

SCHOOL DISTRICT
 SOCORRO INDEPENDENT SCHOOL DISTRICT
 12300 EASTLAKE DRIVE
 EL PASO, TX 79928

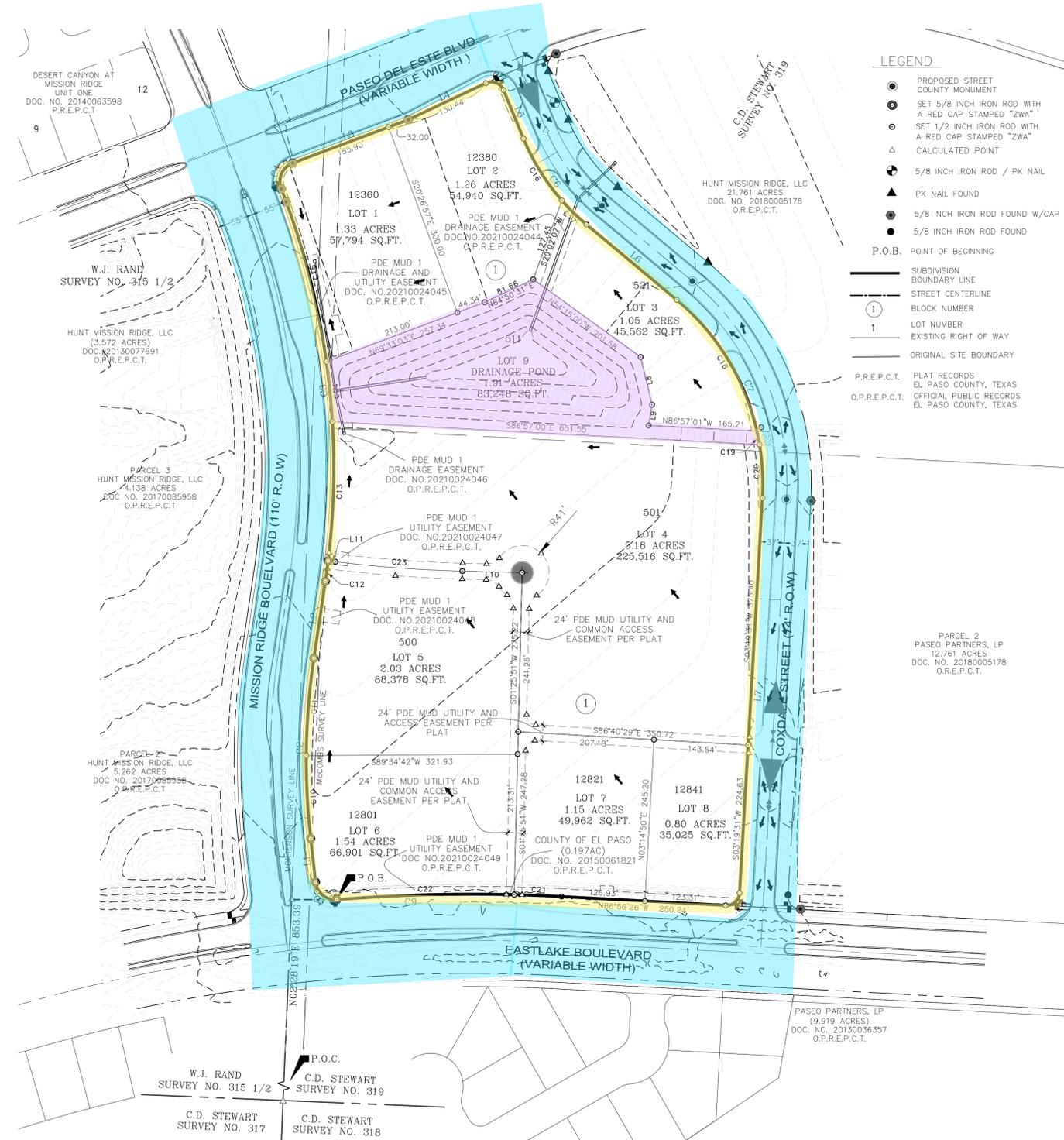
PROPOSED LAND USE
 NON-RESIDENTIAL LOTS = 8
 POND LOT = 1

MISSION RIDGE TOWNE CENTER UNIT ONE REPLAT "A"

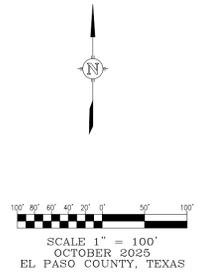
A REPLAT OF LOTS 1-3 MISSION RIDGE TOWNE CENTER UNIT ONE
 A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 20210024037,
 OFFICIAL PUBLIC RECORDS, EL PASO COUNTY, TEXAS
 CONTAINING 16.238 ACRES ±

PLAT NOTES AND RESTRICTIONS

- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM N.A.D. 1983, CENTRAL ZONE.
- THE SUBDIVISION IS WITHIN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN - PANEL No. 480212-02508, DATED SEPTEMBER 4, 1991.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
 DOCUMENT No. _____ DATE _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
 DOCUMENT No. _____ DATE _____
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO MISSION RIDGE TOWNE CENTER UNIT ONE REPLAT "A" BY THE PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT NO. 1 IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE.
- WATER AND SEWER SERVICES WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION PRIOR TO FILING THE FINAL SUBDIVISION PLAT OR WITHIN ONE (1) YEAR OF THE DATE OF THE FILING THE FINAL PLAT SUBDIVISION PLAT WITH AN APPROVED FISCAL GUARANTEE FOR COMPLETION OF IMPROVEMENTS, UNLESS A SUBSEQUENT FISCAL GUARANTEE IS APPROVED FOR FURTHER EXTENSION.
- LOT CORNERS WILL BE SET UPON COMPLETION OF ROUGH GRADING OF THE LOTS.
- COMMERCIAL BUILDING SETBACKS SHALL CONFORM TO PASEO DEL ESTE MASTER GUIDELINES, 15 FEET FROM THE FRONT PROPERTY LINES, 15 FEET FROM THE REAR PROPERTY LINES, 5 FEET FROM THE SIDE PROPERTY LINES AND 10 FEET FROM THE SIDE PROPERTY LINE ABUTTING STREET RIGHT-OF-WAY.
- HUNT COMMUNITIES DEVELOPMENT CO. II, LLC, HAS OBTAINED A PERMIT FROM THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
- HUNT COMMUNITIES DEVELOPMENT CO. II, LLC, HAS PROVIDED ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY LOTS.
- HUNT COMMUNITIES DEVELOPMENT CO. II, LLC, THE SUBDIVIDER OF MISSION RIDGE TOWNE CENTER UNIT ONE REPLAT "A" HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES, UNLESS OTHERWISE APPROVED IN WRITING, BY THE COUNTY ENGINEER.
- IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 232.025(6), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN HUNT COMMUNITIES DEVELOPMENT CO. II, LLC, AND A PURCHASER OF LAND IN THIS SUBDIVISION WILL CONTAIN A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
- LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE SIDEWALKS, DRIVEWAYS, AND PARKWAYS ABUTTING THEIR PROPERTY.
- LOT 9, BLOCK 1 SHALL BE MAINTAINED AND OPERATED BY PASEO DEL ESTE M.U.D. NO. 1.
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED FOR NON-RESIDENTIAL USE ONLY.
- 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 SUBDIVISION. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
- THE REASON FOR REPLAT: REPLAT OF LOTS 1 AND 3 OF MISSION RIDGE TOWNE CENTER UNIT ONE INCREASING NUMBER OF LOTS AND CHANGING LOT DIMENSIONS.
- LOTS 1-3 SHALL ACCEPT DEVELOPED STORM RUN-OFF FROM AFOREMENTIONED LOTS.
- LOTS 4-8 SHALL ACCEPT DEVELOPED STORM RUN-OFF FROM AFOREMENTIONED LOTS.



- LEGEND**
- PROPOSED STREET COUNTY MONUMENT
 - SET 5/8 INCH IRON ROD WITH A RED CAP STAMPED "ZWA"
 - SET 1/2 INCH IRON ROD WITH A RED CAP STAMPED "ZWA"
 - CALCULATED POINT
 - 5/8 INCH IRON ROD / PK NAIL
 - PK NAIL FOUND
 - 5/8 INCH IRON ROD FOUND W/CAP
 - 5/8 INCH IRON ROD FOUND
 - P.O.B. POINT OF BEGINNING
 - SUBDIVISION BOUNDARY LINE
 - STREET CENTERLINE
 - BLOCK NUMBER
 - LOT NUMBER
 - EXISTING RIGHT OF WAY
 - ORIGINAL SITE BOUNDARY
 - P.R.E.P.C.T. PLAT RECORDS EL PASO COUNTY, TEXAS
 - O.P.R.E.P.C.T. OFFICIAL PUBLIC RECORDS EL PASO COUNTY, TEXAS



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY
 MISSION RIDGE TOWNE CENTER UNIT ONE IS LOCATED WITHIN EL PASO COUNTY, TEXAS APPROXIMATELY 1.5 MILES EAST OF THE CITY LIMITS OF EL PASO, TEXAS, 1.5 MILES WEST OF THE TOWN OF HORIZON, TEXAS, AND WITHIN THE CITY OF EL PASO'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.00, 212.001

THE FOLLOWING BENCH MARK INFORMATION IS GOVERNED BY THE PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT (PDEMUD) RULES AND REGULATIONS, ARTICLE II(A)(5)(f).

VERTICAL DATUM:
 VERTICAL DATUM BASED ON WEST TEXAS AIRPORT REFERENCE POINT TX04A (NGS PID NO. AB6217) NAVD 88 DATUM AND REFERENCED TO NAD83, HAVING AN ELEVATION OF 4009.60.

BENCH MARKS:
 BM#1 CHISELED "X" SET IN THE BACK OF CURB ON THE SOUTH SIDE OF PASEO DEL ESTE BOULEVARD, NORTH OF LOT 20, BLOCK 1 OF EASTLAKE ESTATES UNIT ONE
 N=10,631,428.80
 E=455,965.92
 (GRID)
 ELEVATION = 3899.26'

BM#2 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ZWA CNTRL." SET ON THE WEST SIDE OF THE BUILT PORTION OF MISSION RIDGE BOULEVARD TERMINATION, AT THE NORTHEAST CORNER OF DESERT CANYON AT MISSION RIDGE UNIT ONE.
 N=10,632,684.29
 E=456,732.02
 (GRID)
 ELEVATION = 3921.28'

PRELIMINARY

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

DATE OF PREPARATION: OCTOBER 2025

HUNT COMMUNITIES
 OWNER/DEVELOPER
 HUNT COMMUNITIES DEVELOPMENT CO., II, LLC
 601 NORTH MESA
 EL PASO, TEXAS 79901
 VOICE (915) 533-1122
 FAX (915) 545-2631
 CONTACT: MR. JOSE LARES, P.E.

ENGINEER
TRE & ASSOCIATES
 Engineering Solutions
 TBPE FIRM #13987
 6101 W. Courtyard Dr. Bldg 1, Ste. 100
 El Paso, Texas 79912
 Office: (915) 852-9093
 Fax: (915) 629-8506

SURVEYOR
ZWA
 Zamora, L.L.C.
 Professional Land Surveyors
 Job # 2035-2B
 1510 Zaragoza Road, Suite B-7 • El Paso, TX 79906
 Office: (915) 955-9009

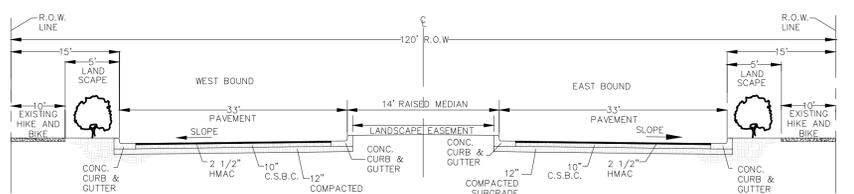
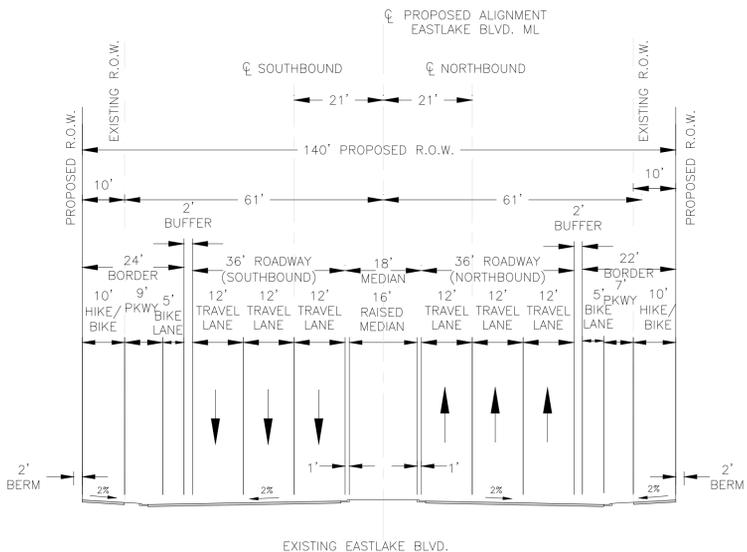
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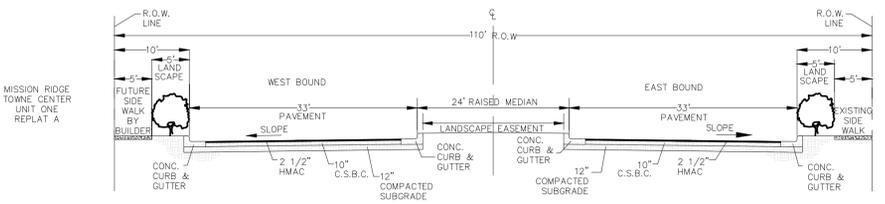
Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	46.14	30.00	88°07'01"	N50°33'47"W	41.72
C2	274.42	1045.00	15°02'45"	N01°01'06"E	273.63
C3	605.58	1159.58	29°55'20"	N06°27'03"W	598.72
C4	47.63	30.00	90°57'47"	S24°04'10"W	42.78
C5	32.35	20.00	92°39'53"	S68°49'32"E	28.93
C6	163.39	337.00	27°46'42"	S36°22'58"E	161.79
C7	339.57	363.00	53°35'50"	S23°28'24"E	327.32
C8	31.31	20.00	89°42'01"	S48°10'32"W	28.21
C9	342.76	2556.79	7°40'52"	S89°13'08"W	342.51
C10	125.95	1045.00	6°54'21"	S03°03'06"E	125.88
C11	148.46	1045.00	8°08'24"	S04°28'17"W	148.34
C12	31.21	1159.58	1°32'31"	N07°44'22"E	31.21
C13	211.21	1159.58	10°26'10"	N01°45'01"E	210.92
C14	91.69	1159.58	4°31'49"	N05°43'59"W	91.66
C15	271.48	1159.58	13°24'50"	N14°42'18"W	270.86
C16	110.92	337.00	18°51'30"	S31°55'21"E	110.42
C17	52.47	337.00	8°55'12"	S45°48'42"E	52.41
C18	237.86	363.00	37°32'39"	N31°29'59"W	233.63
C19	20.63	363.00	3°15'22"	N11°05'58"W	20.63
C20	81.08	363.00	12°47'49"	N03°04'23"W	80.91
C21	72.41	2556.79	1°37'21"	N87°45'06"W	72.40
C22	270.36	2556.79	6°03'31"	S88°24'28"W	270.23
C23	194.01	2000.00	5°33'29"	S85°47'06"E	193.94

Line Table		
Line #	Length	Direction
L1	66.61	N06°30'17"W
L2	117.89	N08°32'29"E
L3	187.90	N69°33'03"E
L4	130.44	N64°50'31"E
L5	79.65	S22°29'36"E
L6	178.80	S50°16'19"E
L7	600.03	S03°19'31"W
L8	74.40	N13°30'17"W
L9	31.76	N09°19'33"E
L10	91.10	S88°33'51"E
L11	11.12	S83°00'22"E

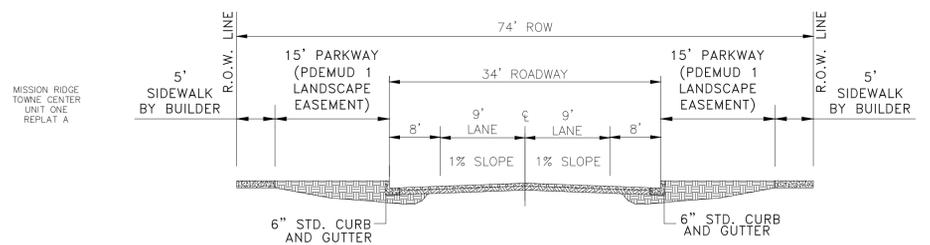
Parcel Table		
LOT	BLOCK	ACRES
1	1	1.33
2	1	1.26
3	1	1.05
4	1	5.18
5	1	2.03
6	1	1.53
7	1	1.15
8	1	0.80
9	1	1.91



PASEO DEL ESTE BOULEVARD—MINOR ARTERIAL
CROSS SECTIONS ARE MINIMUM STANDARD REQUIREMENTS
120' R.O.W. TYPICAL ROAD SECTION (EXISTING)
SCALE: NTS



MISSION RIDGE BLVD.—MINOR ARTERIAL
CROSS SECTIONS ARE MINIMUM STANDARD REQUIREMENTS
110' R.O.W. TYPICAL ROAD SECTION (EXISTING)
SCALE: NTS



LOCAL RESIDENTIAL
(COXDAL STREET)
74' R.O.W. TYPICAL ROAD SECTION
SCALE: NTS

PRELIMINARY

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



OWNER/DEVELOPER
HUNT COMMUNITIES DEVELOPMENT CO., II, LLC
601 NORTH MESA
EL PASO, TEXAS 79901
VOICE (915) 533-1122
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CONTACT: MR. JOSE LARES, P.E.



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Austin, Texas 78730
Office: (512) 358-4049
Fax: (512) 366-5374



SURVEYOR
ZWA
Zamora, L.L.C.
Professional Land Surveyors
Job # 2035-218
1510 Zaragoza Road, Suite B-7 • El Paso, TX 79936
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