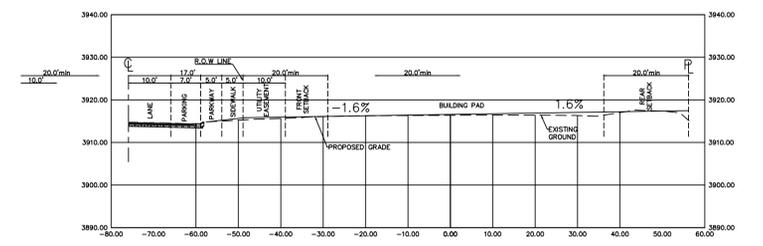
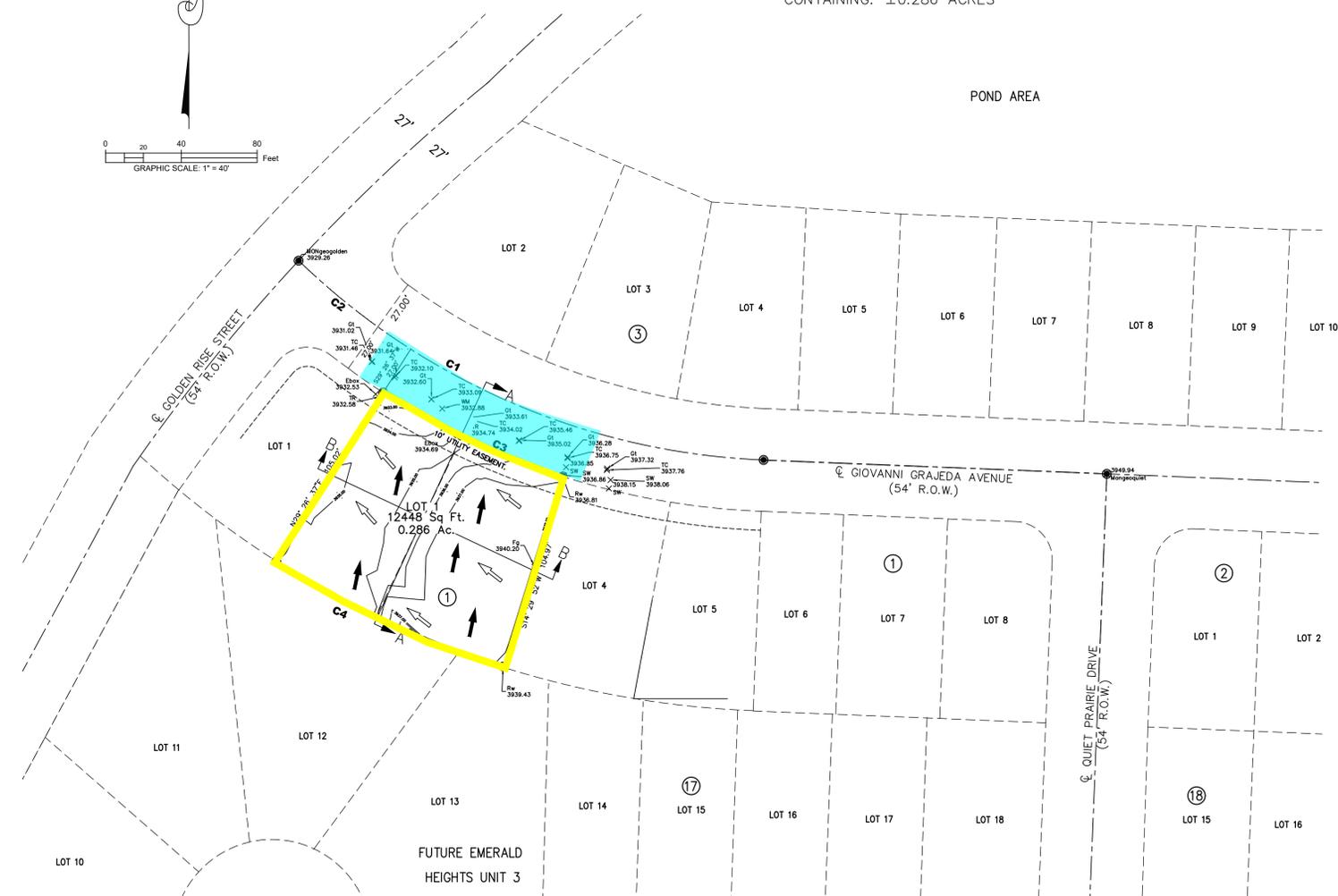
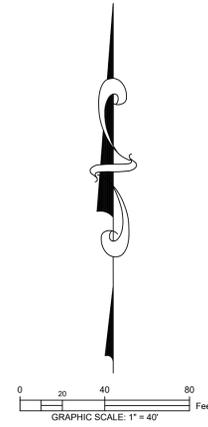


PLAT NOTES & RESTRICTIONS

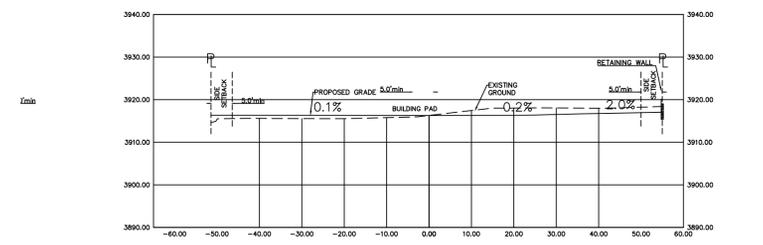
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO EMERALD HEIGHTS UNIT FOUR 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 EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON GOLDEN RISE STREET, AND EMERALD PASS AVENUE AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION WITHIN TWO YEARS OF THE DATE OF FILING THE SUBDIVISION PLAT. THE OWNER IS RESPONSIBLE FOR ANY FEES GENERATED BY THE INSTALLATION OR CONNECTION OF EACH LOT TO THE NECESSARY SERVICES, AS WELL AS ITS MAINTENANCE.
- BEARING BASIS: AS PLAT OF EMERALD HEIGHTS UNIT FOUR.
- = EXISTING COUNTY MONUMENT
- BUILDINGS SHALL CONFORM TO PASEO DEL ESTE MASTER GUIDELINES, FRONT SETBACK - 20 FEET, REAR SETBACK - 20 FEET, SIDE SETBACK - 5 FEET, SIDE SETBACK (ADJACENT STREET) - 10 FEET
- THE FINISHED FLOOR ELEVATION OF ANY RESIDENCE SHALL BE AT LEAST 18" ABOVE THE AVERAGE HEIGHT OF THE CURB IN FRONT OF THE LOT, OR AT LEAST 12" ABOVE THE NATURAL GROUND LEVEL SURROUNDING THE FOUNDATION, WHICHEVER IS HIGHER.
- NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
- BOWLING CONSTRUCTION LLC. HAS OBTAINED A PERMIT FROM THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FOR INSTALLATION OF UTILITIES, OR ANY OTHER PURPOSE.
- THIS SUBDIVISION LIES WITHIN ZONE "X" AS DESIGNATED IN PANEL No. 48021222508, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- BOWLING CONSTRUCTION LLC. HAS PROVIDED ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR OF THIS REPLAT.
- THE DEVELOPER OF EMERALD HEIGHTS UNIT FOUR, HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES UNLESS OTHERWISE APPROVED, IN WRITING, BY THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT.
- IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE 232.025(6), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN THE DEVELOPER OF EMERALD HEIGHTS UNIT FOUR AND BOWLING CONSTRUCTION LLC. WILL CONTAIN A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- THE DEVELOPER OF EMERALD HEIGHTS UNIT FOUR HAS OBTAINED A PERMIT FROM THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
- ROADS WILL NOT BE MAINTAINED BY THE COUNTY OF EL PASO UNTIL PAVED BY DEVELOPER OF EMERALD HEIGHTS UNIT FOUR, AND LEGALLY APPROVED AND ACCEPTED BY THE COUNTY
- LOT OWNER IS RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS AND SIDEWALKS.
- LOT OWNER IS RESPONSIBLE FOR MAINTAINING SIDEWALKS, PARKWAYS, ROCKWALLS/RETAINING WALLS AND DRIVEWAYS ABUTTING THEIR PROPERTY, INCLUDING DOUBLE FRONTAGE LOTS.
- AS PART OF EMERALD HEIGHTS UNIT FOUR REPLAT, LOTS 2 AND 3 OF BLOCK 1 WILL BE CONSOLIDATED INTO A SINGLE LOT.
- ALL OTHER NOTES FROM THE EMERALD HEIGHTS UNIT FOUR APPLY TO THIS SUBDIVISION.
- THE REASON FOR THIS REPLAT IS THE COMBINATION OF 2 LOTS FOR RESIDENTIAL PURPOSES.
- 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 SUBDIVISIONS. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
- ANY INFRASTRUCTURE LOCATED WITHIN THE CITY OF EL PASO RIGHT-OF-WAY OR WITHIN THE CITY'S FIVE-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) MUST COMPLY WITH THE DESIGN STANDARDS FOR CONSTRUCTION AND THE MUNICIPAL CODE.

EMERALD HEIGHTS UNIT FOUR REPLAT "A" PRELIMINARY

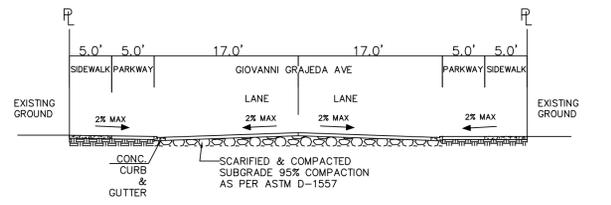
BEING ALL OF LOTS 2 & 3 IN BLOCK 1 OF EMERALD HEIGHTS UNIT FOUR, EL PASO COUNTY, TEXAS
CONTAINING: ±0.286 ACRES



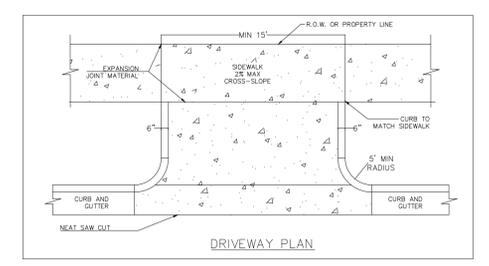
CROSS SECTION A-A
SCALE 1":20"



CROSS SECTION B-B
SCALE 1":20"

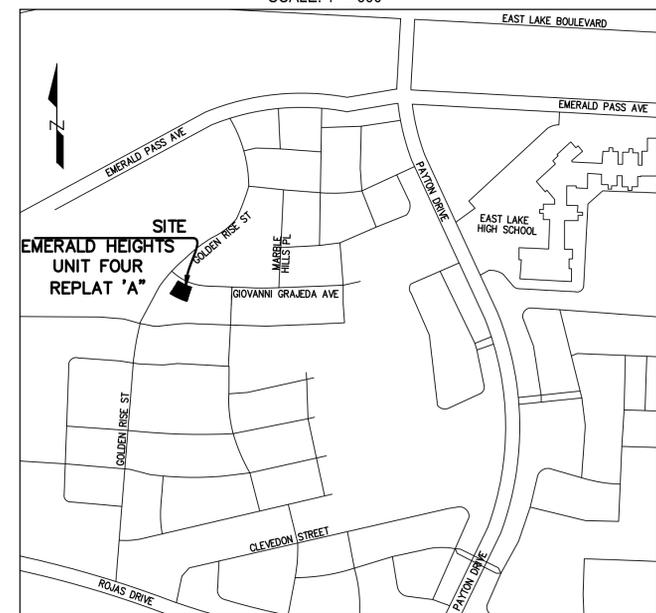


CROSS SECTION GIOVANNI GRAJEDA AVE
SCALE 1":10"



DRIVEWAY PLAN

VICINITY MAP
SCALE: 1" = 600'



SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT
12440 ROJAS DRIVE, EL PASO, TX 79928

DATE OF PREPARATION NOVEMBER, 2025
REY ENGINEERING INC.
CONSULTING ENGINEERING-SURVEYING-LAND PLANNING
10110 MONTWOOD DR. SUITE A EL PASO TEXAS, 79925
PH: (915)873-9576
TEXAS FIRM REGISTRATION F-27412

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CH=B	CH
C1	272.65'	375.00	41°39'27"	S69°52'37"E	266.68'
C2	75.32'	375.00	11°30'29"	S54°48'09"E	75.19'
C3	104.87'	402.02	14°56'44"	S68°01'46"E	104.57'
C4	132.25'	506.94	14°56'52"	S68°03'03"E	131.88'

ETJ STATEMENT

EMERALD HEIGHTS UNIT FOUR IS LOCATED WITHIN EL PASO COUNTY, TEXAS APPROXIMATELY 1.5 MILES EAST OF THE CITY LIMITS OF EL PASO, TEXAS AND 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 212.001.

- LEGEND:**
- RETAINING WALL
 - - - - EXISTING MAJOR CONTOURS
 - · - · - EXISTING MINOR CONTOURS
 - ➔ PROPOSED DRAINAGE FLOW
 - ➔ EXISTING DRAINAGE FLOW

PROPERTY OWNER
BOWLING CONSTRUCTION LLC
12768 GIOVANNI GRAJEDA AVE EL EL PASO, TX 79928

TOTAL RESIDENTIAL LOTS
1

BENCHMARK:
MONUMENT CL INTERSECTION OF GOLDEN RISE ST AND GIOVANNI GRAJEDA AVE
ELEVATION: 3668.90 (PASEO DEL ESTE DATUM)

PRINCIPAL CONTACTS

OWNER	BOWLING CONSTRUCTION, LLC	2505 E MISSOURI AVE, SUITE 300	EL PASO, TEXAS 79903-3918	PHONE: (915) 821-3550
ENGINEER	ENRIQUE REY	10110 MONTWOOD DRIVE	EL PASO, TEXAS 79925	PHONE: (915) 873-9576
SURVEYOR	ENRIQUE REY	10110 MONTWOOD DRIVE	EL PASO, TEXAS 79925	PHONE: (915) 873-9576