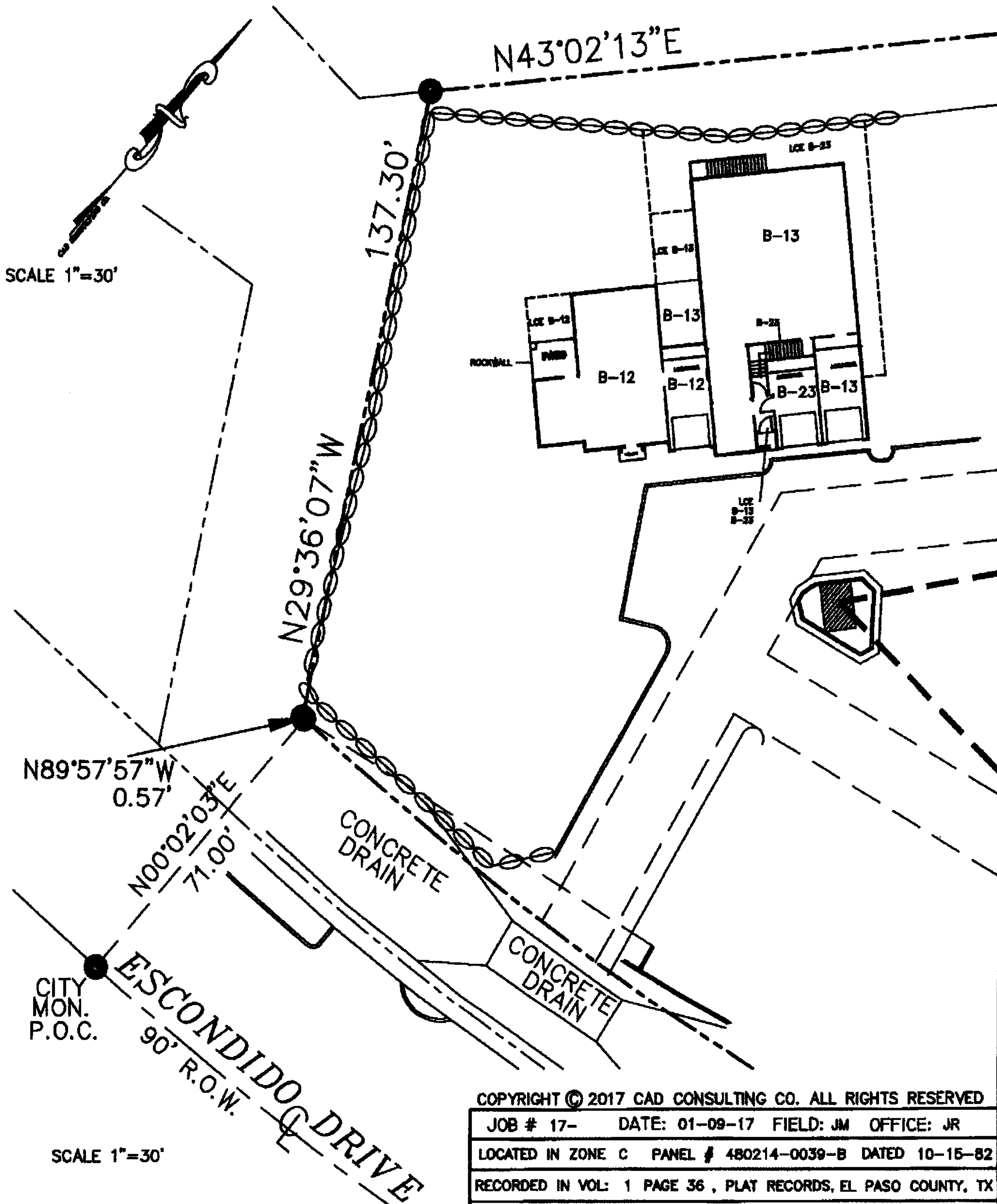
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(915) 633-6422

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 1ST FLOOR



SCALE 1"=30'

SCALE 1"=30'

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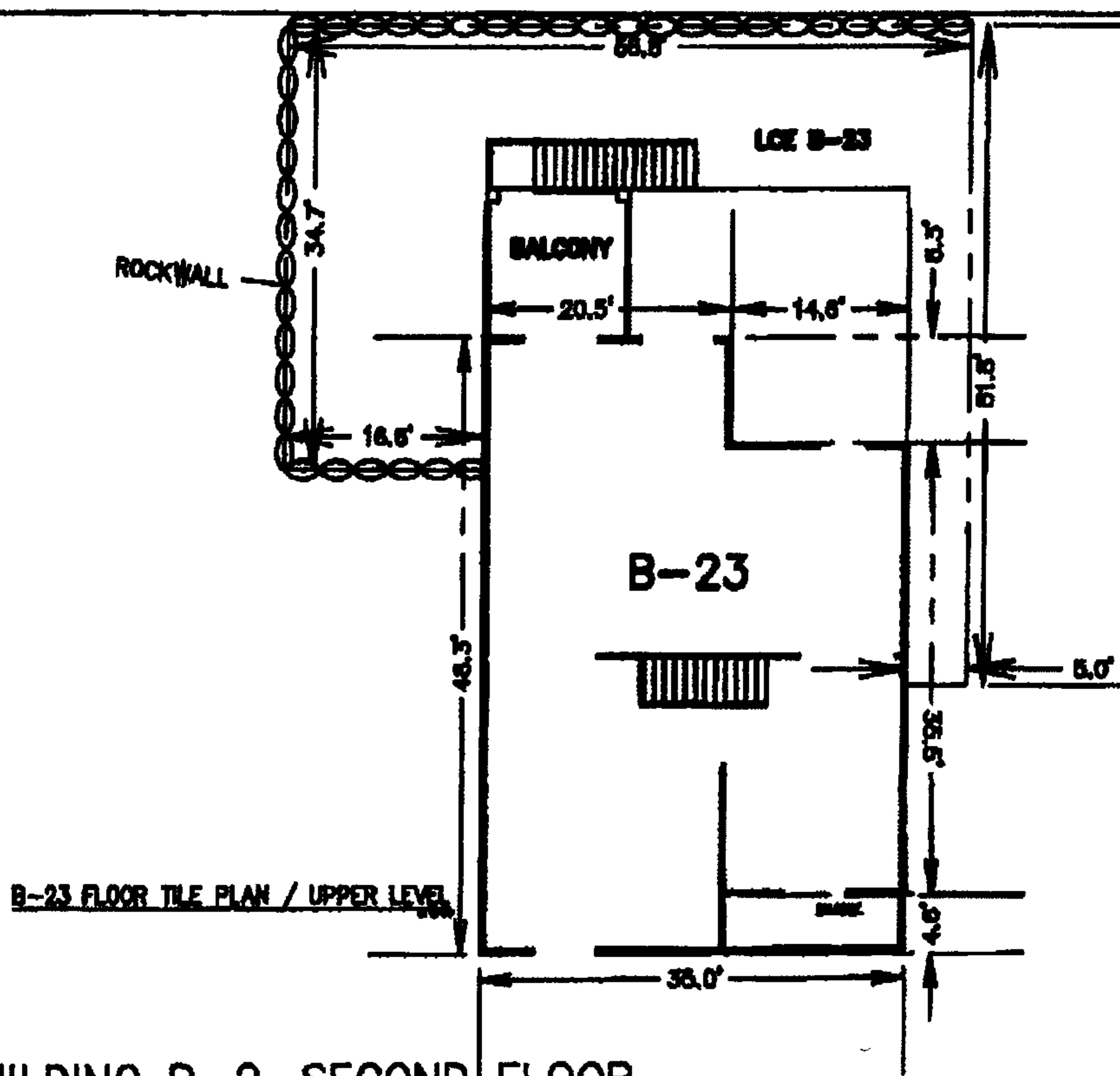
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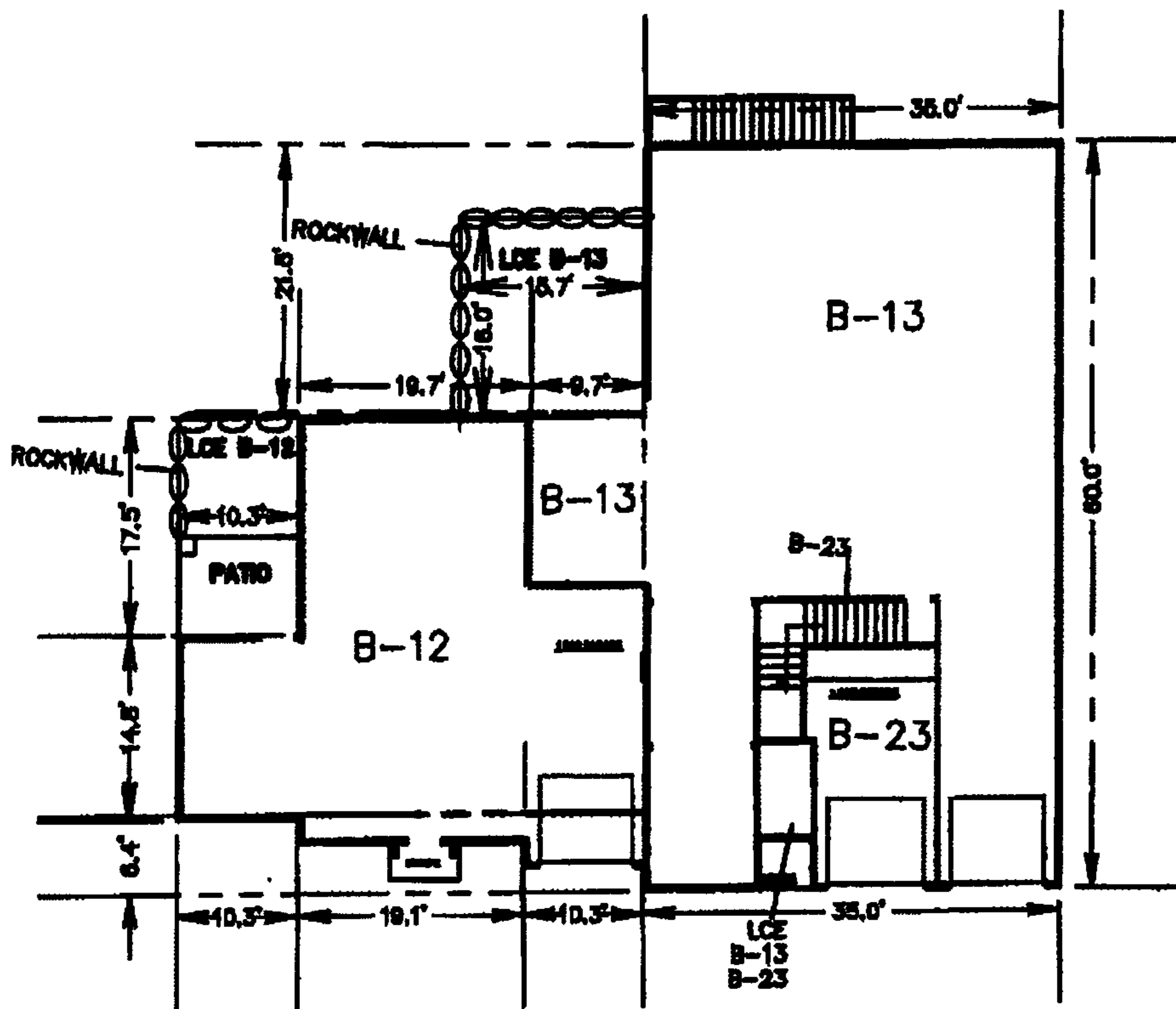
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6350 ESCONDIDO DRIVE-- BUILDING D
 A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

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



BUILDING B-2, SECOND FLOOR



BUILDING B-2, FIRST FLOOR

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

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

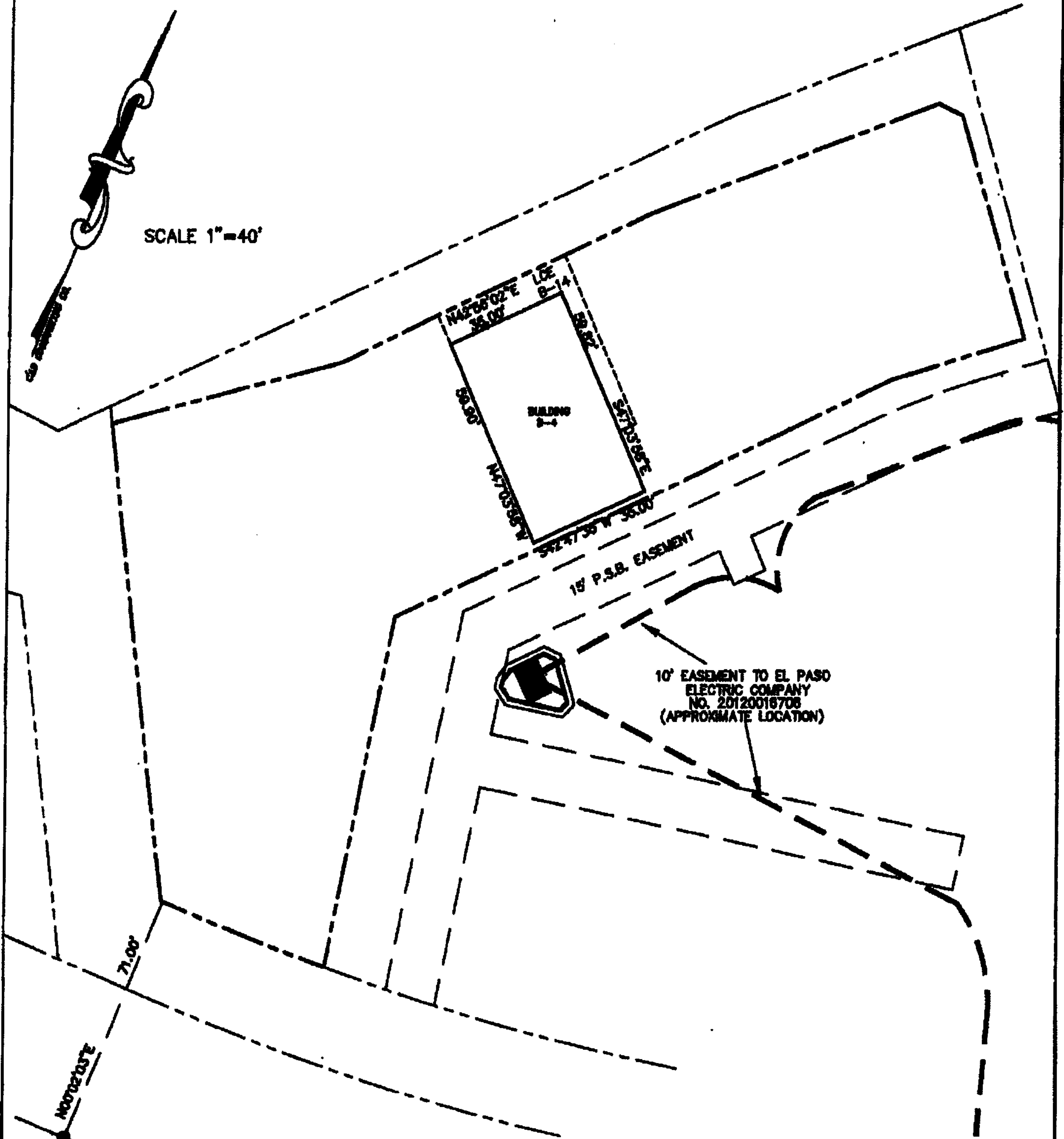
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CD CONSULTING COMPANY
 1790 LEE TREVINO DRIVE SUITE 503
 EL PASO, TEXAS 79936
 (915) 633-6422

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

SCALE 1"=40'



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

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

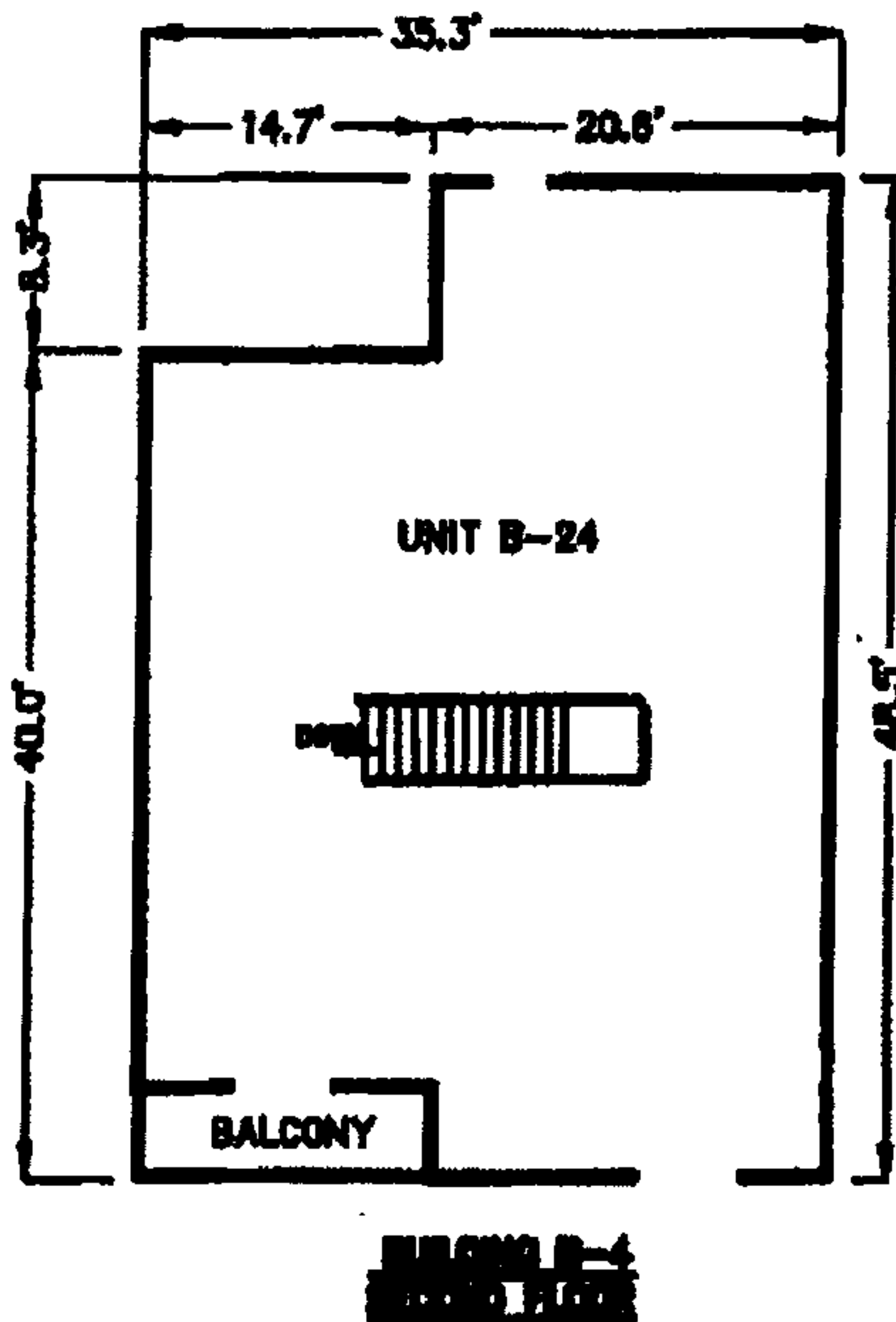
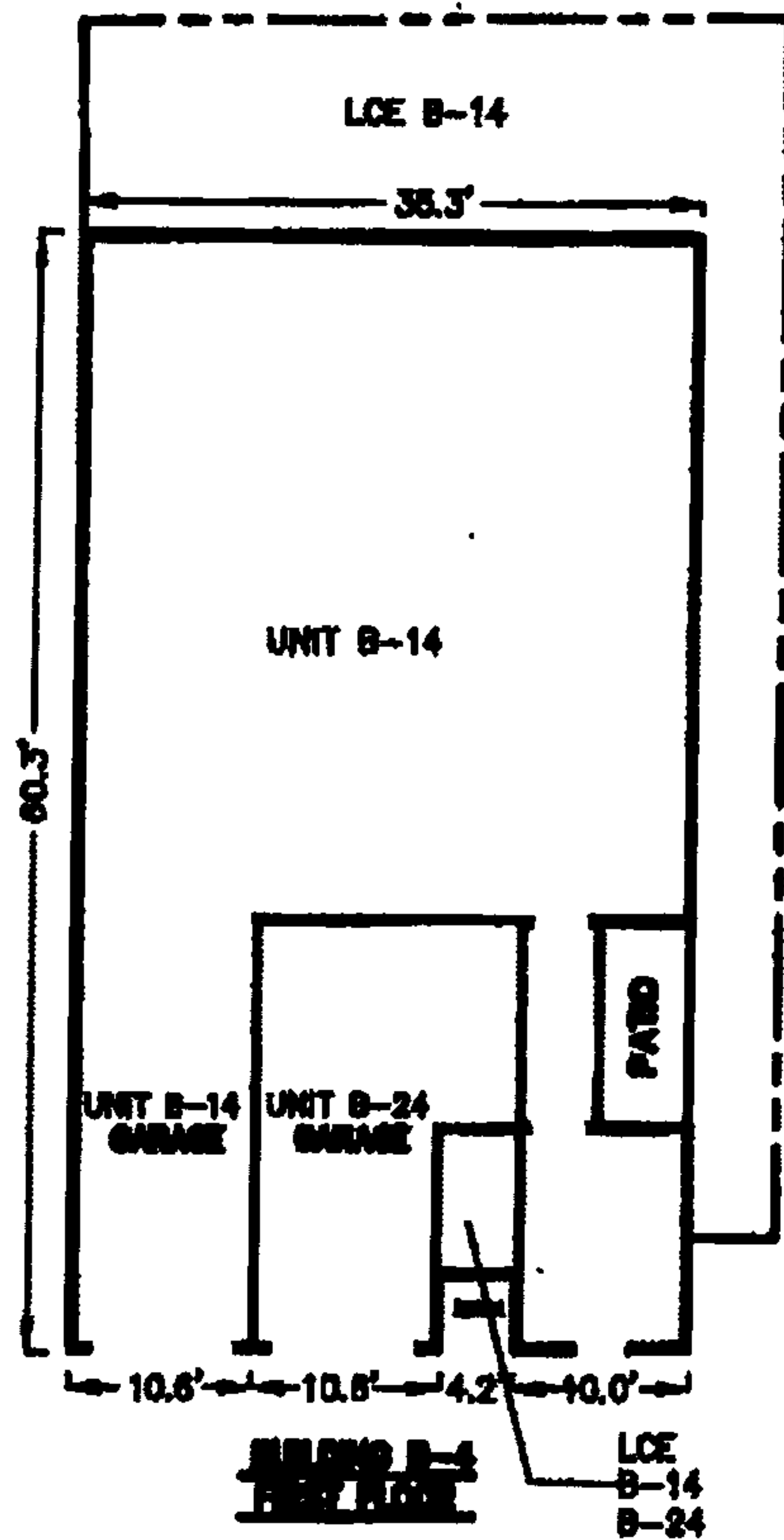
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6350 ESCONDIDO DRIVE
 A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS



CONSULTING COMPANY
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PIAZZA ESCONDIDA CONDOMINIUMS



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

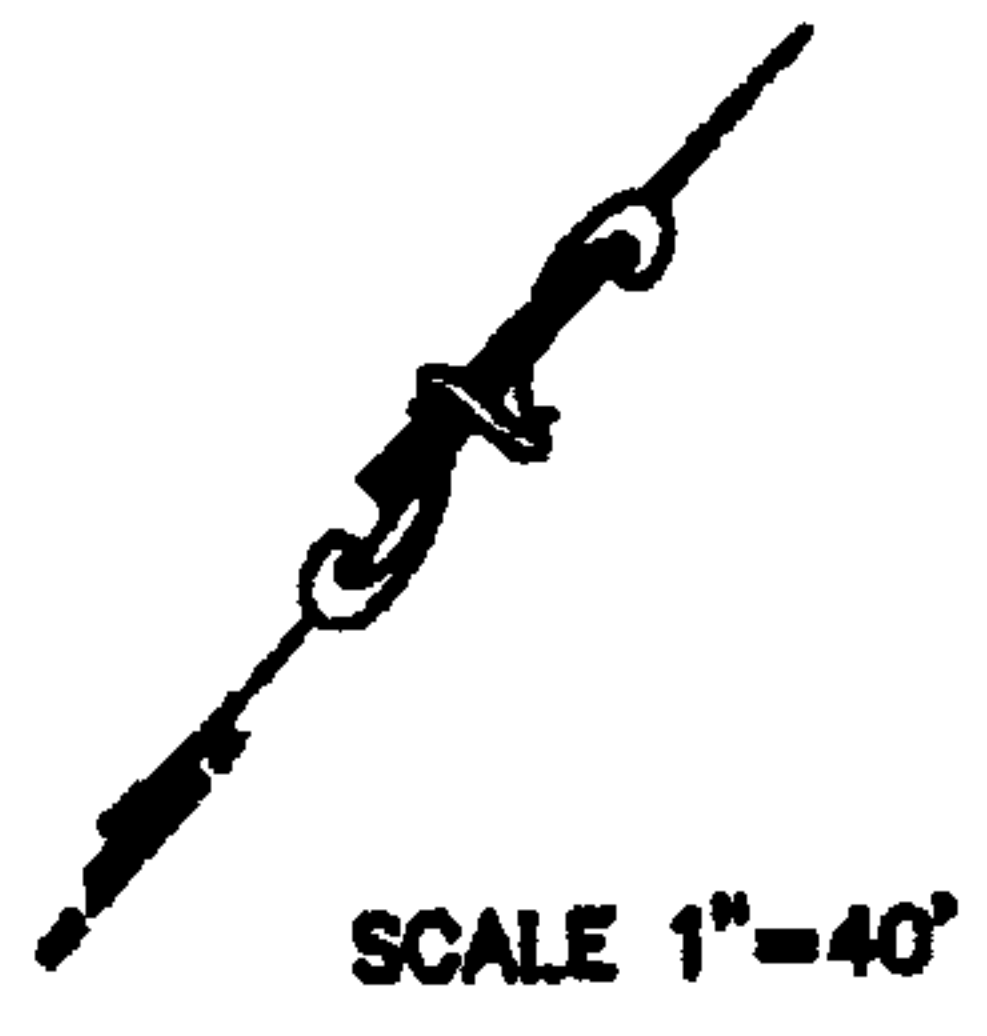
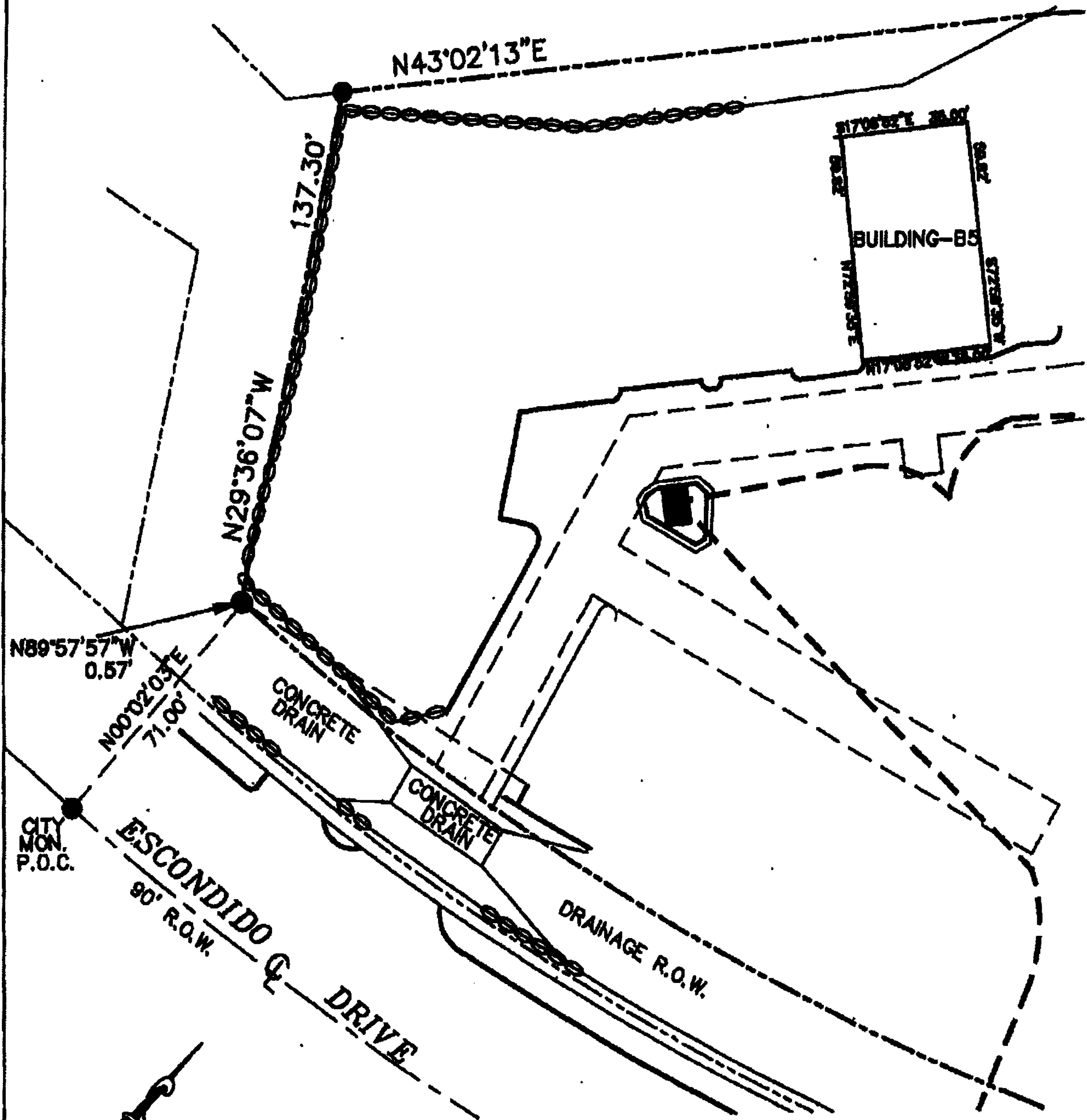
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CD CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 503
EL PASO, TEXAS 79936
(915) 633-6422

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



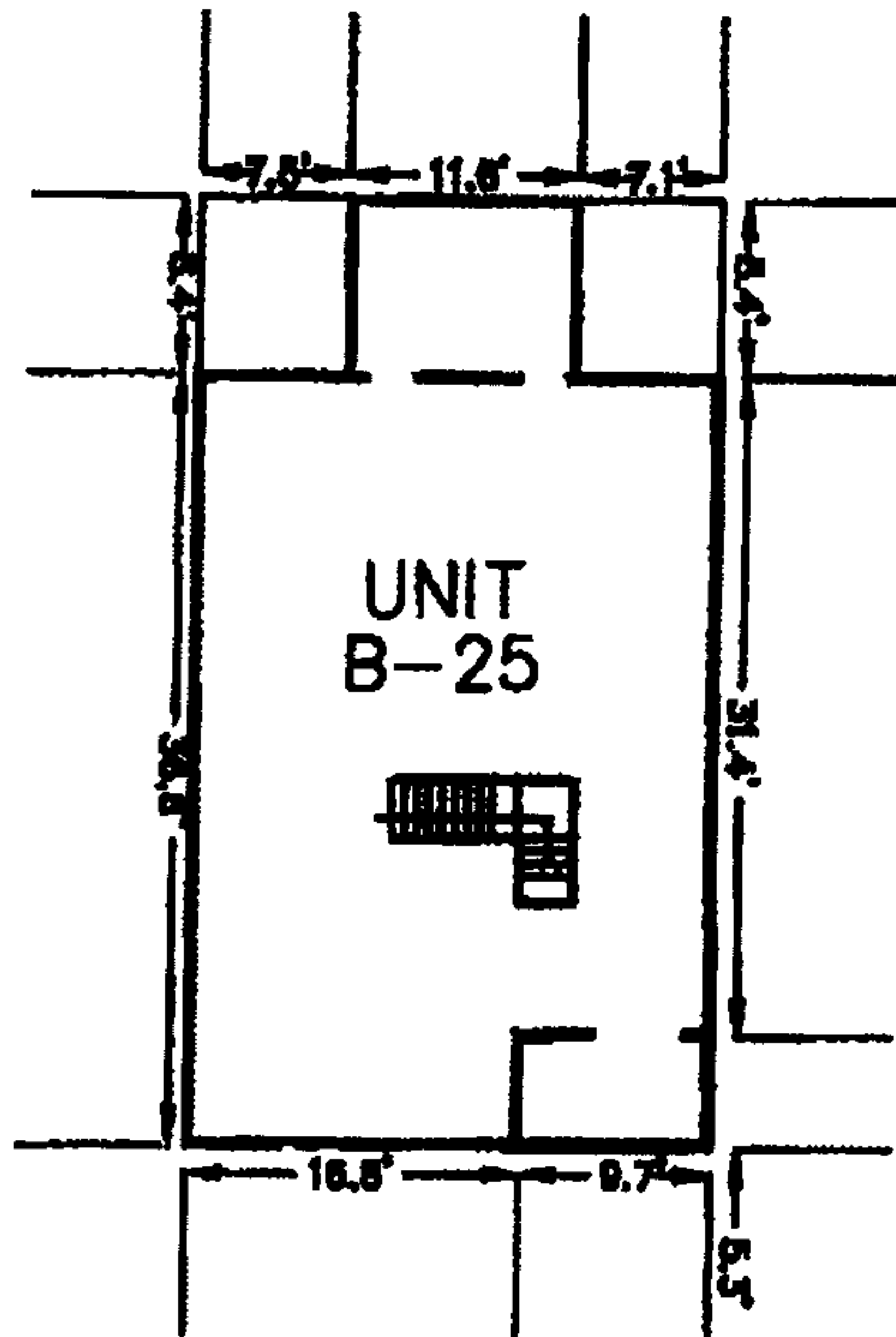
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JOB # 17- DATE: 09-12-17 FIELD: JM OFFICE: JR
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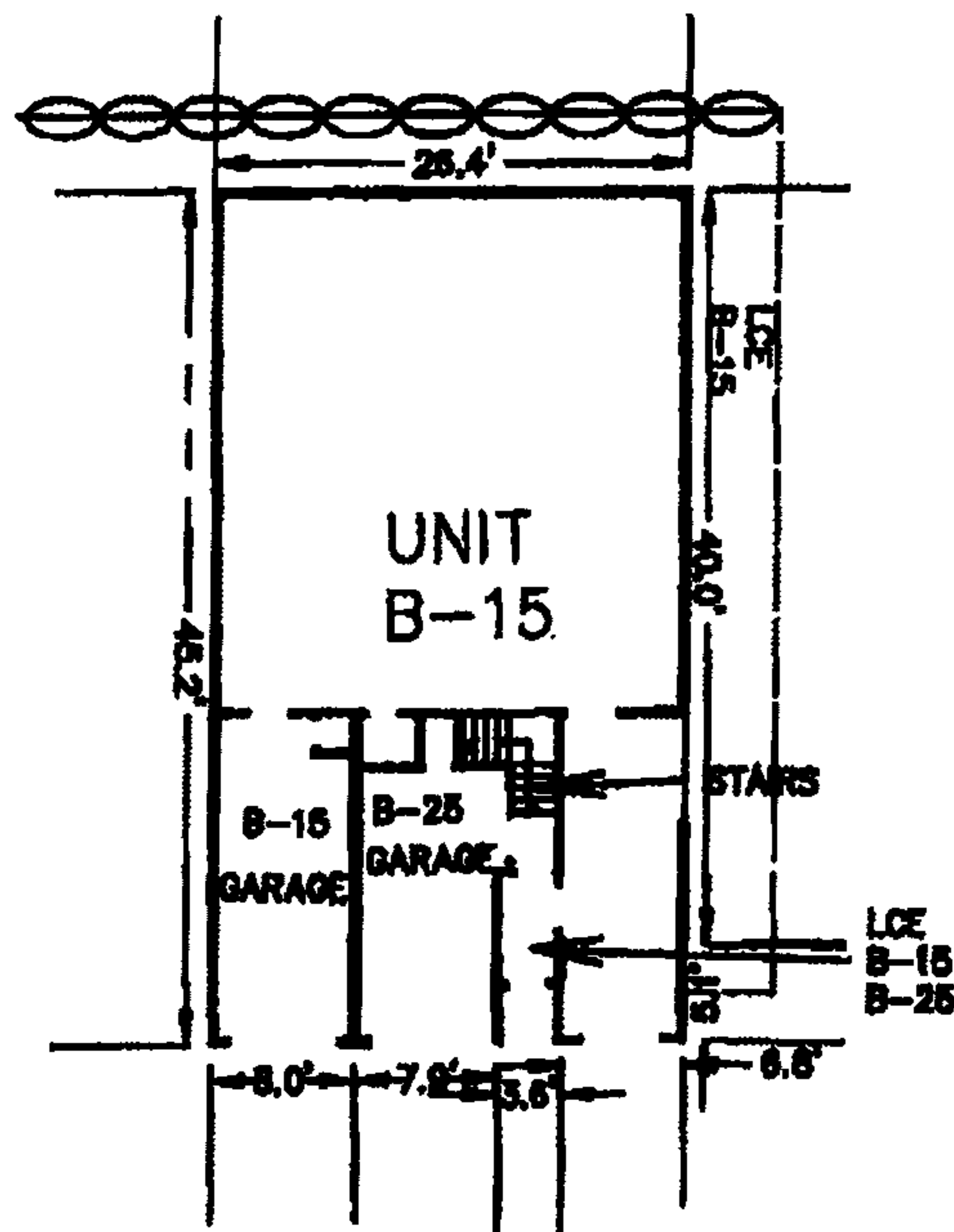
CONSULTING COMPANY
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8350 ESCONDIDO DRIVE-- BUILDING B-5
 A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
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 CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



BUILDING B-5, SECOND FLOOR



BUILDING B-5, FIRST FLOOR

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JOB # 17- DATE: 10-30-17 FIELD: JM OFFICE: JR

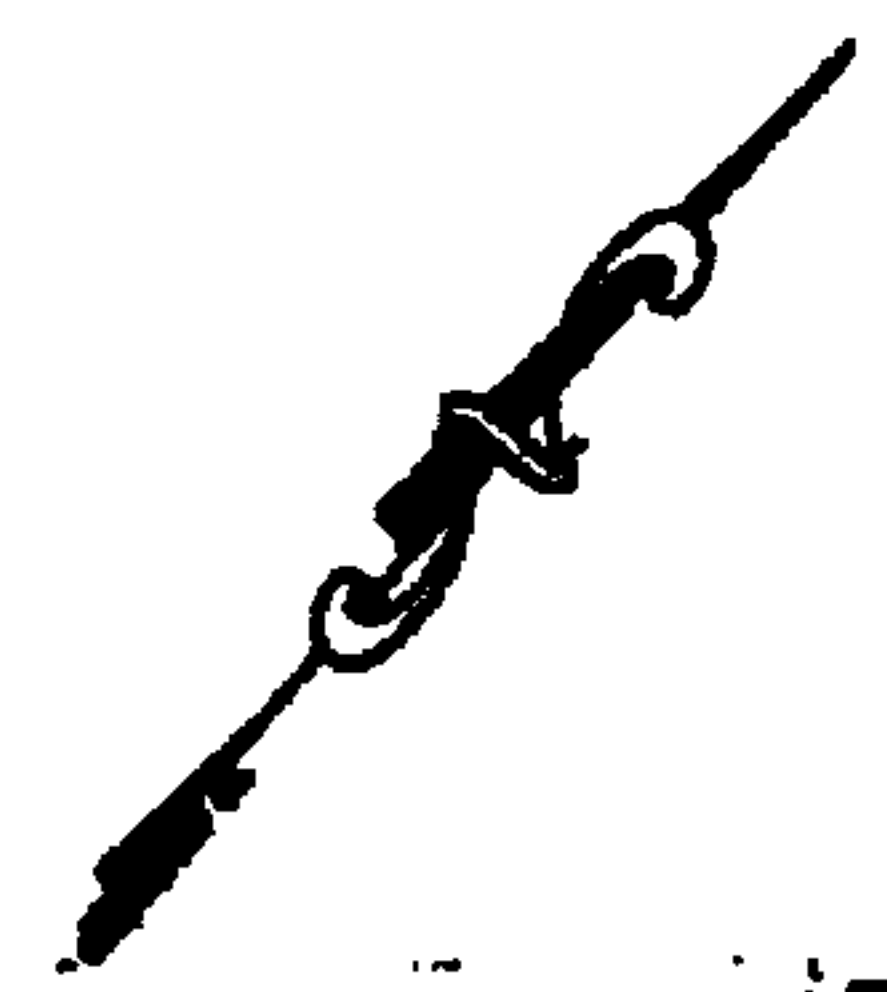
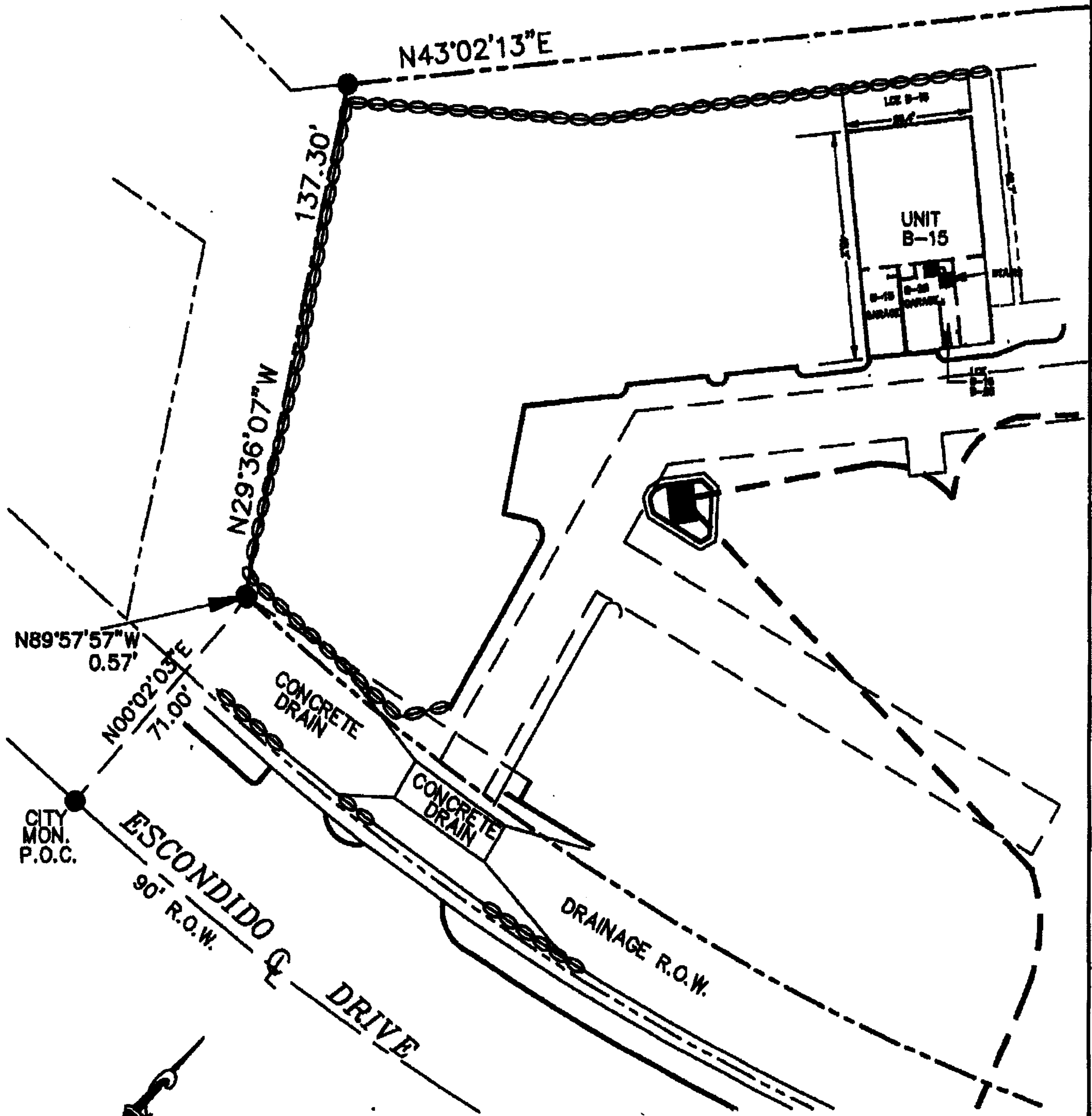
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PIAZZA ESCONDIDA CONDOMINIUMS 1ST FLOOR

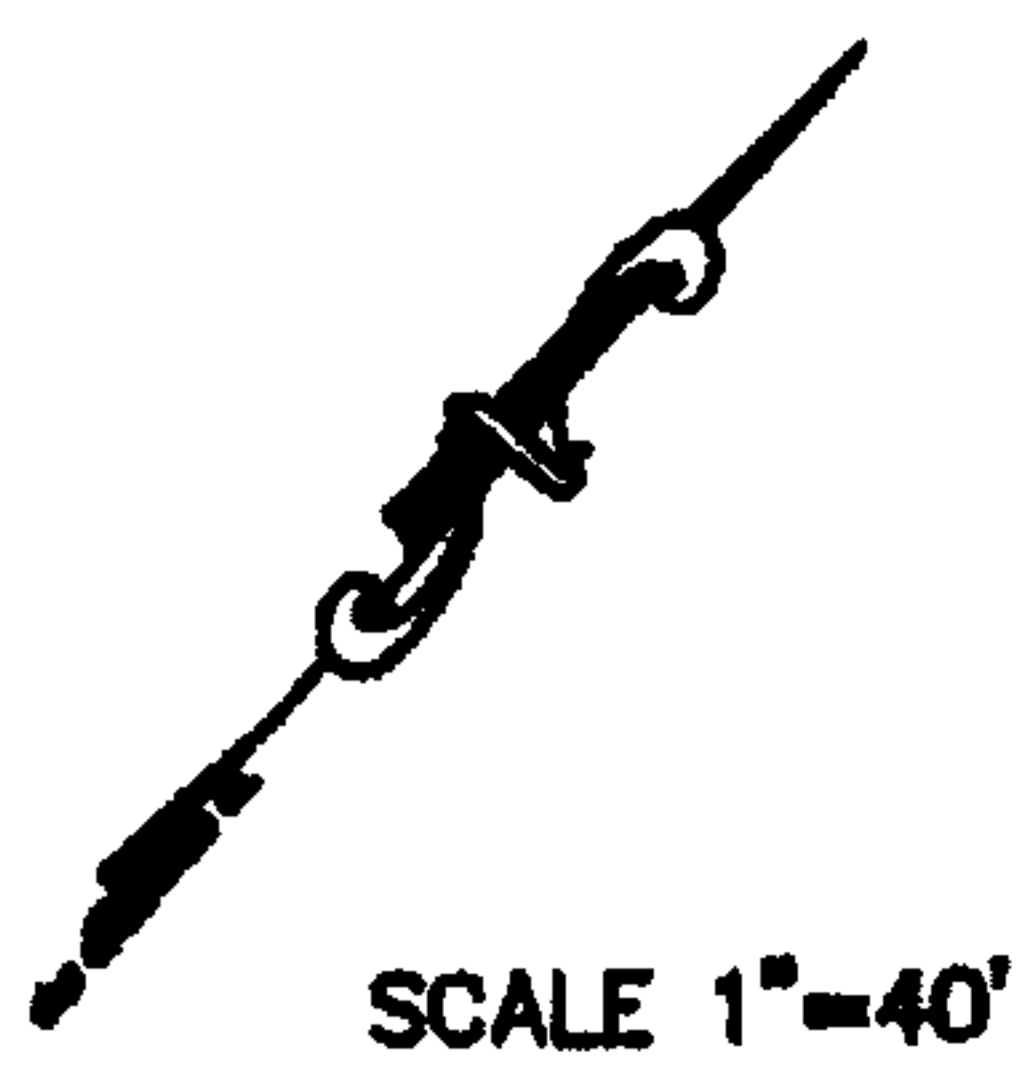
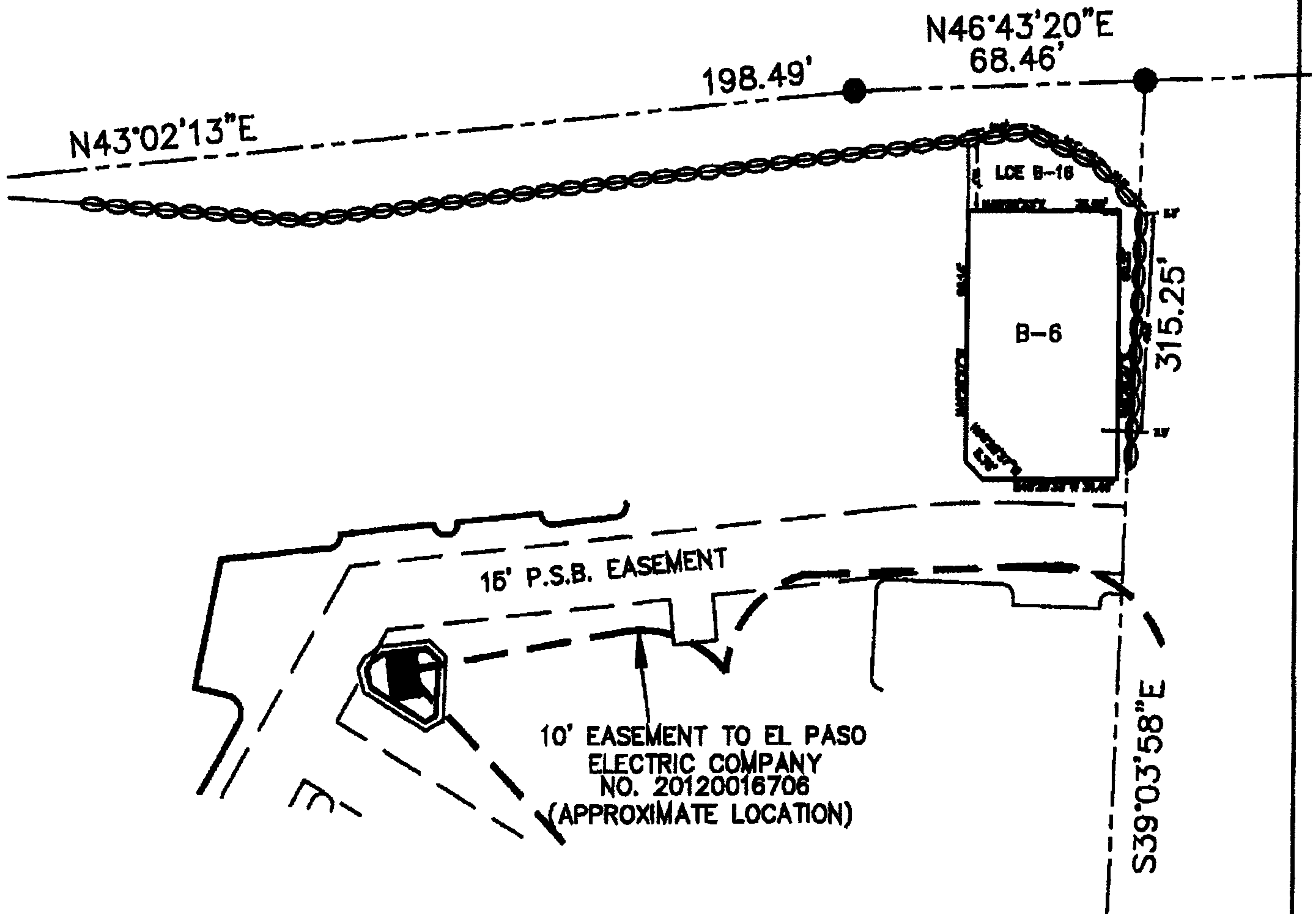


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CITY OF EL PASO,		EL PASO COUNTY, TEXAS	

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

PIAZZA ESCONDIDA CONDOMINIUMS



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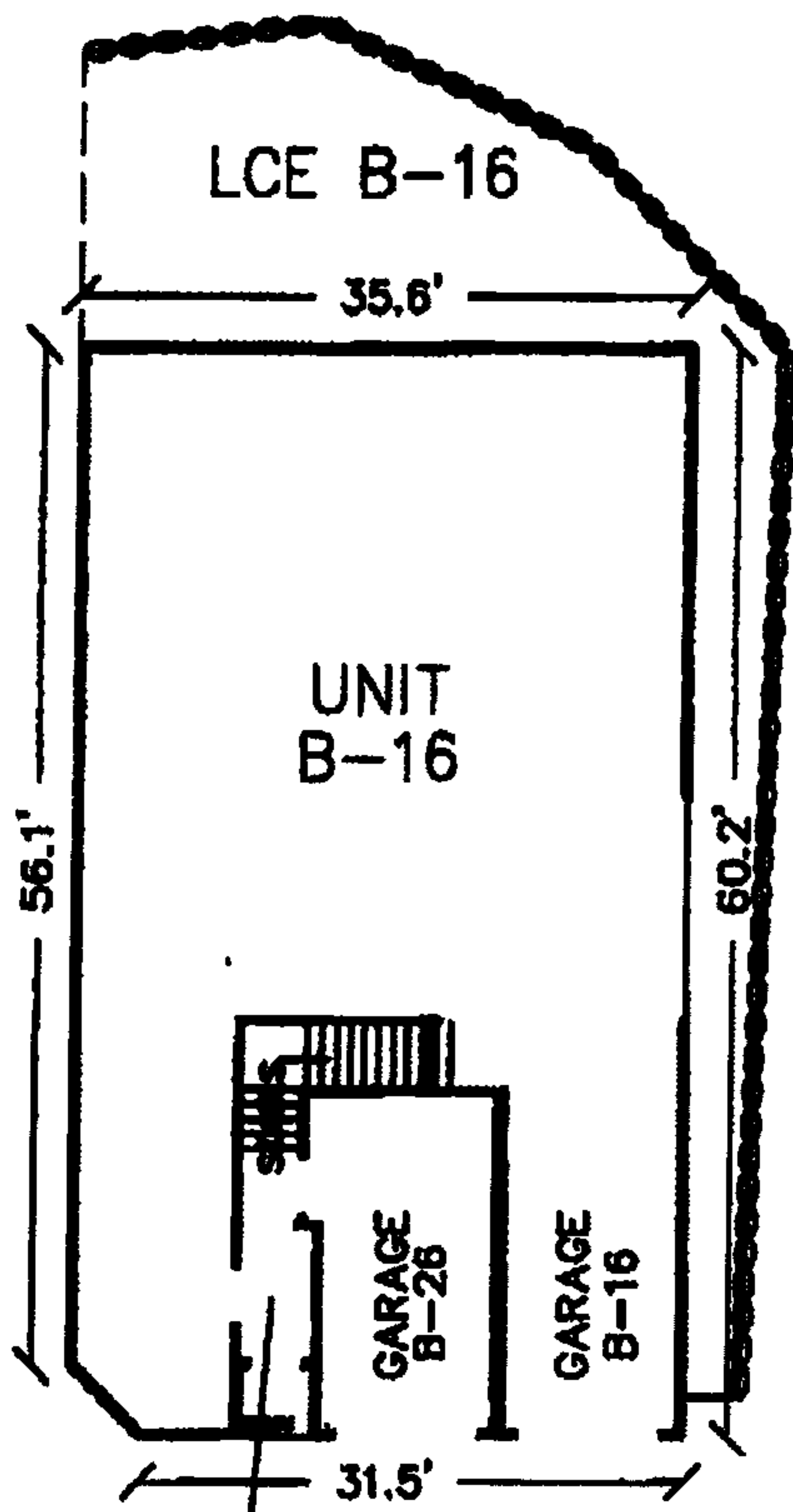
JOB # 18- DATE: 02-28-18 FIELD: JM OFFICE: JR
 LOCATED IN ZONE C PANEL # 480214-0039-B DATED 10-15-82
 RECORDED IN VOL: 1 PAGE 36 , PLAT RECORDS, EL PASO COUNTY, TX

CD **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

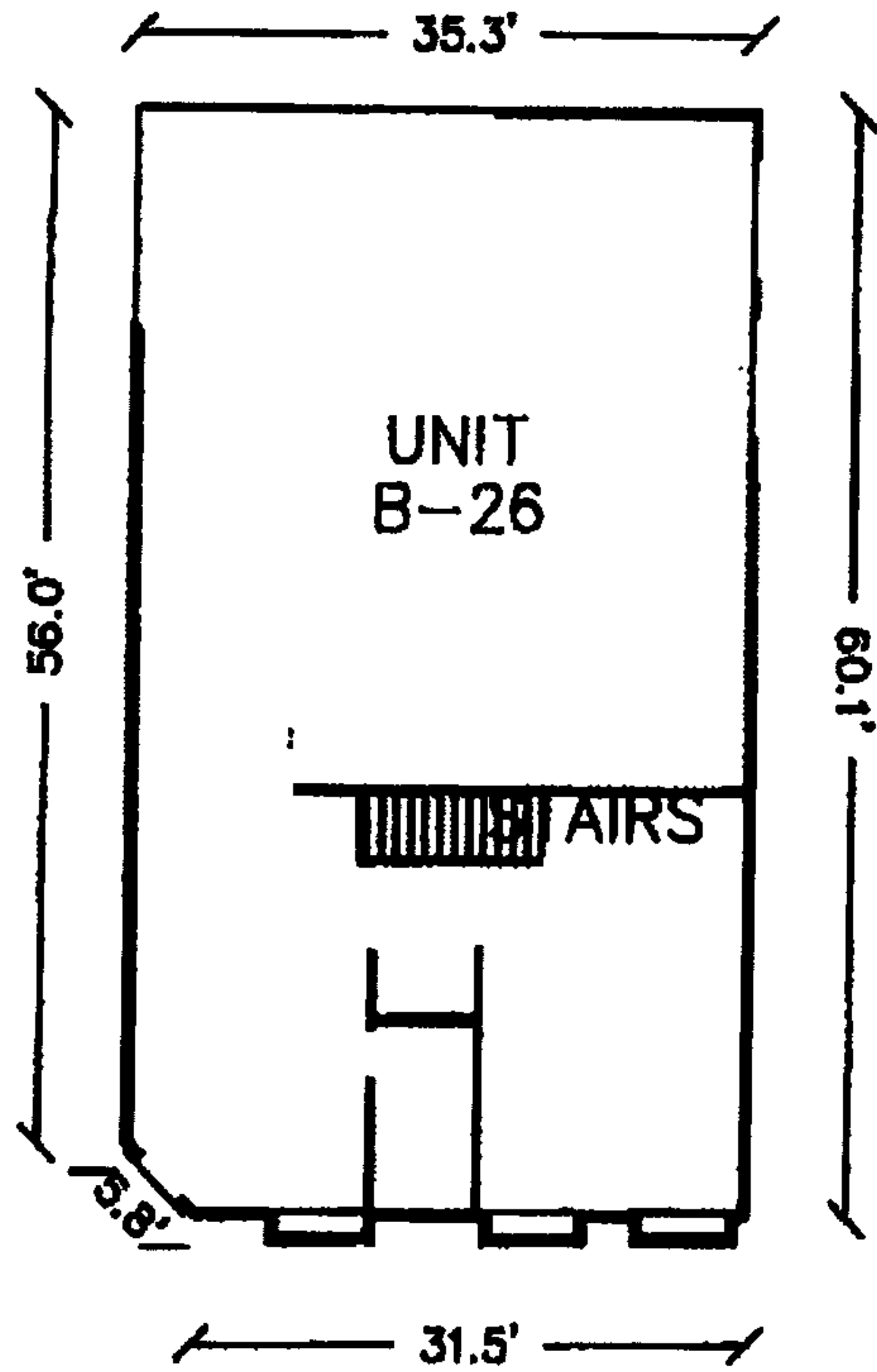
PIAZZA ESCONDIDA CONDOMINIUMS

BUILDING B-6



LCE
B-16
B-26

B-26



B-26 - UPPER LEVEL

SCALE 1"=20'

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JOB # 18- DATE: 07-6-18 FIELD: JM OFFICE: JR

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

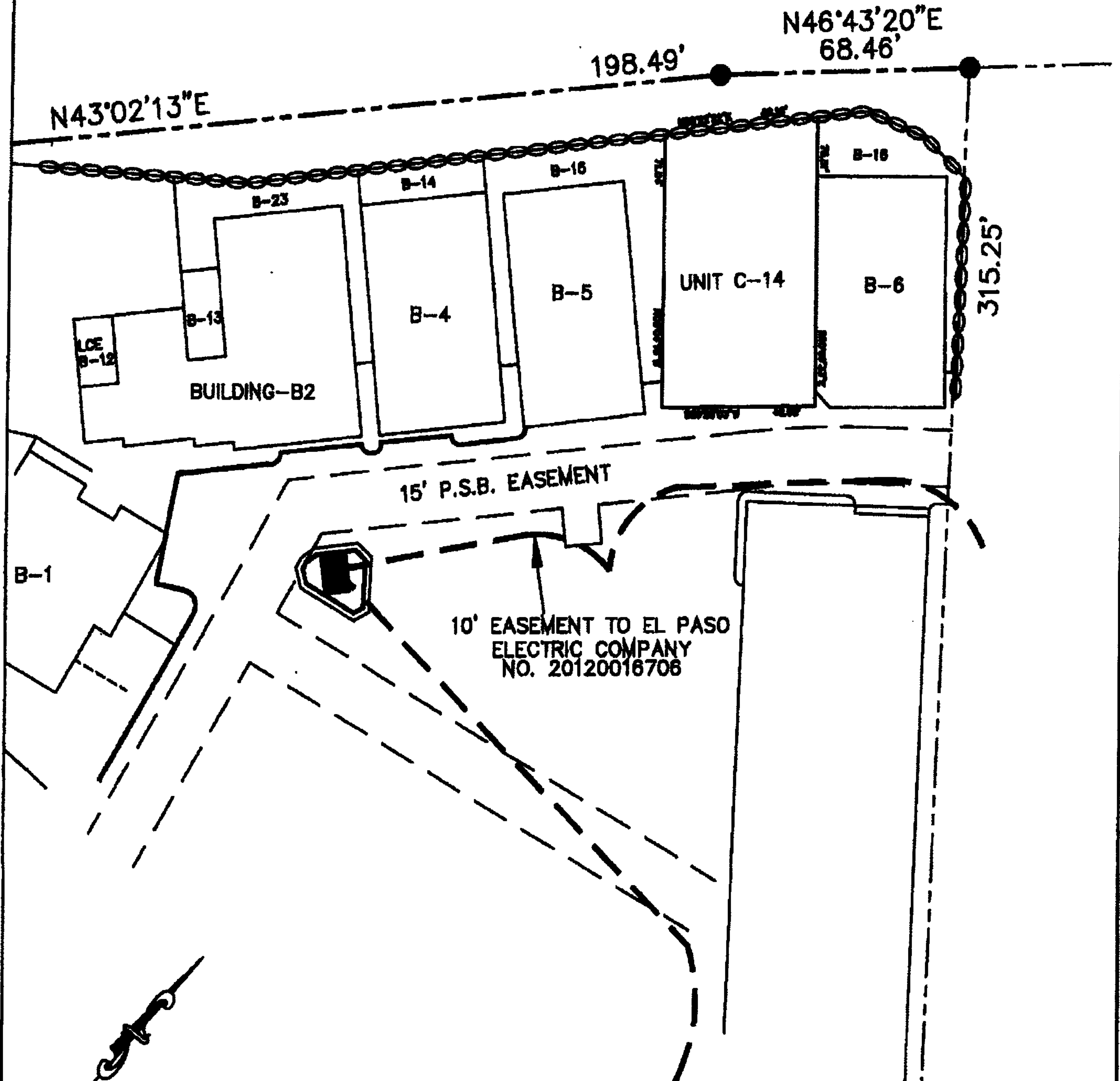
RECORDED IN VOL: 1 PAGE 36 , PLAT RECORDS, EL PASO COUNTY, TX



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EL PASO, TEXAS 79936
(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



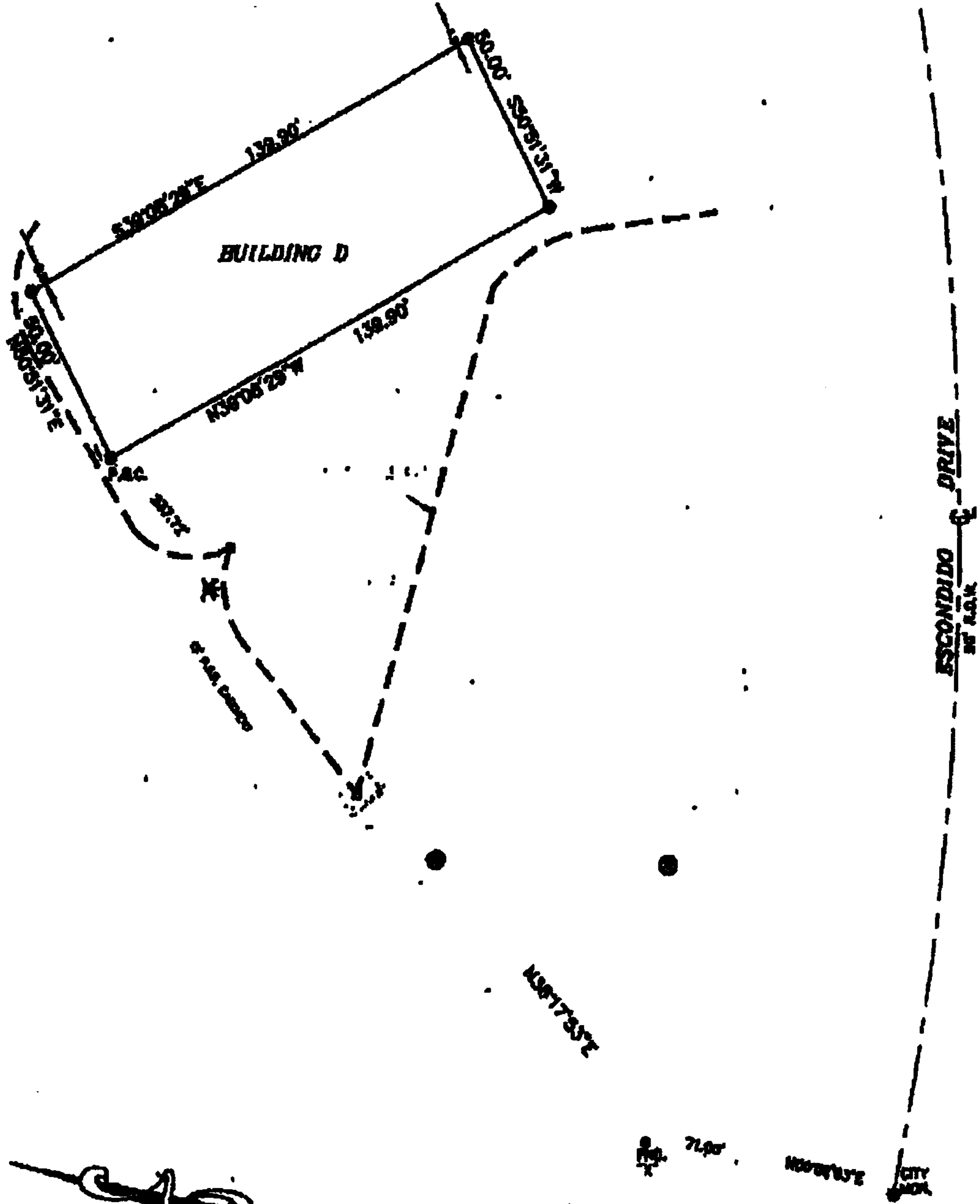
SCALE 1"=40'

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 JOB # 18- DATE: 02-28-18 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

CD 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



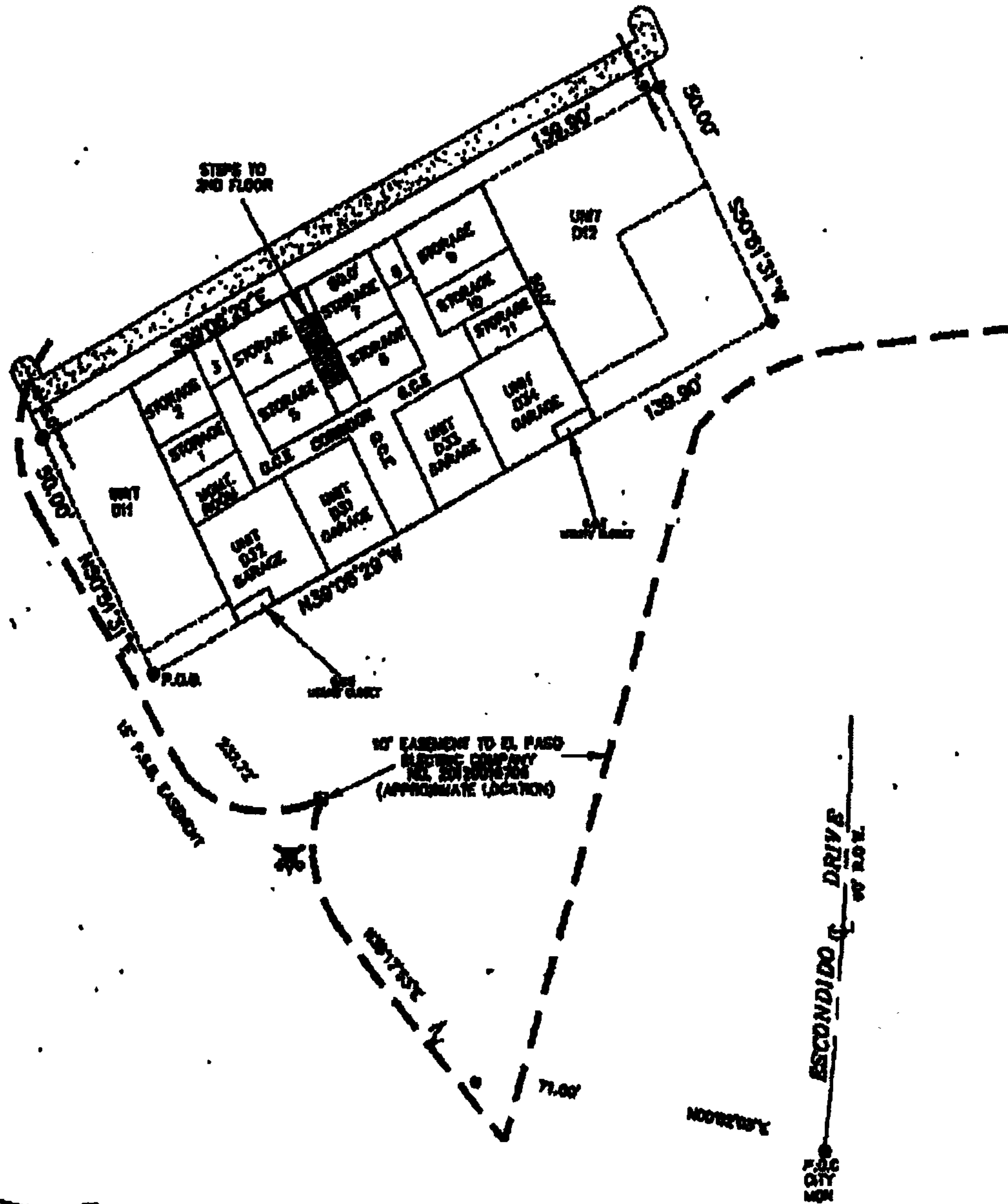

 SCALE 1"=40'

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 JOB # 12-2888 DATE: 05-21-13 FIELD: JM OFFICE: SM
 LOCATED IN ZONE G PANEL # 480214-0038-B DATED 10-15-82
 RECORDED IN VOL: 1 PAGE 36, PLAT RECORDS, EL PASO COUNTY, TX

GAD CONSULTING COMPANY
 1790 LEE TREVINO DRIVE SUITE 503
 EL PASO, TEXAS 79938
 (915) 833-6422

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 1ST FLOOR



SCALE 1"=30'

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JOB # 12-2988 DATE: 05-21-13 FIELD: JM OFFICE: SM

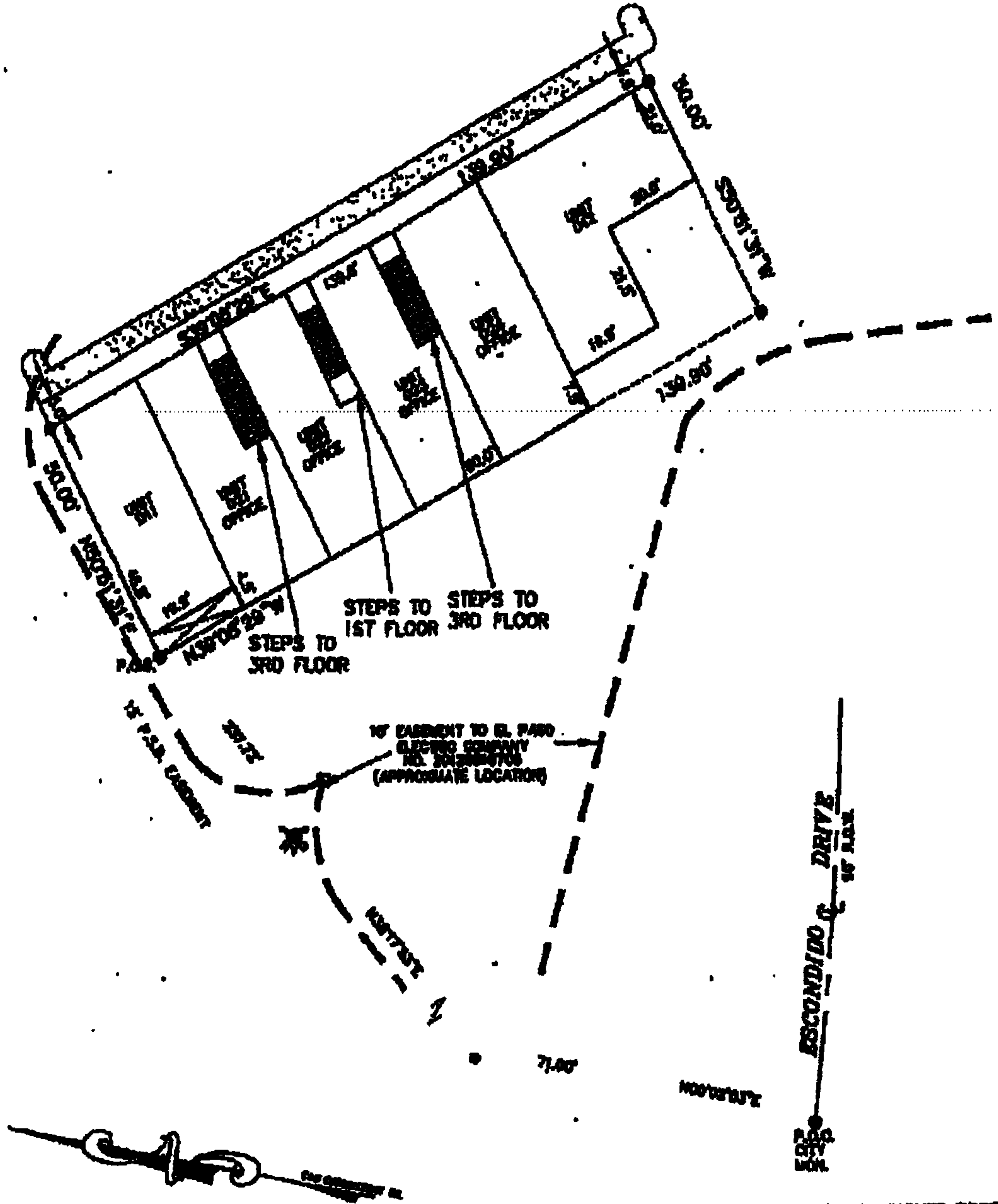
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RECORDED IN VOL: 1 PAGE 38, PLAT RECORDS, EL PASO COUNTY, TX

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

5350 ESCONDIDO DRIVE-- BUILDING D
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHIAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS 2ND FLOOR



SCALE 1"=30'

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JOB # 12-2888 DATE: 08-21-13 FIELD: JMI OFFICE: SM

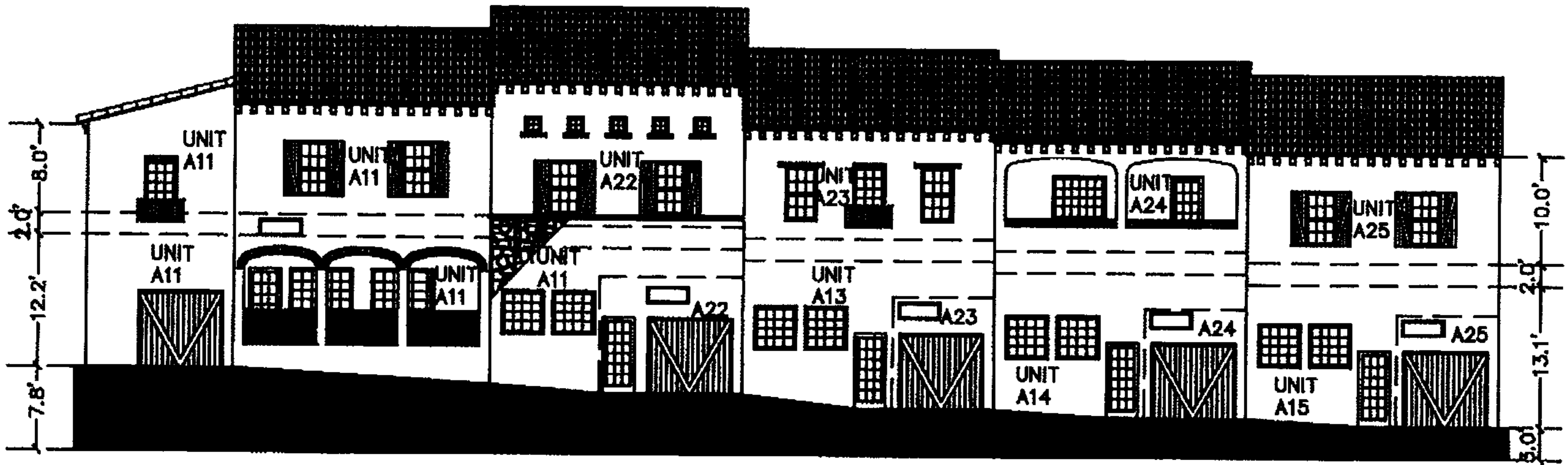
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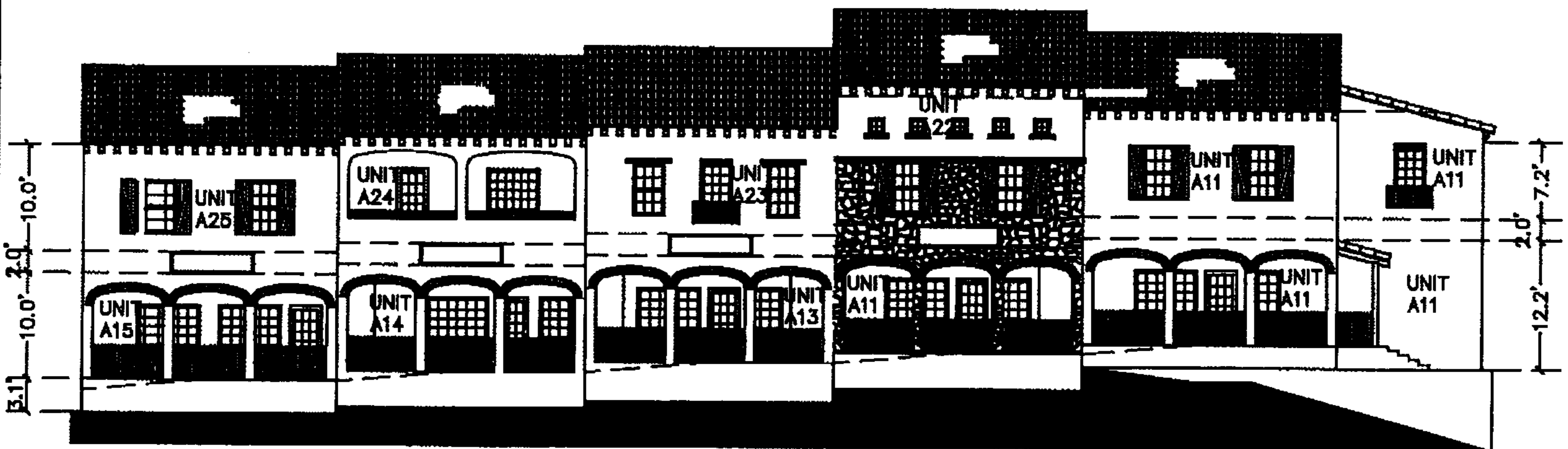
CD CONSULTING COMPANY
1790 LEE TREVIÑO DRIVE SUITE 503
EL PASO, TEXAS 79936
(915) 633-6422

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: 04-18-19 FIELD: JM OFFICE: JR

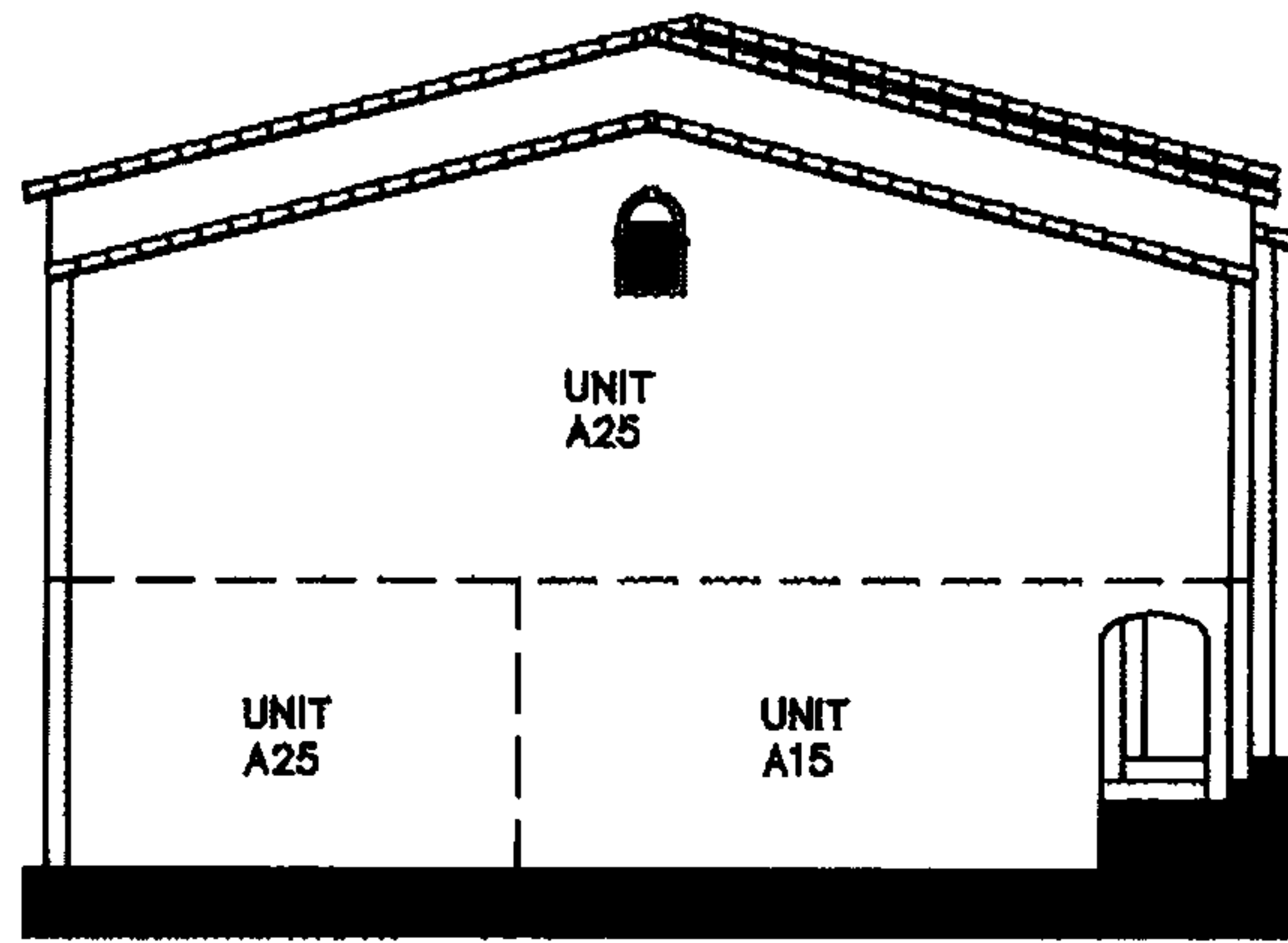
LOCATED IN ZONE C PANEL # 480214-0039-B DATED 10-15-82

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

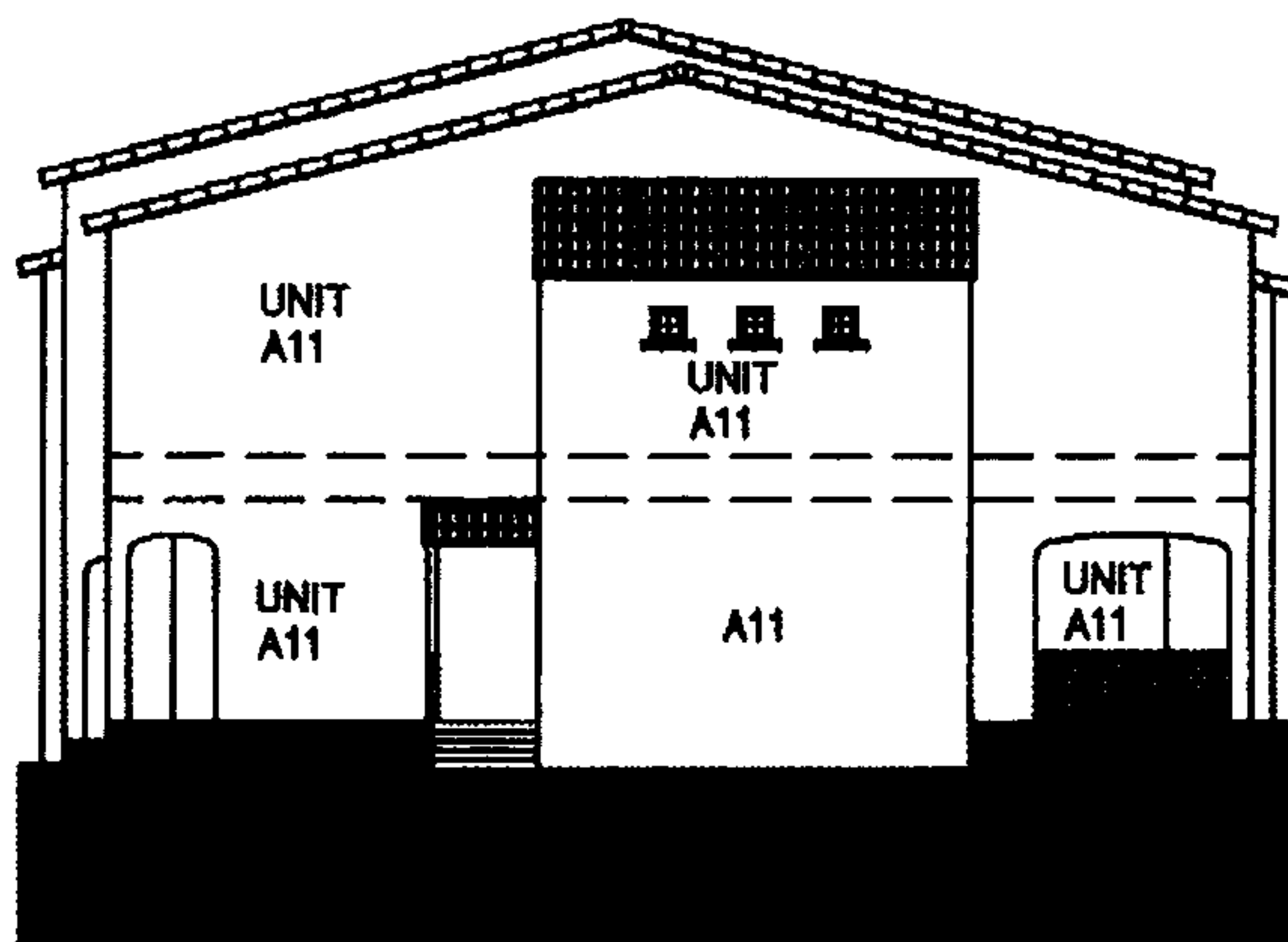
CD CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 503
EL PASO, TEXAS 79936
(915) 633-6422

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
WEST ELEVATION



BUILDING A
EAST ELEVATION

SCALE 1"=20'

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JOB # 12-2968 DATE: 04-18-19 FIELD: JM OFFICE: JR

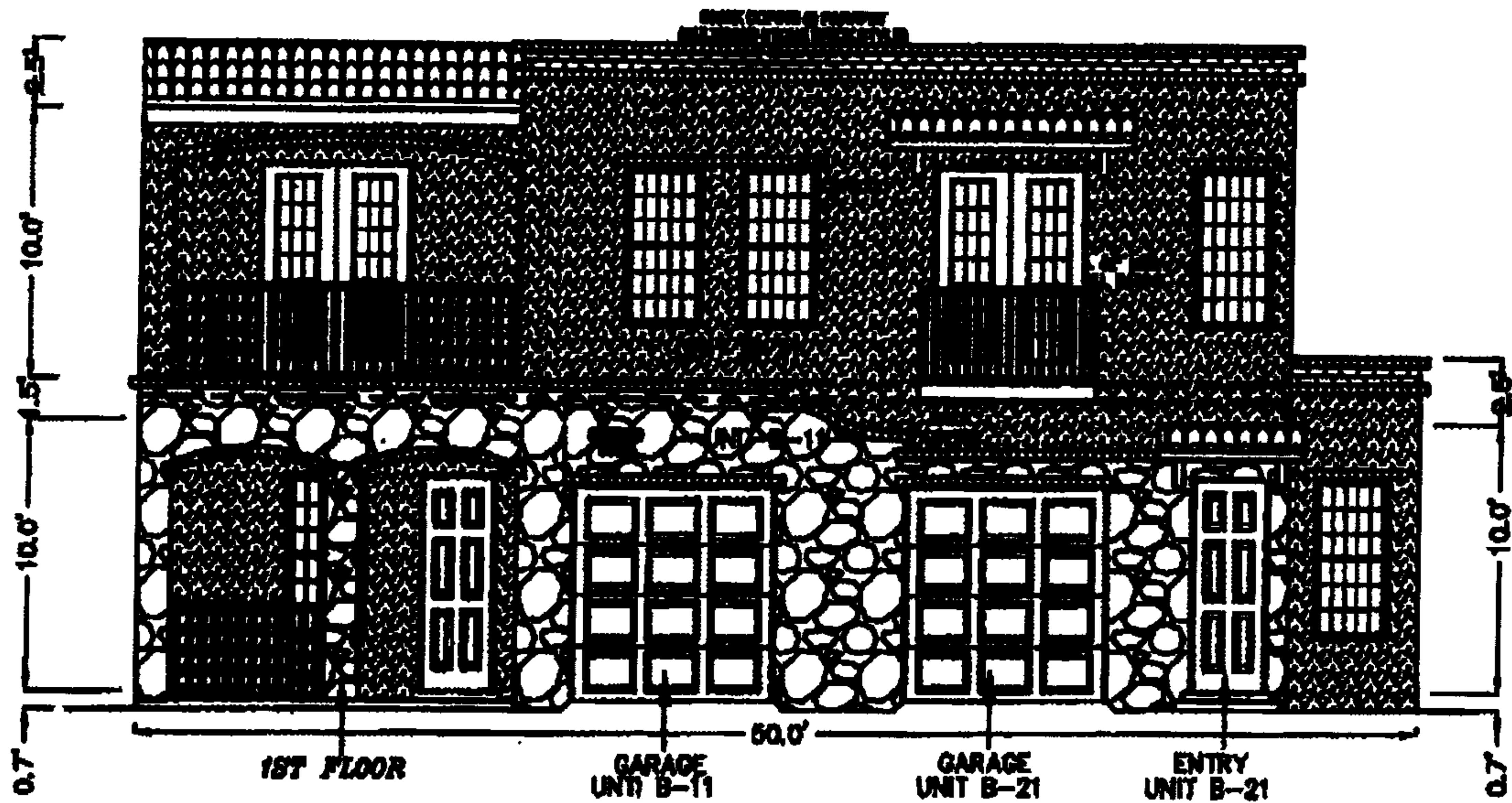
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RECORDED IN VOL: 1 PAGE 36 , PLAT RECORDS, EL PASO COUNTY, TX

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

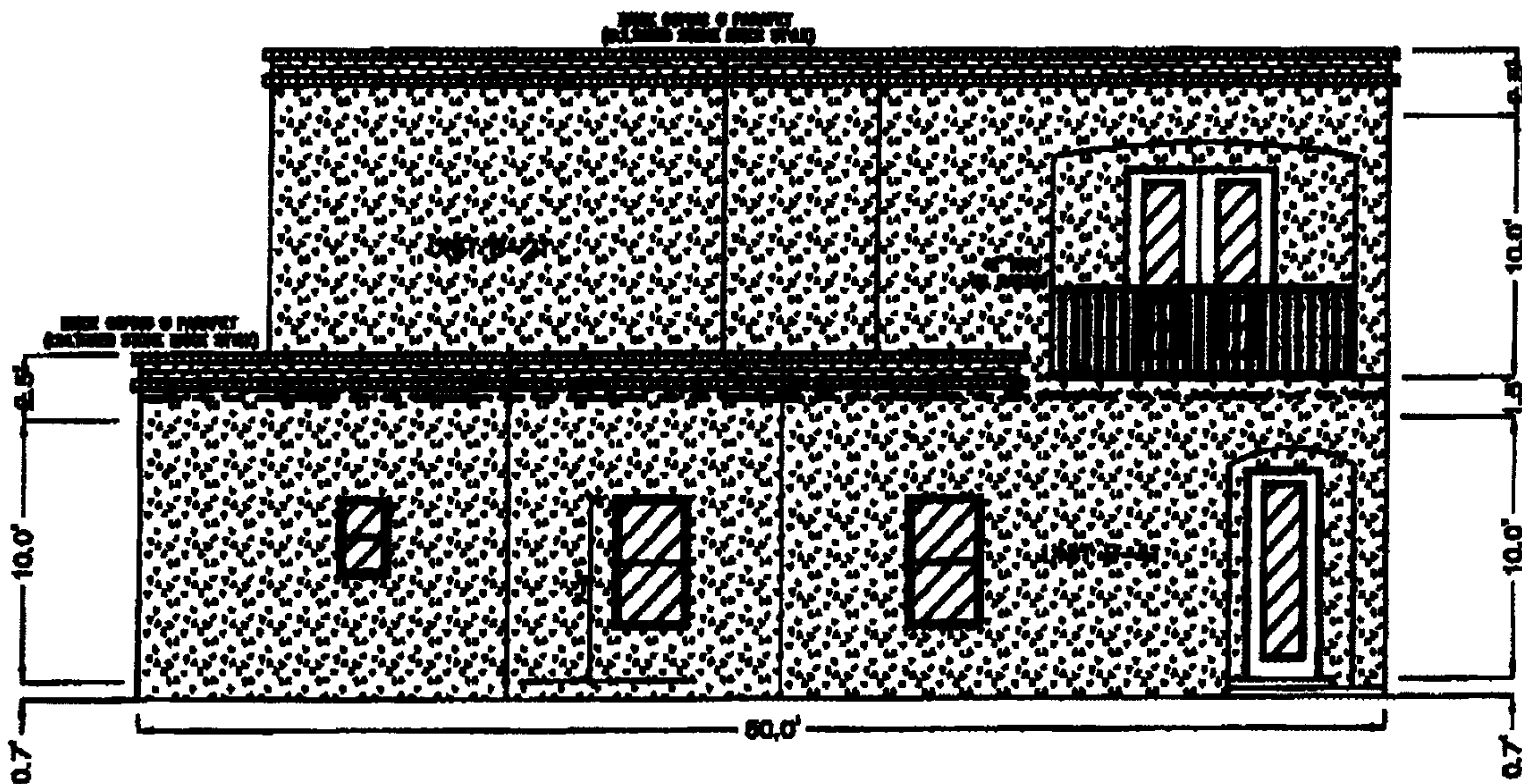
6350 ESCONDIDO DRIVE-- BUILDING D
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



FRONT ELEVATION

BUILDING B-1



REAR ELEVATION

BUILDING B-1

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

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

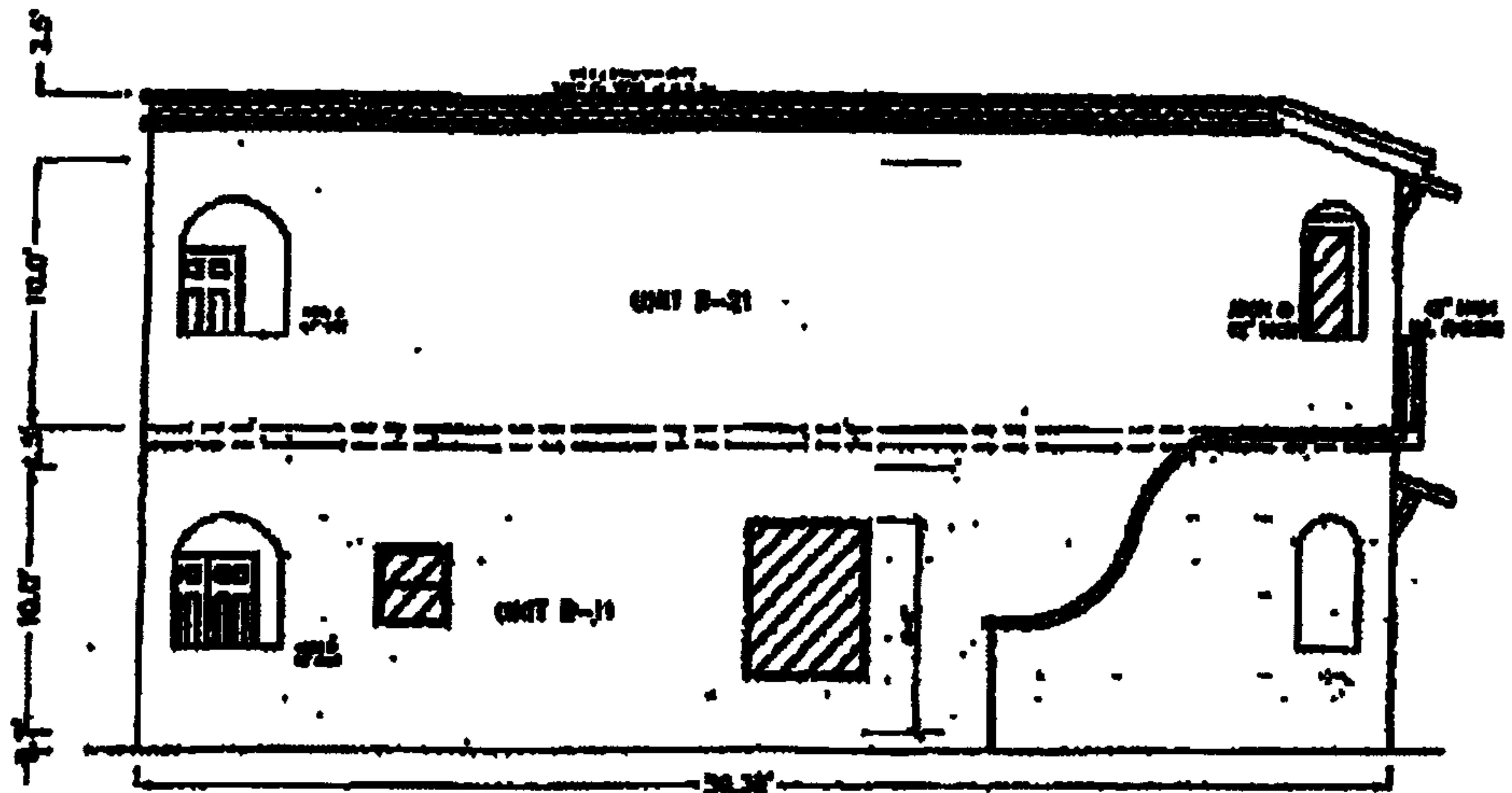
RECORDED IN VOL: 1 PAGE 38, PLAT RECORDS, EL PASO COUNTY, TX

SCALE 1"=10'

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

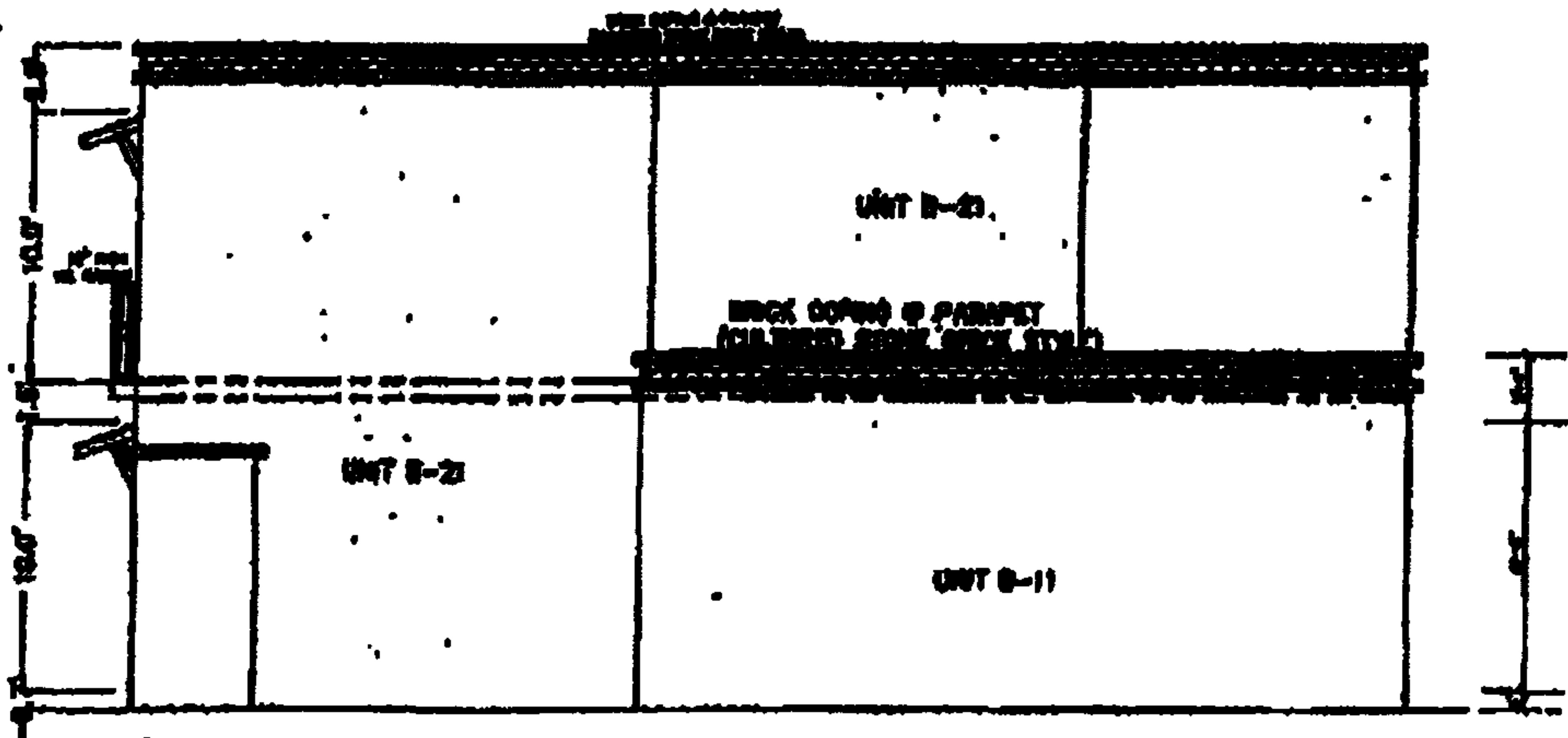
6350 ESCONDIDO DRIVE-- BUILDING B-1
 A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



LEFT ELEVATION

BUILDING B-1



RIGHT ELEVATION

BUILDING B-1

SCALE 1"=10'

CAO CONSULTING COMPANY
 1790 LEE TREVIÑO DRIVE SUITE 503
 EL PASO, TEXAS 79936
 (915) 853-6422

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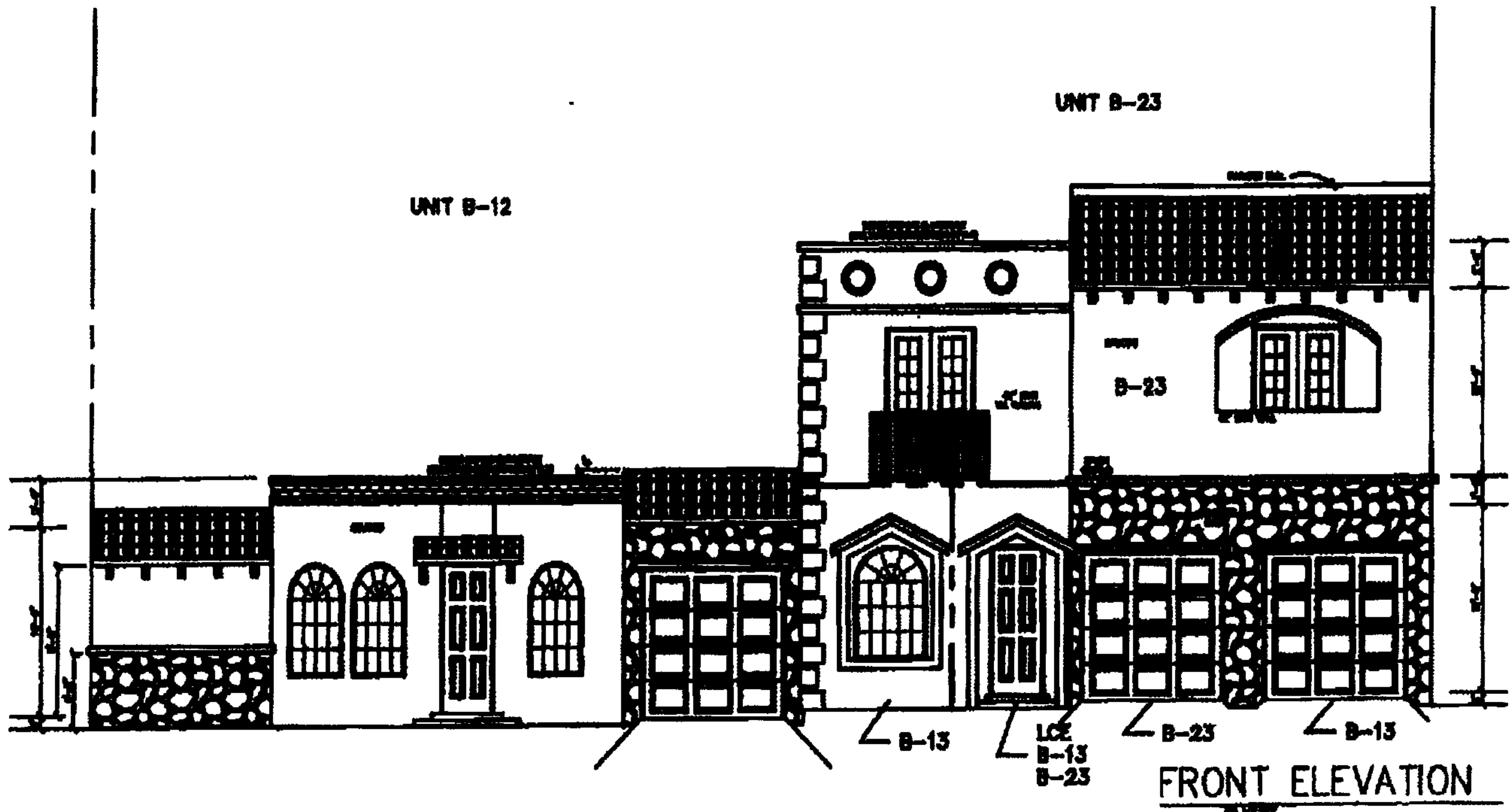
JOB # 12-2885 DATE: 06-08-13 FIELD: JM OFFICE: SM

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

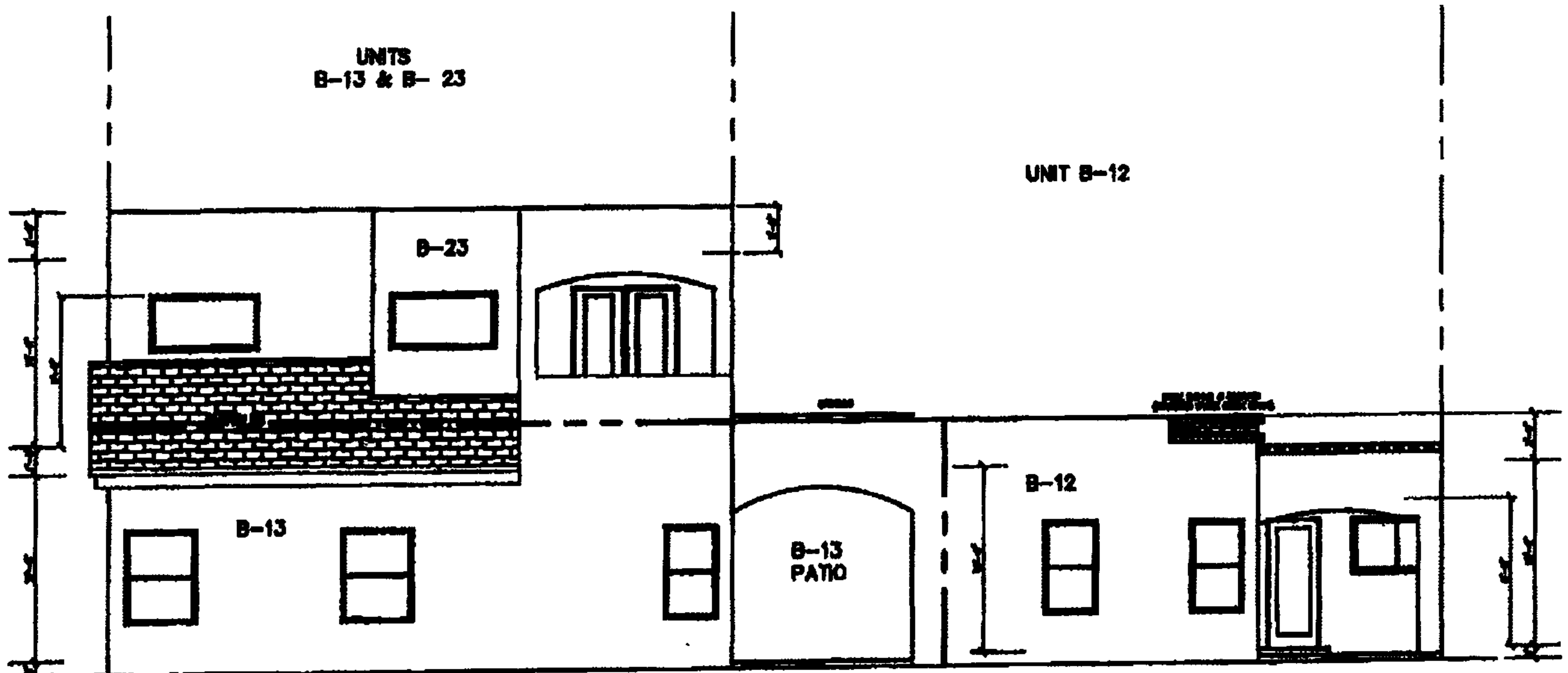
RECORDED IN VOL: 1 PAGE 36, PLAT RECORDS, EL PASO COUNTY, TX

8350 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
SOUTH ELEVATION



REAR ELEVATION

BUILDING B-2
NORTH ELEVATION

SCALE 1"=20'

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

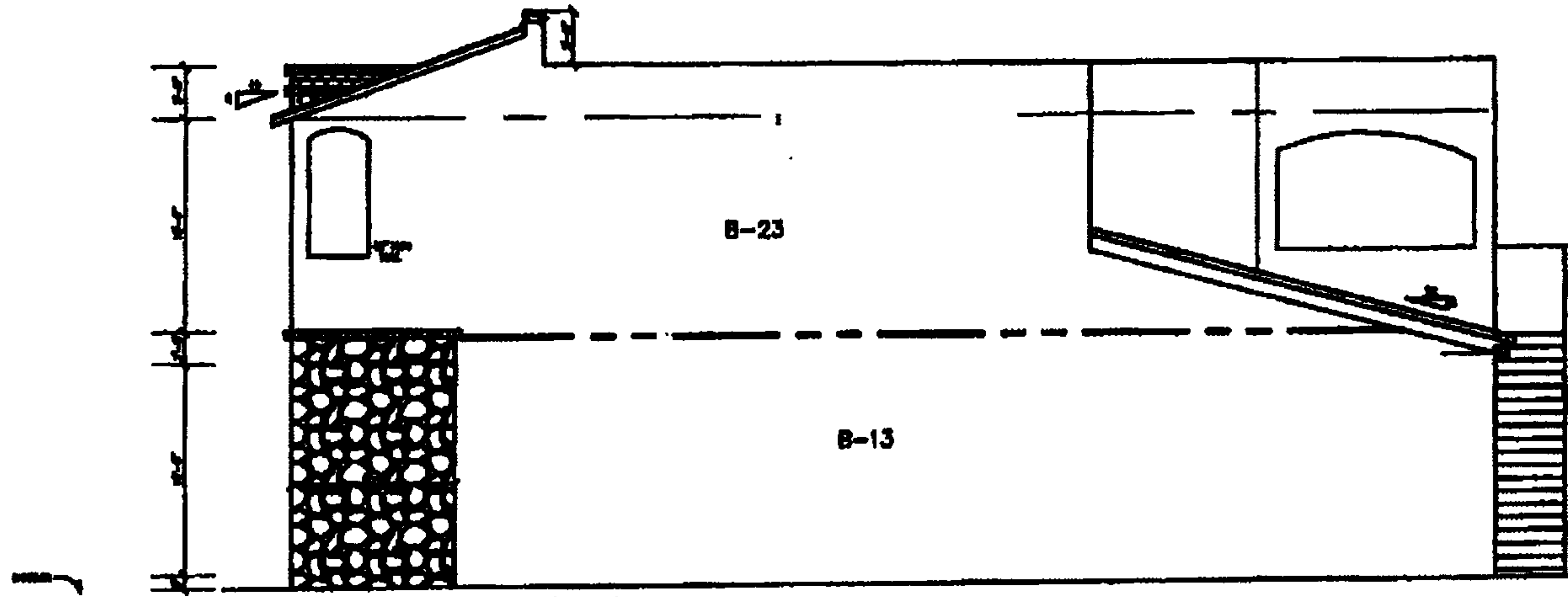
LOCATED IN ZONE C PANEL # 480214-0039-B DATED 10-15-82

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

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

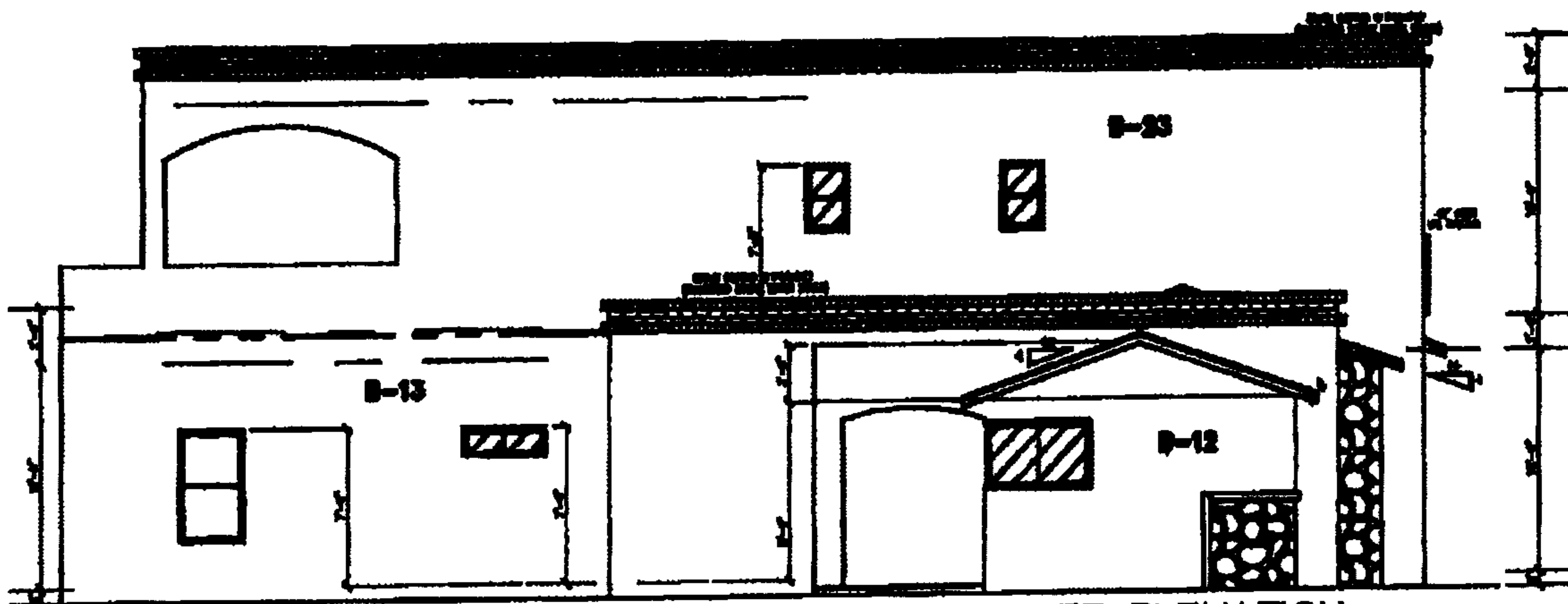
6350 ESCONDIDO DRIVE- BUILDING D
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



RIGHT ELEVATION

BUILDING B-2
EAST ELEVATION



LEFT ELEVATION

BUILDING B
WEST ELEVATION

SCALE 1"=20'

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JOB # 17- DATE: 05-21-13 FIELD: JM OFFICE: JR

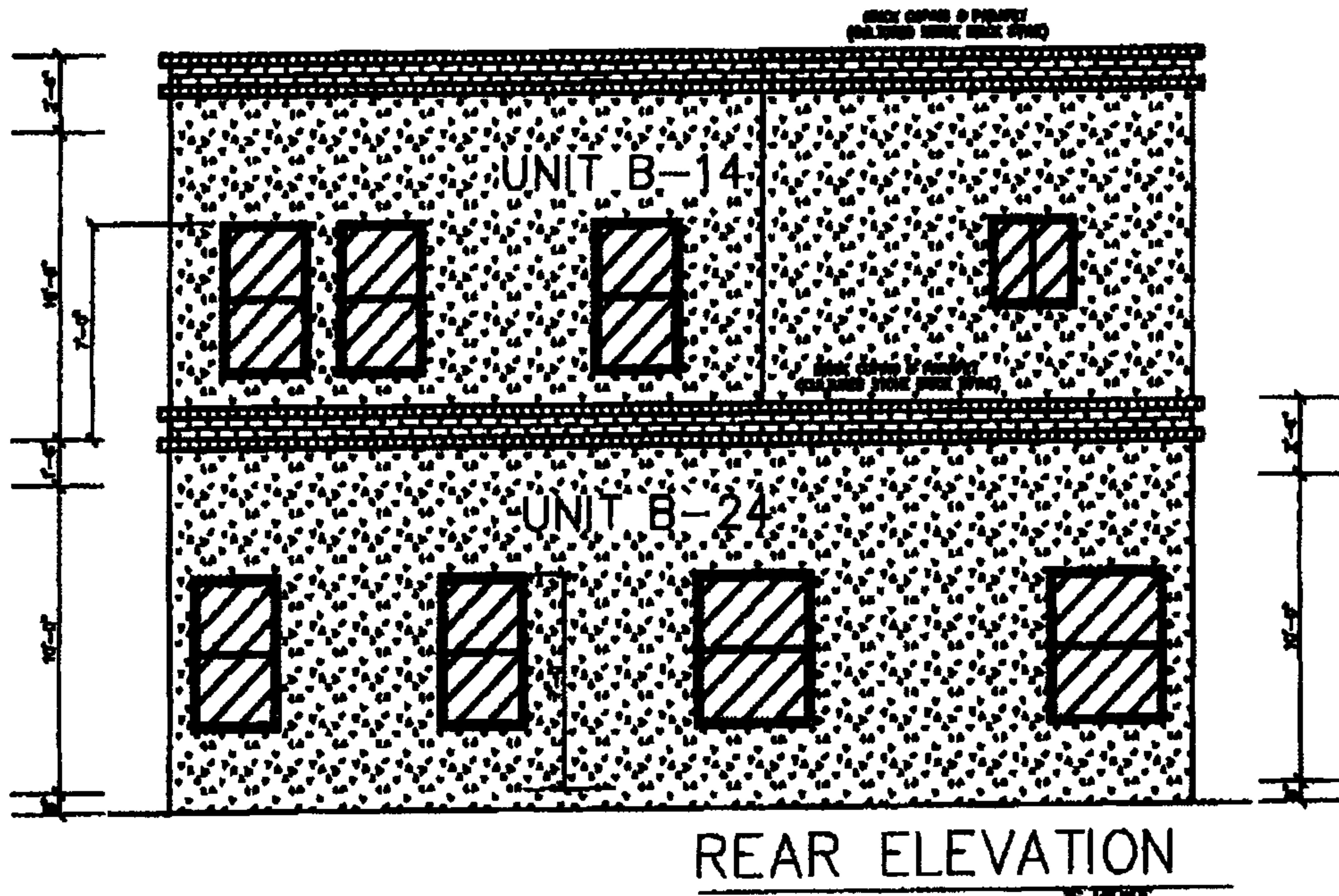
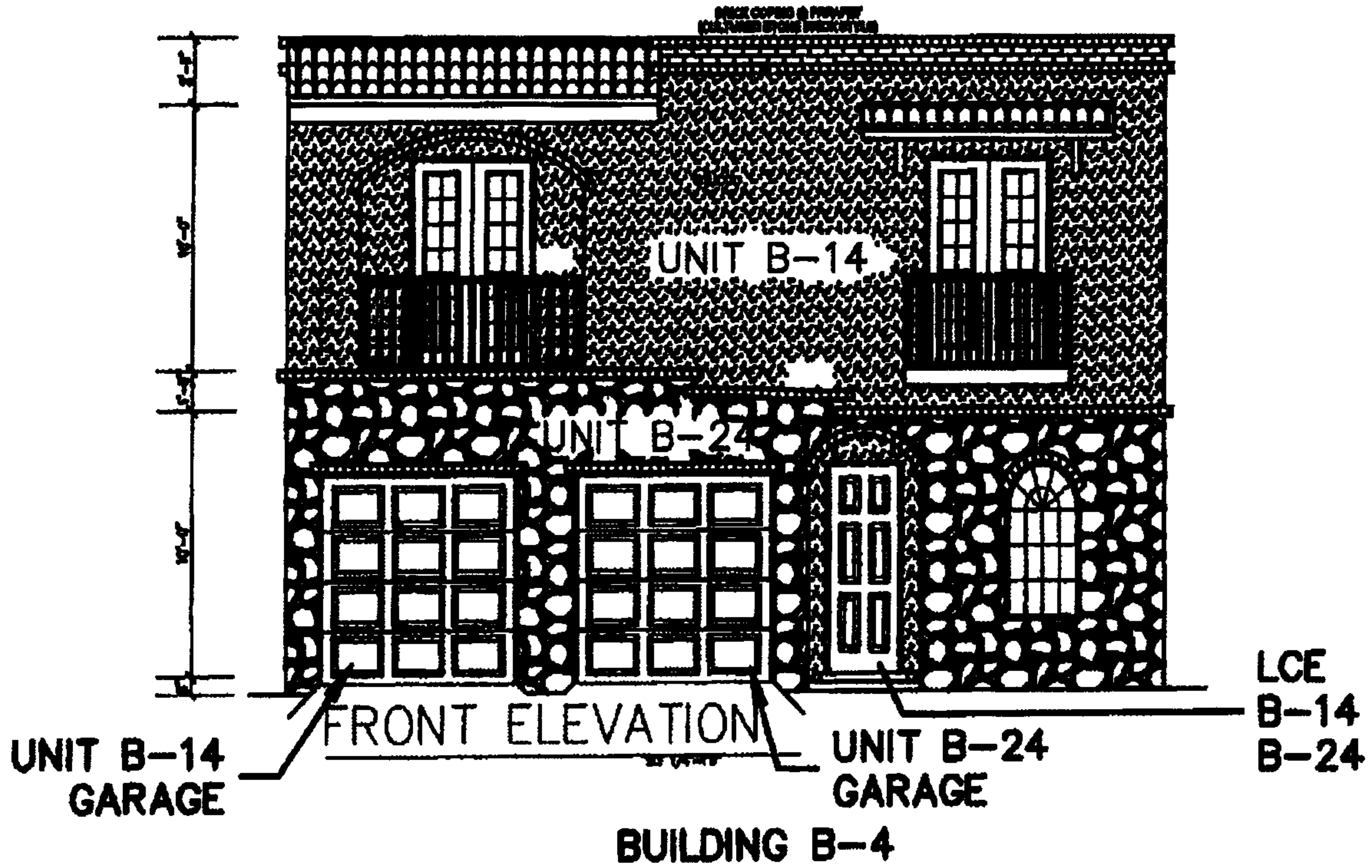
LOCATED IN ZONE C PANEL # 480214-0039-B DATED 10-15-82

RECORDED IN VOL: 1 PAGE 38 , PLAT RECORDS, EL PASO COUNTY, TX

CAD 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



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

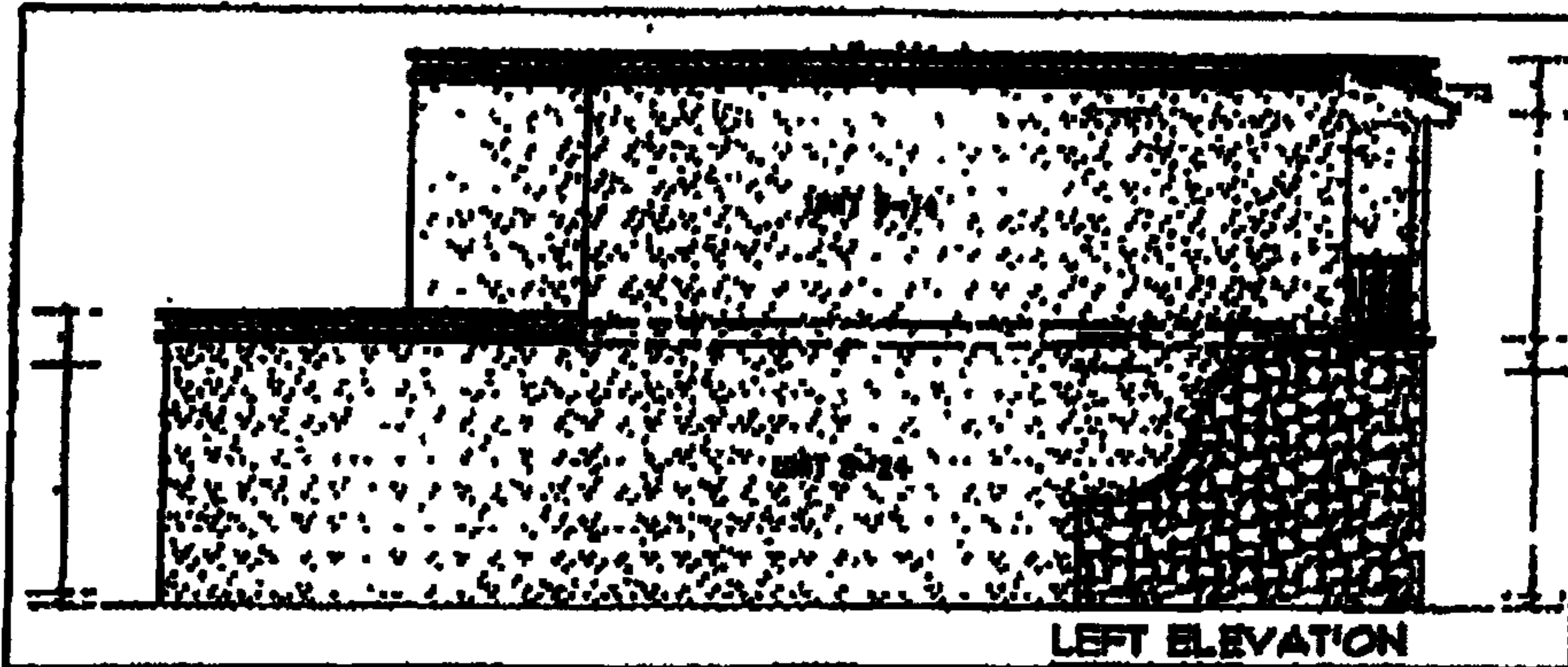
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RECORDED IN VOL: 1 PAGE 36, PLAT RECORDS, EL PASO COUNTY, TX

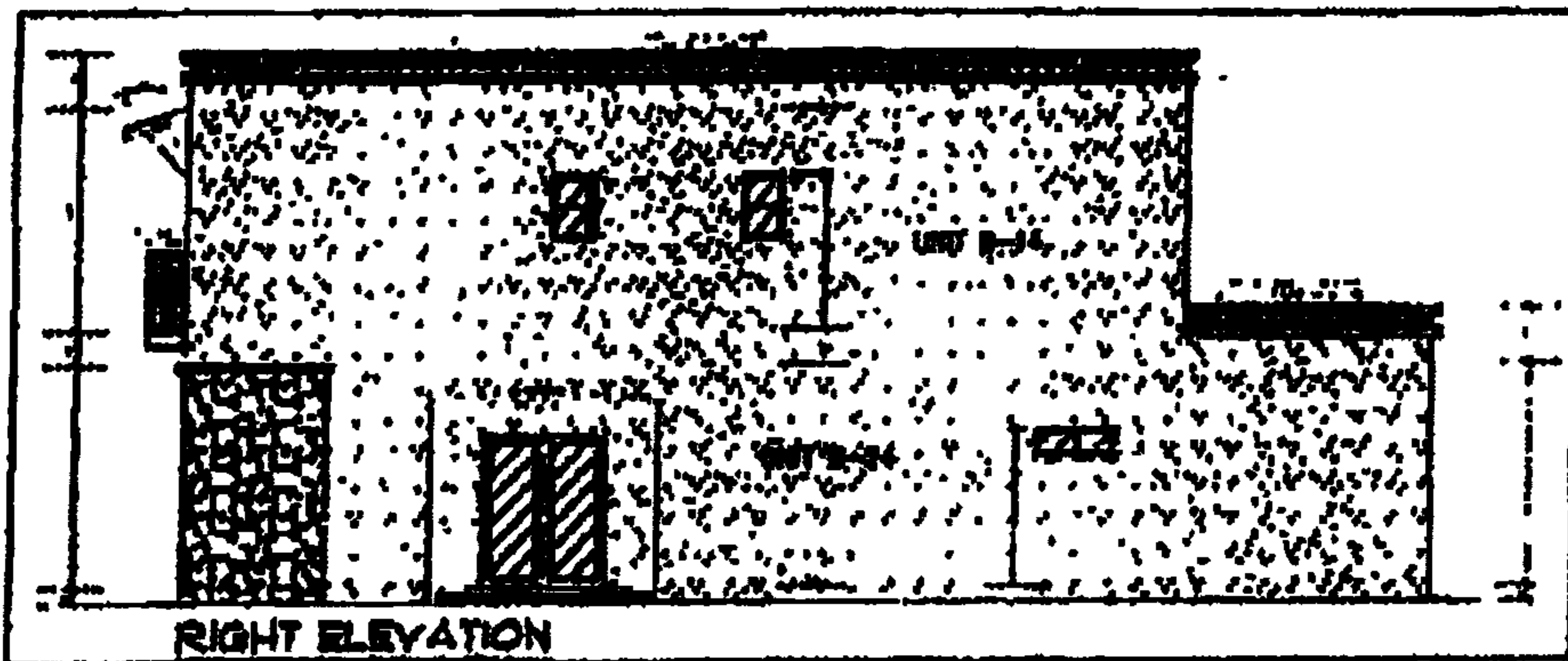
6350 ESCONDIDO DRIVE-- BUILDING B-2
 A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

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

PIAZZA ESCONDIDA CONDOMINIUMS



BUILDING B-4
NOT TO SCALE



BUILDING B-4
NOT TO SCALE

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

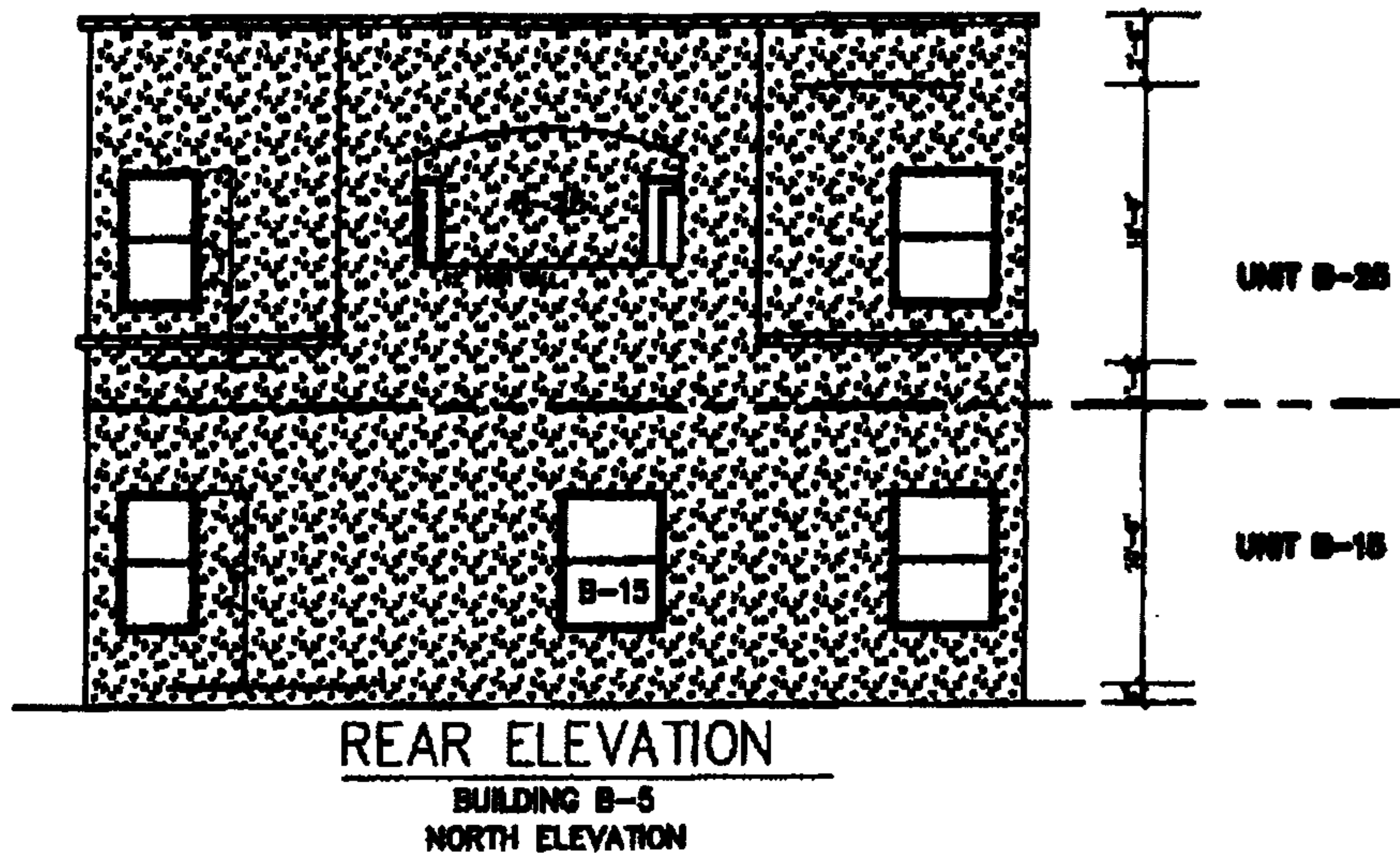
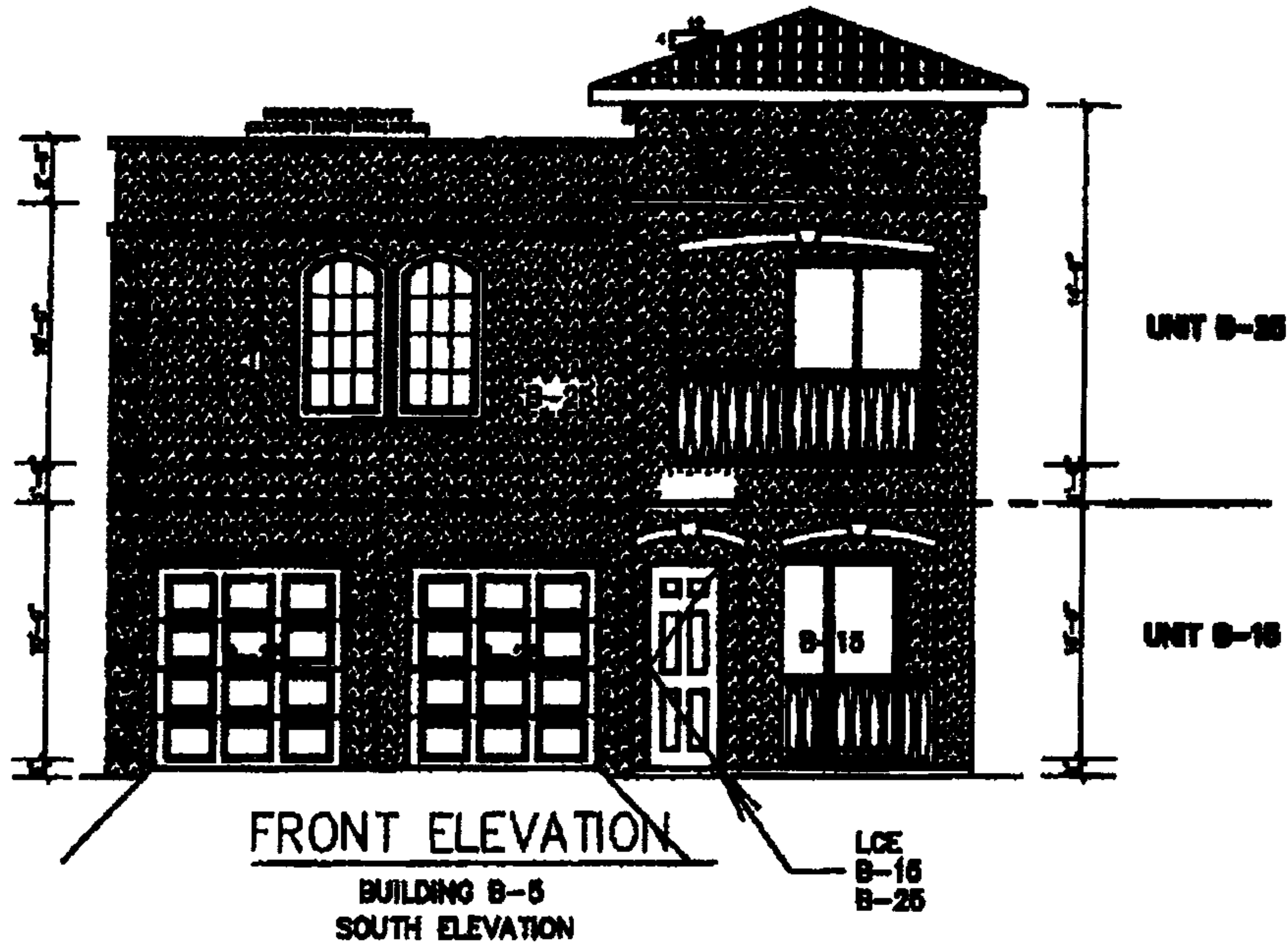
LOCATED IN ZONE C PANEL # 480214-0039-B DATED 10-15-82

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

CB CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 503
EL PASO, TEXAS 79938
(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



SCALE 1"=20'

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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

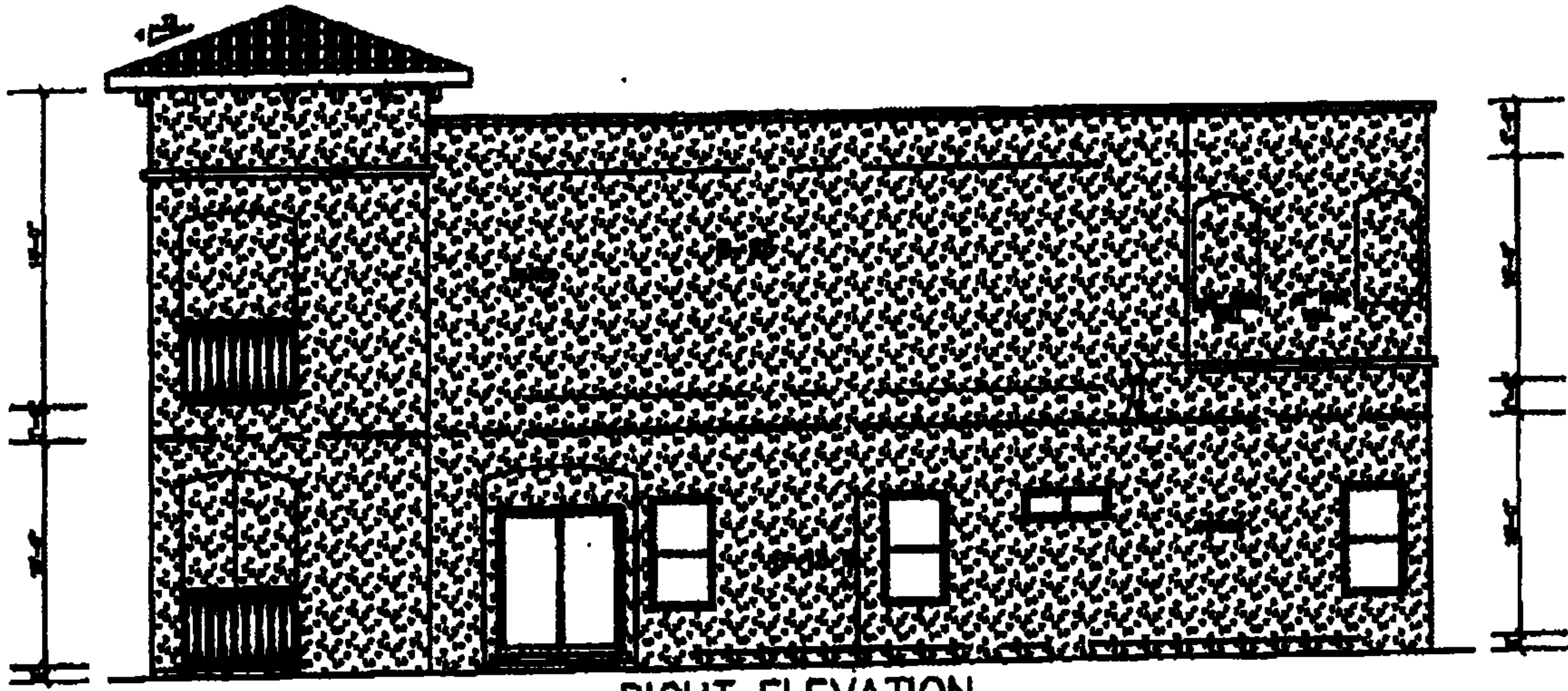
RECORDED IN VOL: 1 PAGE 36 , PLAT RECORDS, EL PASO COUNTY, TX

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



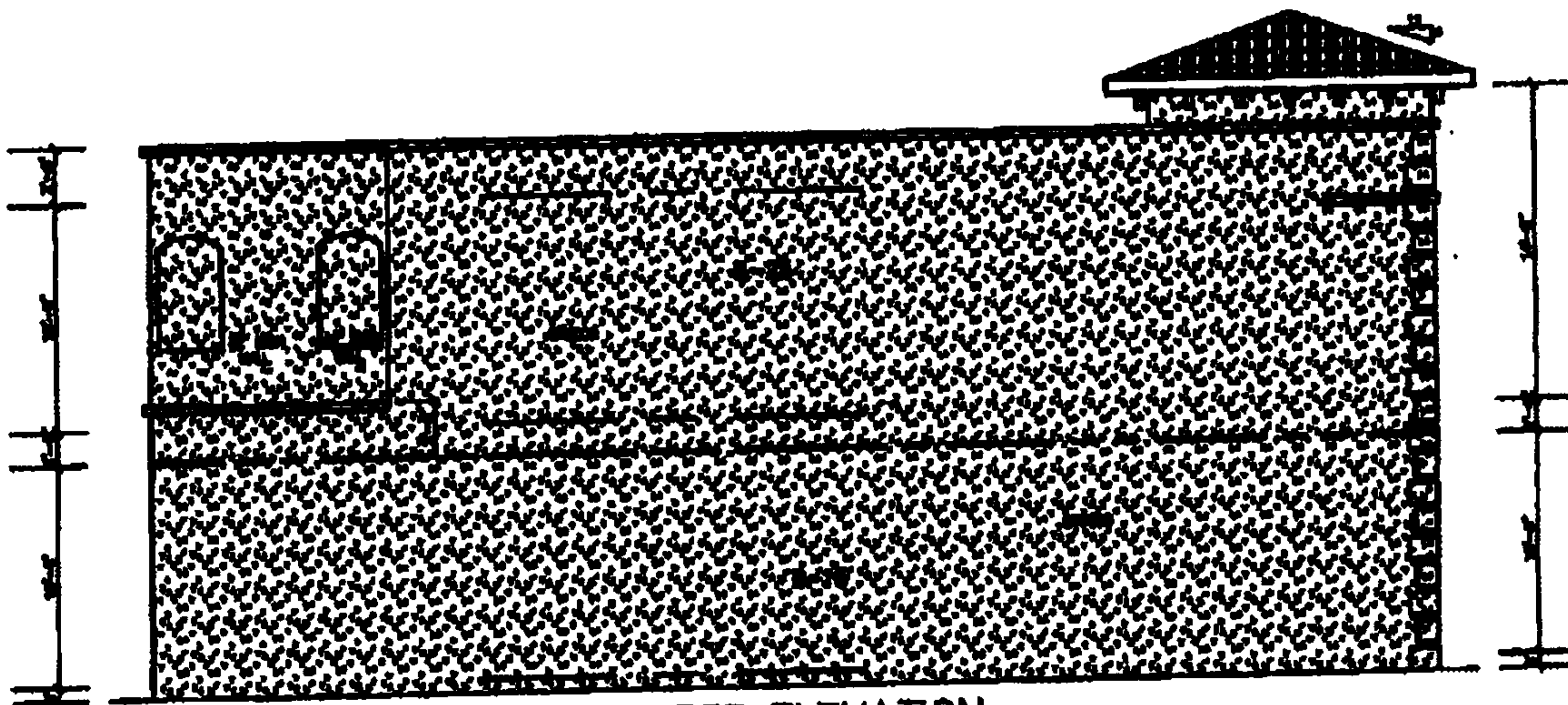
CONSULTING COMPANY
 1790 LEE TREVINO DRIVE SUITE 503
 EL PASO, TEXAS 79936
 (915) 633-6422

PIAZZA ESCONDIDA CONDOMINIUMS



RIGHT ELEVATION

BUILDING B-5
EAST ELEVATION



LEFT ELEVATION

BUILDING B-5
WEST ELEVATION

SCALE 1"=20'

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

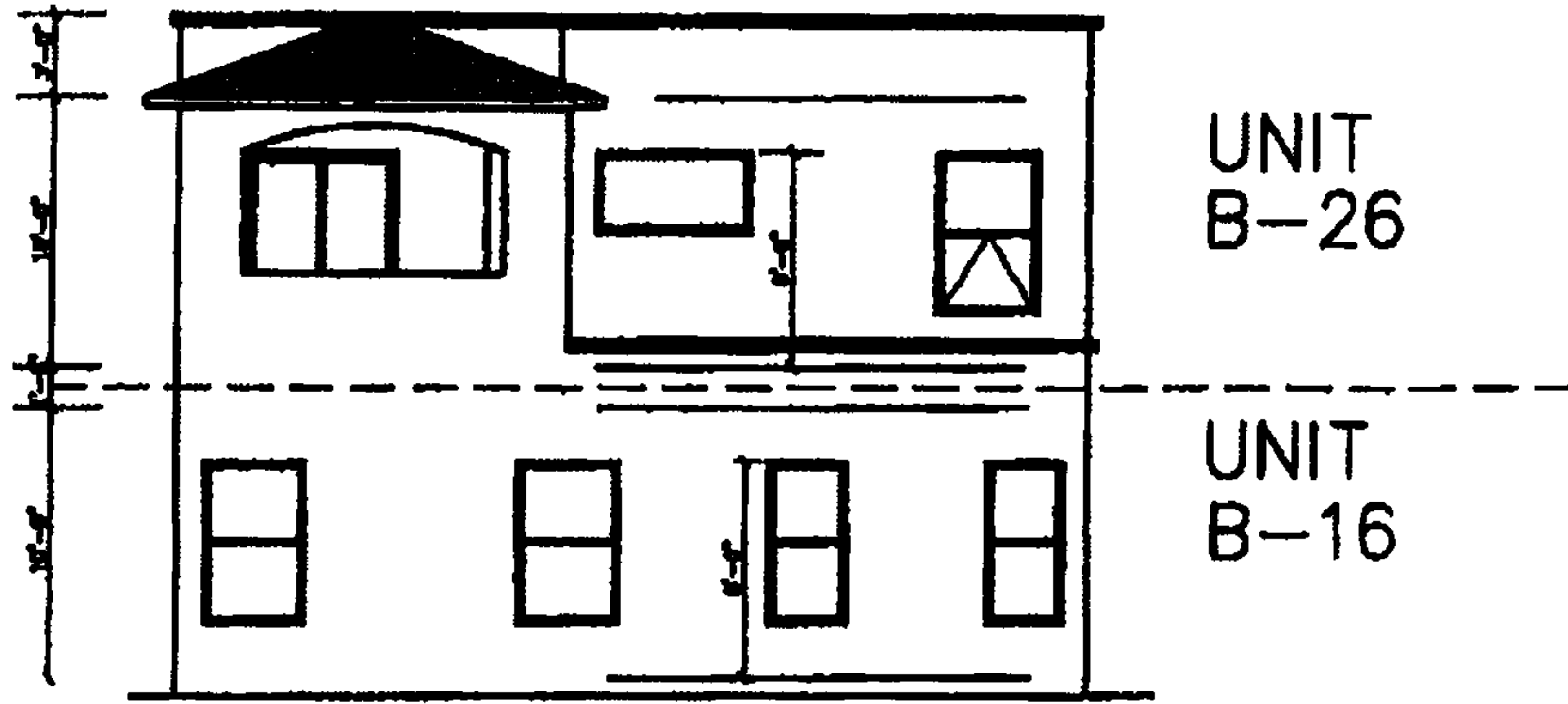
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RECORDED IN VOL: 1 PAGE 38, PLAT RECORDS, EL PASO COUNTY, TX

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

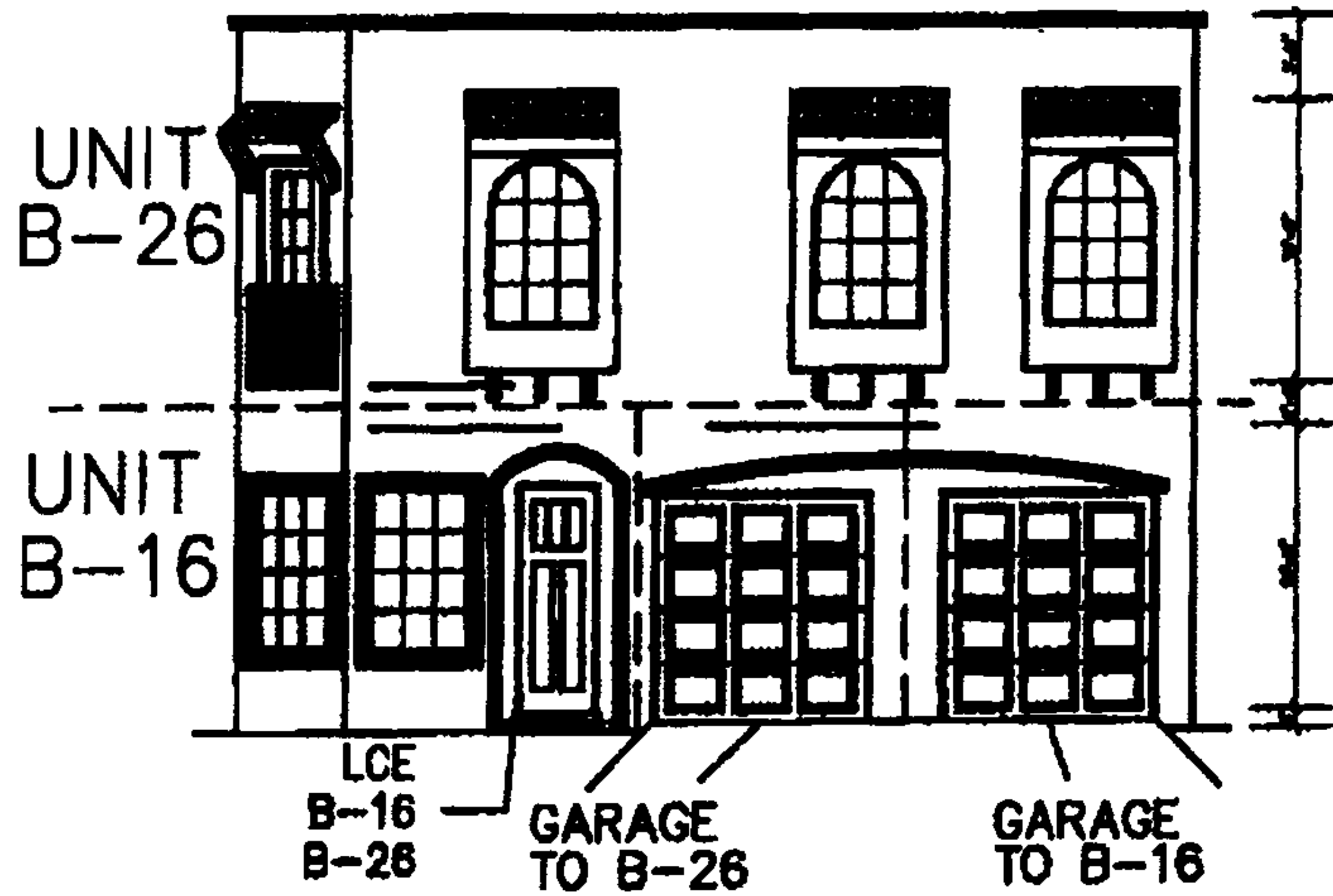
6350 ESCONDIDO DRIVE- BUILDING B-5
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



BUILDING
NORTH ELEVATION

BUILDING B-6



BUILDING
SOUTH ELEVATION

SCALE 1"=30'

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JOB # 18- DATE: 02-28-18 FIELD: JM OFFICE: JR

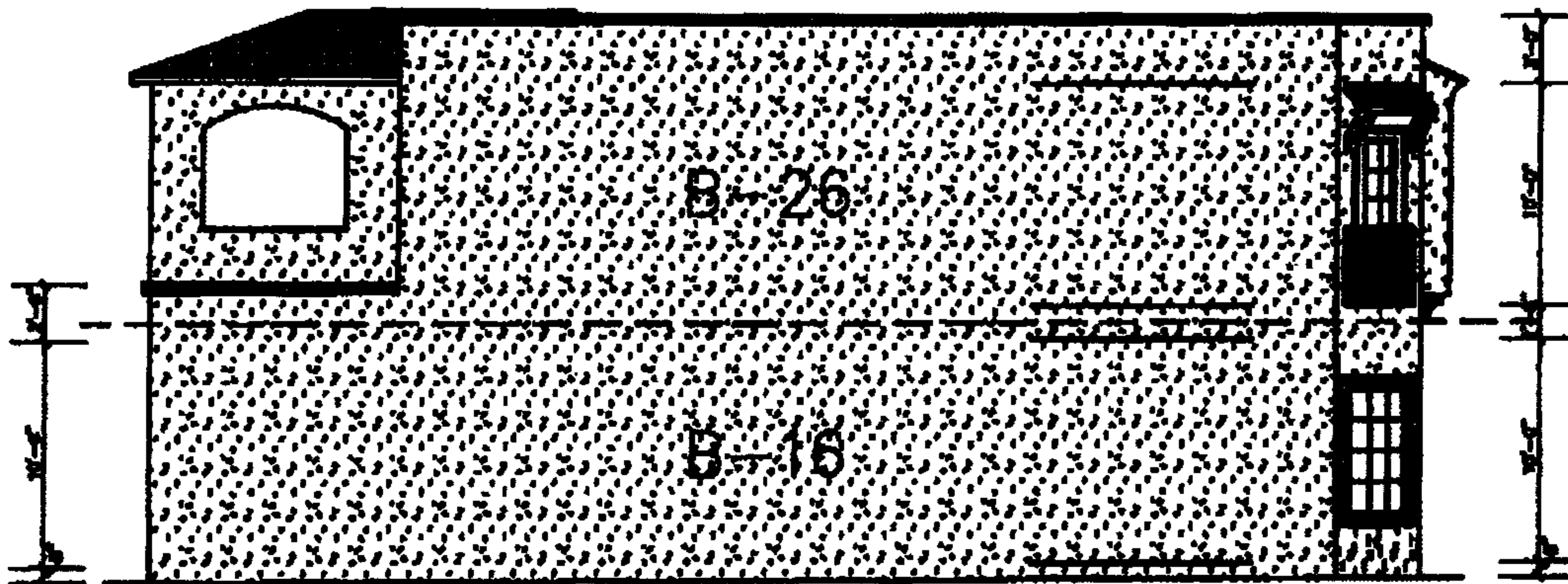
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RECORDED IN VOL: 1 PAGE 36, PLAT RECORDS, EL PASO COUNTY, TX

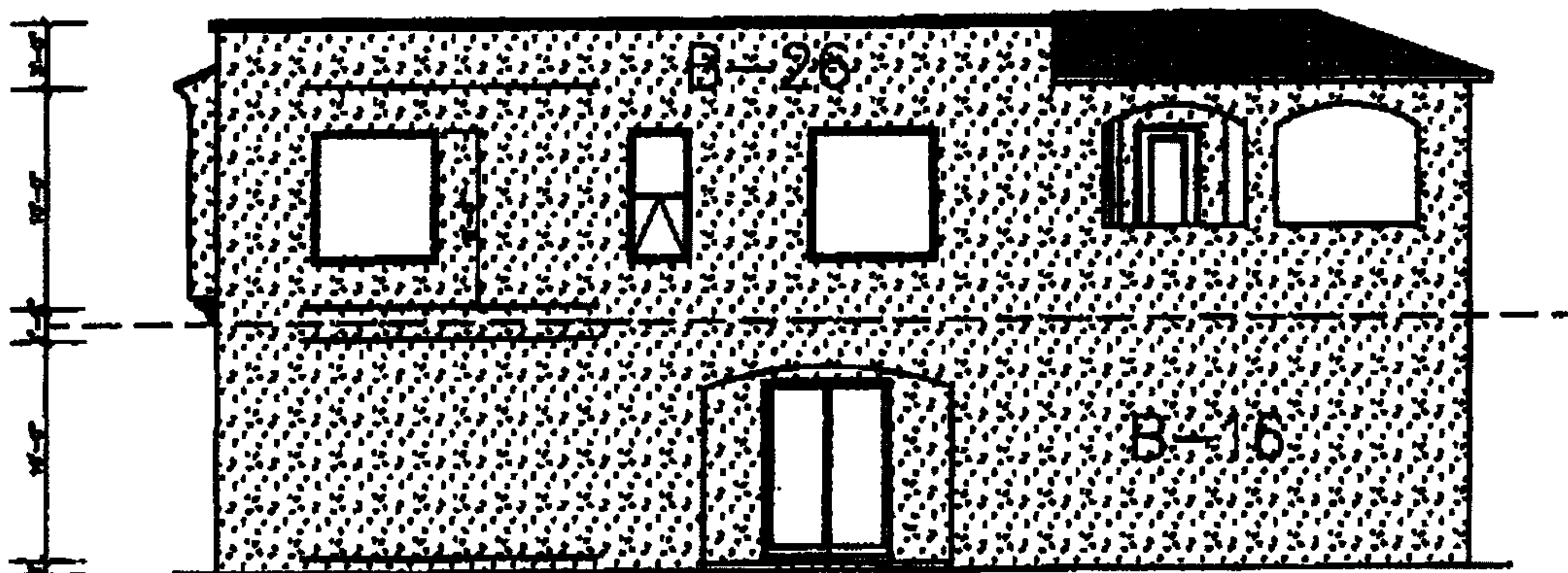
CD CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 503
EL PASO, TEXAS 79936
(915) 633-6422

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
WEST ELEVATION



BUILDING
EAST ELEVATION

SCALE 1"=30'

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JOB # 18- DATE: 02-28-18 FIELD: JM OFFICE: JR

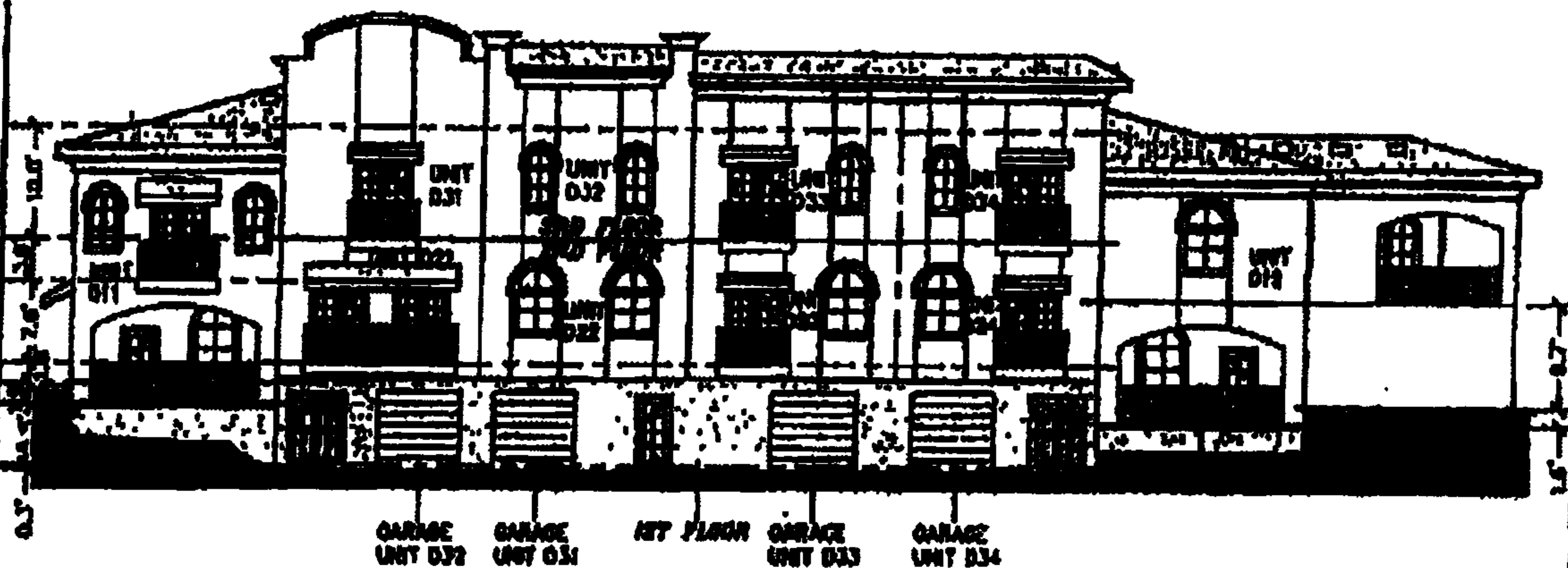
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RECORDED IN VOL: 1 PAGE 36 , PLAT RECORDS, EL PASO COUNTY, TX

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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



BUILDING D
WEST ELEVATION



BUILDING D
EAST ELEVATION

SCALE 1"=20'

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JOB # 12-2988 DATE: 03-21-13 FIELD: JM OFFICE: SM

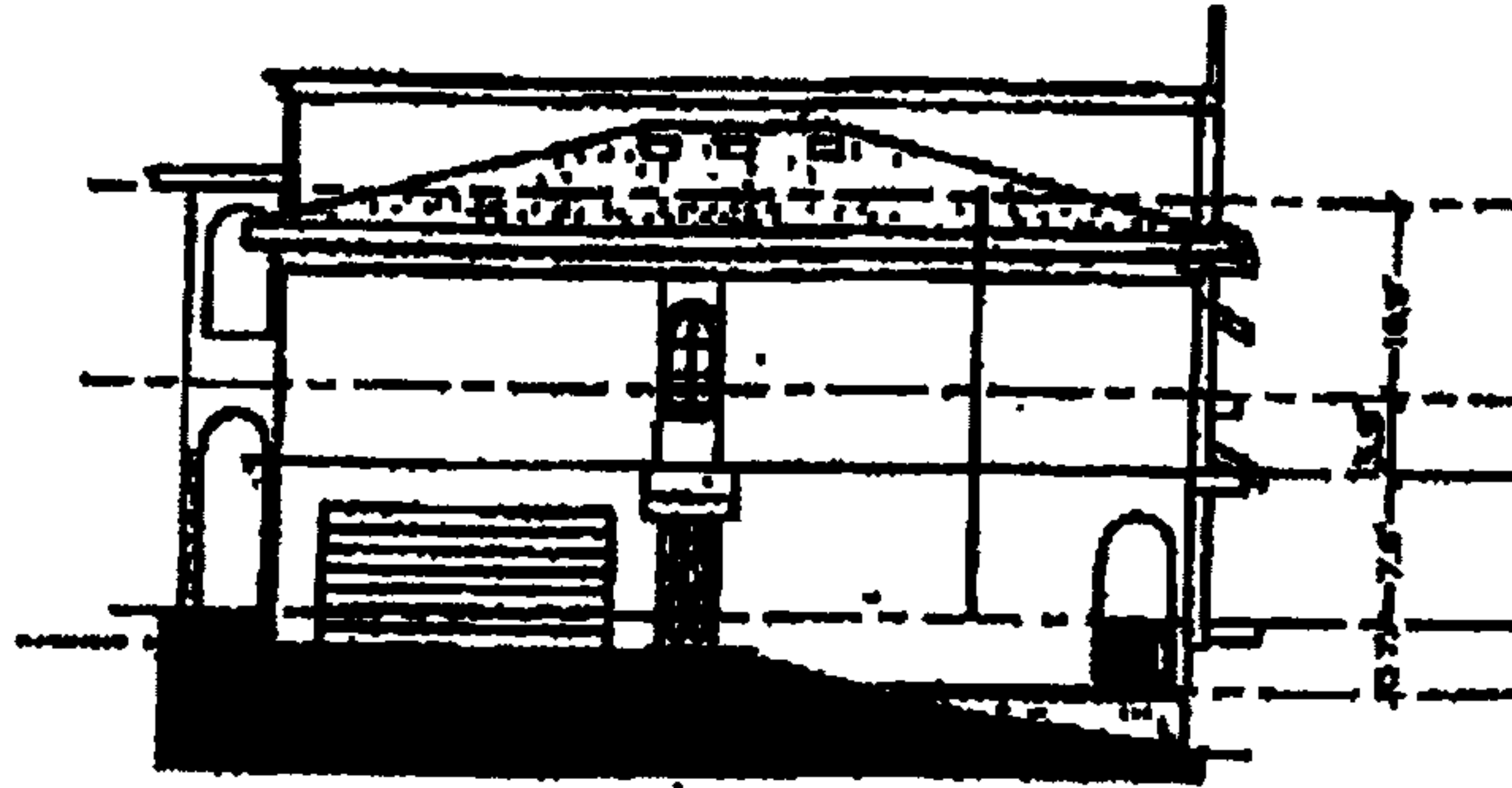
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RECORDED IN VOL: 1 PAGE 30, PLAT RECORDS, EL PASO COUNTY, TX

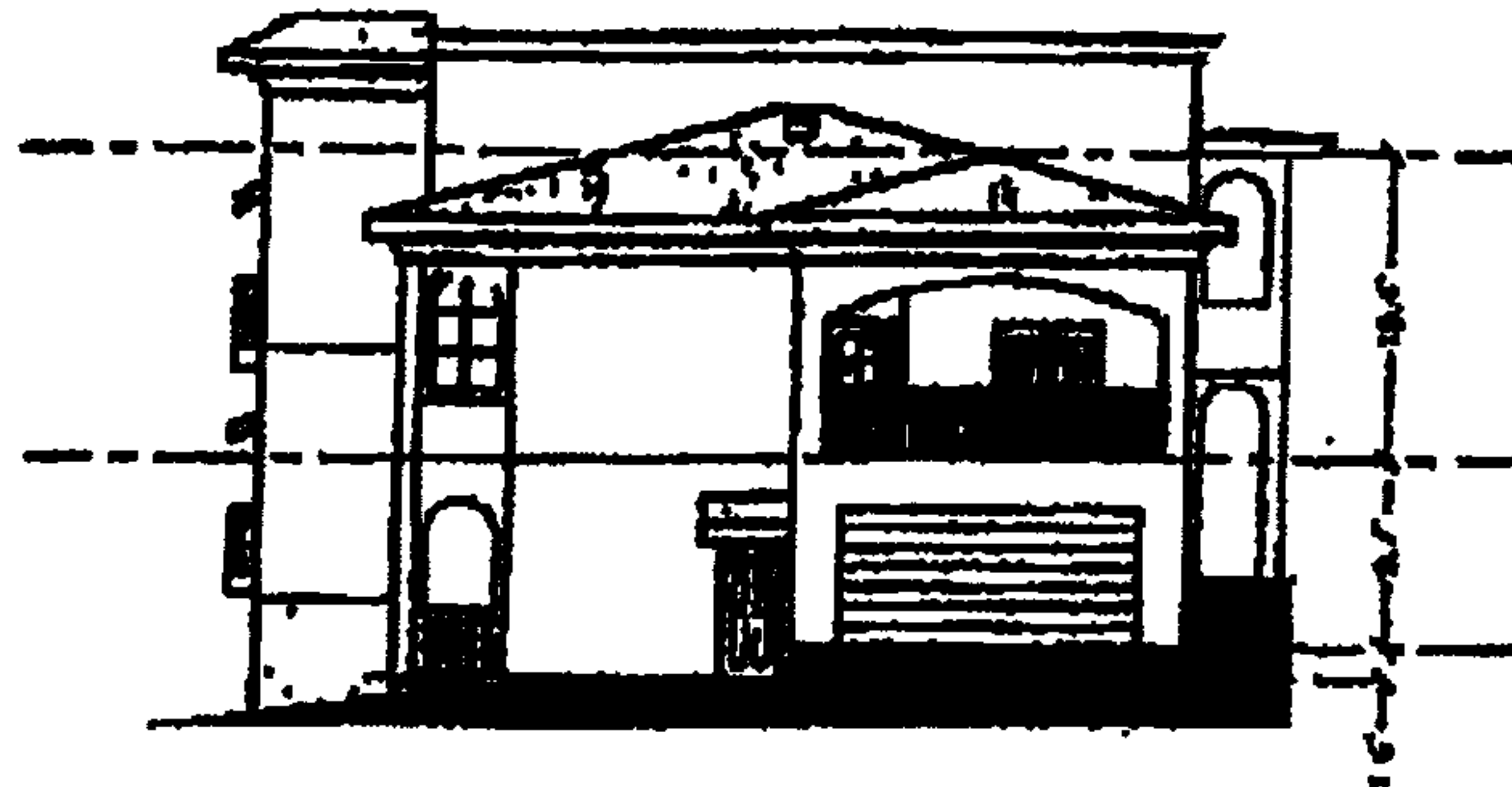
CD CONSULTING COMPANY
1790 LEE TREVIÑO DRIVE SUITE 503
EL PASO, TEXAS 79936
(915) 633-6422

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 D
NORTH ELEVATION



BUILDING D
SOUTH ELEVATION

SCALE 1"=20'

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JOB # 12-2000 DATE: 09-21-13 FIELD: JM OFFICE: SM

LOCATED IN ZONE C PANEL # 480214-0030-0 DATED 10-15-02

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







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EL PASO, TEXAS 79936
(915) 833-8422

8350 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

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 38, PLAT RECORDS, EL PASO COUNTY, TX

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



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

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	3.486%
Unit D12, Building D	4.281%
Unit D21, Building D	2.228%
Unit D22, Building D	2.303%
Unit D23, Building D	2.424%
Unit D24, Building D	2.177%
Unit D31, Building D	2.218%
Unit D32, Building D	2.526%
Unit D33, Building D	2.169%
Unit D34, Building D	2.426%
Unit A11, Building A	8.636%
Unit A13, Building A	2.368%
Unit A14, Building A	2.211%
Unit A15, Building A	2.160%
Unit A22, Building A	3.326%
Unit A23, Building A	3.510%
Unit A24, Building A	3.553%
Unit A25, Building A	3.158%
Unit B-11, Building B-1	4.012%
Unit B-12, Building B-2	2.002%
Unit B-13, Building B-2	4.019%
Unit B-14, Building B-4	3.885%
Unit B-15, Building B-5	3.660%
Unit B-16, Building B-6	3.849%
Unit B-21, Building B-1	3.578%
Unit B-23, Building B-2	3.595%
Unit B-24, Building B-4	3.563%
Unit B-25, Building B-5	3.801%
Unit B-26, Building B-6	3.789%
Unit C14, Building C	5.090%
Total	100%

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

PIAZZA ESCONDIDA CONDOMINIUMS
SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME

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	29.861%
Unit A13, Building A	8.188%
Unit A14, Building A	7.643%
Unit A15, Building A	7.467%
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	10.091%
Unit B12, Building B-2	5.037%
Unit B13, Building B-2	10.110%
Unit B14, Building B-4	9.774%
Unit B15, Building B-5	9.207%
Unit B16, Building B-6	9.683%
Unit B21, Building B-1	9.000%
Unit B23, Building B-2	9.043%
Unit B24, Building B-4	8.963%
Unit B25, Building B-5	9.561%
Unit B26, Building B-6	9.530%

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.

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Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$210.00

eRecorded

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



Delia Briones

EL PASO COUNTY, TEXAS