

# EMERALD PARK UNIT SIX

A PORTION OF C.D. STEWART SURVEY NO. 320  
EL PASO COUNTY, TEXAS.  
CONTAINING 51.003 ACRES ±

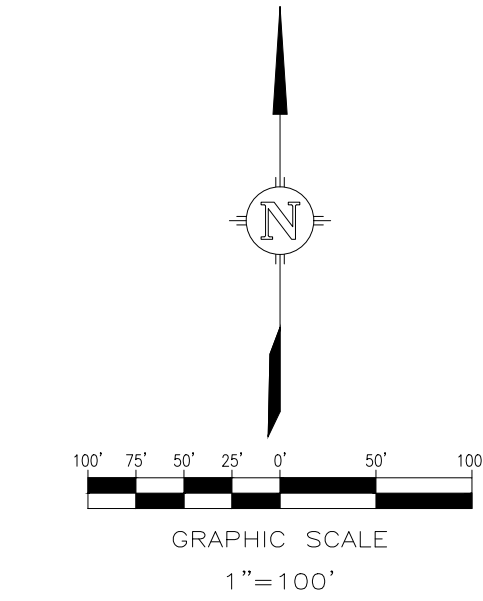
**SCHOOL DISTRICT**  
SOCORRO INDEPENDENT SCHOOL DISTRICT  
12300 EASTLAKE DRIVE  
EL PASO, TX 79928

**PROPOSED LAND USE**  
RESIDENTIAL LOTS = 225  
POND = 1

DESCRIPTION	ACRES	SQ. FT.
ROW	13.457	586,187
RESIDENTIAL	35.717	1,555,834
POND	1.829	79,660
TOTAL	51.003	2,221,670

STREET NAME	LINEAR FEET
BIRON EMERALD AVE.	1136.31 FEET
LENNIX EMERALD CT.	847.41 FEET
ENDURA EMERALD CT.	569.97 FEET
ORIENTAL EMERALD LN.	400.39 FEET
ERITH CT.	139.88 FEET
EMERALD RUN ST.	134.56 FEET
QZARKS EMERALD PL.	540.02 FEET
CAPE EMERALD PL.	210.00 FEET
SPANISH EMERALD ST.	1012.07 FEET
ZEPHA EMERALD WAY	861.63 FEET
ROCKY EMERALD WAY	159.43 FEET
LITHIA EMERALD WAY	286.54 FEET
NIGHT EMERALD WAY	512.59 FEET
ROJAS DR.	749.30 FEET
ABERDARE DRIVE	507.31 FEET
LUNA EMERALD DR.	2762.02 FEET
TOTAL	10,435.39 FEET

- LEGEND**
- SUBDIVISION BOUNDARY LINE
  - STREET CENTERLINE
  - BLOCK NUMBER
  - LOT NUMBER
  - EXISTING RIGHT OF WAY
  - COUNTY MONUMENT FOUND, SET IN CONJUNCTION WITH THE FILING OF COVINGTON RIDGE WAY PLAT
  - PROPOSED STREET 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"
  - 5/8 INCH IRON ROD FOUND UNLESS NOTED
  - CALCULATED POINT
  - LANDSCAPE LOT
  - UTILITY EASEMENT
  - DRAINAGE EASEMENT
  - RESTRICTED ACCESS EASEMENT
  - LANDSCAPE EASEMENT
  - MONUMENT EASEMENT
  - RECORD INFORMATION
  - 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
  - CENTERLINE OF ROAD
  - LIGHT POLE



**PLAT NOTES AND RESTRICTIONS**

- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM N.A.D. 1983, CENTRAL ZONE.
- THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENT LOCATIONS.
- THE SUBDIVISION IS WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN - PANEL NO. 480212 0250B, 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. \_\_\_\_\_ DATED \_\_\_\_\_
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.  
DOCUMENT NO. \_\_\_\_\_ DATED \_\_\_\_\_
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED BY THE PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT NO. 1 IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.443 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 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 CONSTRUCTION OF ROADWAYS.
- BUILDING SETBACKS SHALL CONFORM TO PASEO DEL ESTE MASTER GUIDELINES, 20 FEET FROM FRONT PROPERTY LINES, 20 FEET FROM REAR PROPERTY LINES, 5 FEET FROM SIDE PROPERTY LINES, AND 10 FEET FROM SIDE PROPERTY LINES ABUTTING STREET RIGHT-OF-WAYS.
- 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.
- HUNT EMERALDS, LLC HAS OBTAINED A PERMIT FROM THE COUNTY PUBLIC WORKS DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
- HUNT EMERALDS, LLC HAS PROVIDED ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY LOTS.
- HUNT EMERALDS, LLC THE SUBDIVIDER OF EMERALD PARK UNIT 6, HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES, UNLESS OTHERWISE APPROVED IN WRITING, BY THE COUNTY EL PASO.
- ROADS WILL NOT BE MAINTAINED BY THE COUNTY OF EL PASO UNTIL PAVED BY HUNT EMERALDS, LLC, AND LEGALLY APPROVED AND ACCEPTED BY THE COUNTY EL PASO.
- IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 232.025(6), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN HUNT EMERALDS, 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.
- 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.
- LANDSCAPE AND PARKWAY FACILITIES SHALL BE MAINTAINED PURSUANT TO THE INTERLOCAL AGREEMENT DATED NOVEMBER 21, 2001 BY PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT (M.U.D.) NO. 1, AND THE COUNTY OF EL PASO, TEXAS, FOR MAINTENANCE OF MEDIANS, RIGHT-OF-WAYS, AND ASSOCIATED AREAS, WITHIN PDE MUD LANDSCAPE EASEMENTS SHOWN ON THIS PLAT SO LONG AS THE AGREEMENT IS IN EFFECT.
- LOT OWNER(S) SHALL BE RESPONSIBLE FOR MAINTAINING THE SIDEWALKS, DRIVEWAYS, AND PARKWAYS ABUTTING THEIR PROPERTY. (INCLUDING LOTS WITH DOUBLE FRONTAGE).
- ALL PUBLIC STORMWATER INFRASTRUCTURE TO BE MAINTAINED AND OPERATED BY PASEO DEL ESTE M.U.D. NO. 1.
- NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING ALLOWED ON EACH LOT.
- ACCESS TO LOTS 1-8, BLOCK 3, LOTS 1-9, BLOCK 4, LOT 1, BLOCK 2, LOT 11, BLOCK 1 ABUTTING ROJAS DR. SHALL BE FROM OTHER DEDICATED STREETS ONLY.  
DOCUMENT NO. \_\_\_\_\_ DATED \_\_\_\_\_
- LOT 22, BLOCK 5; SHALL BE MAINTAINED BY PDEMUD NO. 1.

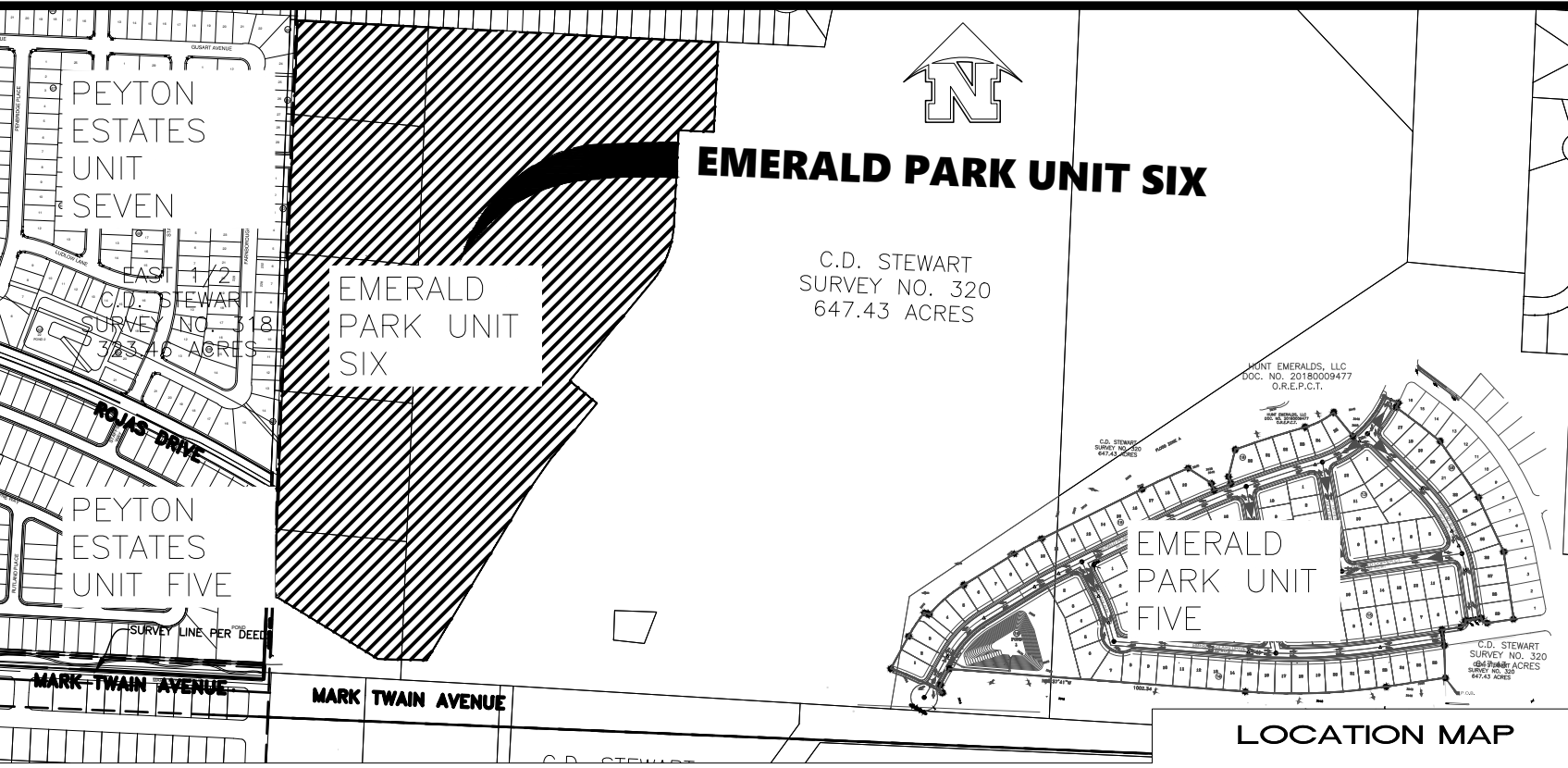
**SURVEYOR'S DEDICATION**

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS.

**SURVEYOR**

**ZWA**  
Zamora, L.L.C.  
Professional Land Surveyors  
Job # 215-01  
1510 Zaragoza Road, Suite B-7 • El Paso, TX 79936  
Office: (915) 955-9009

G. RENE ZAMORA, R.P.L.S. TX. NO. 5682



**OWNERS DEDICATION, CERTIFICATION AND ATTESTATION**

I, HUNT EMERALDS, LLC, OWNERS OF THE 51.003 ACRE TRACT OF LAND ENCOMPASSED WITHIN EMERALD PARK UNIT SIX, DO HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE PASEO DEL ESTE MUD NO. 1 THE POND AND DRAINAGE FACILITIES SHOWN HEREIN, TO THE UTILITY COMPANIES THE UTILITY EASEMENTS SHOWN HEREIN, AND TO THE COUNTY THE STREET RIGHT-OF-WAYS, SHOWN HEREIN.

- I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:
- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND THE REGULATIONS OF PASEO DEL ESTE MUD NO. 1.
  - SEWER CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND THE REGULATIONS OF PASEO DEL ESTE MUD NO. 1.
  - ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
  - GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.  
HUNT EMERALDS, LLC A TEXAS LIMITED LIABILITY COMPANY  
BY HUNT COMMUNITIES DEVELOPMENT CO., LLC, SOLE MEMBER

JOSE LARES VICE PRESIDENT  
HUNT EMERALDS, LLC. DATE \_\_\_\_\_

**STATE OF TEXAS COUNTY OF EL PASO**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE LARES, VICE PRESIDENT OF HUNT EMERALDS LLC, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

NOTARY PUBLIC IN THE COUNTY OF EL PASO, TEXAS

MY COMMISSION EXPIRES \_\_\_\_\_

**EL PASO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 232.028 (A):**

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EMERALD PARK UNIT SIX SUBDIVISION WAS REVIEWED AND APPROVED BY THE EL PASO COUNTY, TEXAS COMMISSIONERS COURT ON \_\_\_\_\_, 2026.

ATTEST:

**CITY OF EL PASO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 212.009 (C) AND 212.0115 (B):**

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EMERALD PARK UNIT SIX SUBDIVISION WAS RECEIVED AND APPROVED BY THE CITY PLAN COMMISSION OF THE CITY OF EL PASO ON \_\_\_\_\_, 2026.

CHAIRPERSON DATE ATTEST: EXECUTIVE SECRETARY

APPROVED FOR FILING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

PLANNING AND INSPECTIONS DIRECTOR

**COUNTY CLERK'S RECORDING CERTIFICATE FILING**

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, A.D. IN FILE NO. \_\_\_\_\_

EL PASO COUNTY CLERK BY DEPUTY

**ENGINEER**

Engineering Solutions  
TBE FIRM #13987

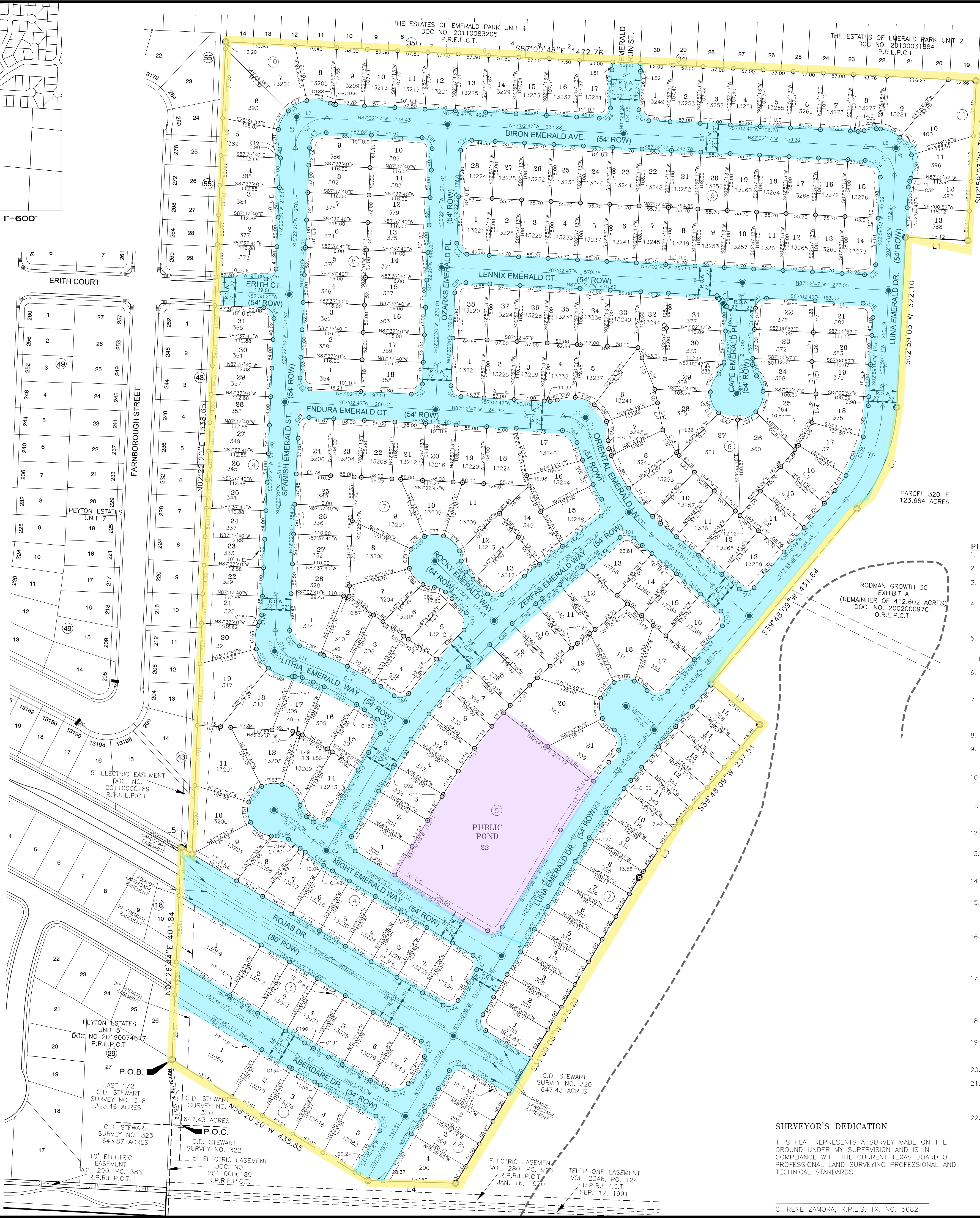
**ENGINEER'S DEDICATION**  
SUBDIVISION IMPROVEMENT PLANS PREPARED BY AND UNDER THE SUPERVISION OF TRE & ASSOCIATES, LLC.

ROBERTO S. ROMERO, P.E. NO. 114517

**OWNER/DEVELOPER.**  
HUNT EMERALDS, LLC  
601 NORTH MESA, SUITE 1900  
EL PASO, TEXAS 79901  
VOICE (915) 533-1122  
FAX (915) 545-2631  
CONTACT: MR. JOSE LARES, P.E.

**HUNT COMMUNITIES**

DATE OF PREPARATION: JULY 2022



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# EMERALD PARK UNIT SIX

A PORTION OF C.D. STEWART SURVEY NO. 320  
EL PASO COUNTY, TEXAS.  
CONTAINING 51.003 ACRES ±

### LOT SQUARE FOOTAGE TABLES

BLOCK	LOT	SQ. FEET	ACRES	BLOCK	LOT	SQ. FEET	ACRES	BLOCK	LOT	SQ. FEET	ACRES
1	1	17413	0.400	5	2	6156	0.141	8	1	6828	0.157
1	2	7074	0.162	5	3	6186	0.142	8	2	6032	0.139
1	3	6799	0.156	5	4	6031	0.138	8	3	6032	0.139
1	4	7227	0.166	5	5	6031	0.138	8	4	6032	0.139
1	5	7991	0.184	5	6	6031	0.138	8	5	6032	0.139
2	1	7368	0.169	5	7	6031	0.138	8	6	6032	0.139
2	2	6009	0.138	5	8	6031	0.138	8	7	6032	0.139
2	3	6009	0.138	5	9	6031	0.138	8	8	6032	0.139
2	4	6009	0.138	5	10	6031	0.138	8	9	7045	0.162
2	5	6009	0.138	5	11	6220	0.143	8	10	7022	0.161
2	6	6009	0.138	5	12	7593	0.165	8	11	6032	0.139
2	7	6125	0.141	5	13	7548	0.173	8	12	6032	0.139
2	8	6522	0.150	5	14	6180	0.142	8	13	6032	0.139
2	9	6556	0.151	5	15	6180	0.142	8	14	6032	0.139
2	10	6162	0.142	5	16	7124	0.163	8	15	6032	0.139
2	11	6009	0.138	5	17	6185	0.142	8	16	6032	0.139
2	12	6009	0.138	5	18	10589	0.243	8	17	6961	0.160
2	13	6009	0.138	5	19	8831	0.203	9	1	6708	0.154
2	14	6009	0.138	5	20	14231	0.327	9	2	6016	0.138
2	15	6603	0.152	5	21	8593	0.197	9	3	6016	0.138
3	1	16774	0.385	5	22	79650	1.829	9	4	6016	0.138
3	2	7078	0.163	6	1	6970	0.160	9	5	6016	0.138
3	3	7158	0.164	6	2	6270	0.144	9	6	6016	0.138
3	4	7201	0.165	6	3	6270	0.144	9	7	6016	0.138
3	5	7198	0.165	6	4	6268	0.144	9	8	6016	0.138
3	6	7030	0.161	6	5	6948	0.159	9	9	6016	0.138
3	7	6948	0.159	6	6	8395	0.193	9	10	6016	0.138
3	8	6977	0.160	6	7	6084	0.140	9	11	6016	0.138
3	9	6268	0.144	6	8	6717	0.154	9	12	6016	0.138
3	10	6268	0.144	6	9	6907	0.159	9	13	6016	0.138
3	11	6265	0.144	6	10	6327	0.145	9	14	6716	0.154
3	12	6498	0.149	6	11	6077	0.140	9	15	6614	0.152
3	13	6748	0.155	6	12	6160	0.141	9	16	6016	0.138
3	14	6642	0.153	6	13	6718	0.154	9	17	6016	0.138
3	15	6891	0.177	6	14	6480	0.149	9	18	6016	0.138
3	16	8843	0.203	6	15	6480	0.149	9	19	6016	0.138
3	17	12398	0.285	6	16	6439	0.148	9	20	6016	0.138
3	18	8706	0.200	6	17	6805	0.156	9	21	6016	0.138
3	19	6404	0.147	6	18	6662	0.153	9	22	6016	0.138
3	20	6268	0.144	6	19	7583	0.174	9	23	6016	0.138
3	21	6798	0.156	6	20	6104	0.140	9	24	6016	0.138
3	22	6286	0.144	6	21	6593	0.151	9	25	6016	0.138
3	23	6152	0.141	6	22	6645	0.153	9	26	6016	0.138
3	24	8236	0.189	6	23	6160	0.141	9	27	6016	0.138
3	25	12269	0.282	6	24	6617	0.152	9	28	6623	0.157
3	26	6290	0.144	6	25	7942	0.182	10	1	6912	0.159
3	27	6264	0.144	6	26	11386	0.261	10	2	6321	0.145
3	28	6096	0.140	6	27	12168	0.279	10	3	6321	0.145
3	29	6096	0.140	6	28	9283	0.213	10	4	6321	0.145
3	30	6096	0.140	6	29	7522	0.173	10	5	6781	0.156
3	31	6096	0.140	6	30	6613	0.152	10	6	10124	0.232
3	32	6096	0.140	6	31	7312	0.168	10	7	10922	0.251
3	33	6096	0.140	6	32	6464	0.148	10	8	6718	0.154
3	34	6096	0.140	6	33	6148	0.141	10	9	6253	0.143
3	35	6096	0.140	6	34	6148	0.141	10	10	6196	0.142
3	36	6096	0.140	6	35	6148	0.141	10	11	6196	0.142
3	37	6096	0.140	6	36	6148	0.141	10	12	6194	0.142
3	38	6096	0.140	6	37	6148	0.141	10	13	6192	0.142
3	39	6096	0.140	6	38	6825	0.157	10	14	6190	0.142
3	40	6096	0.140	6	39	8199	0.188	10	15	6196	0.142
3	41	6096	0.140	6	40	7147	0.164	10	16	6196	0.142
3	42	6096	0.140	6	41	6791	0.156	10	17	6743	0.155
3	43	6096	0.140	6	42	7273	0.167	11	1	6525	0.150
3	44	6096	0.140	6	43	6493	0.149	11	2	6125	0.141
3	45	6096	0.140	6	44	6398	0.149	11	3	6123	0.141
3	46	6096	0.140	6	45	7496	0.172	11	4	6121	0.141
3	47	6096	0.140	6	46	8910	0.205	11	5	6119	0.141
3	48	6096	0.140	6	47	12489	0.287	11	6	6117	0.140
3	49	6096	0.140	6	48	7920	0.182	11	7	6115	0.140
3	50	6096	0.140	6	49	10046	0.231	11	8	6251	0.144
3	51	6096	0.140	6	50	6572	0.151	11	9	8472	0.195
3	52	6096	0.140	6	51	6835	0.157	11	10	12506	0.287
3	53	6096	0.140	6	52	7147	0.164	11	11	7370	0.169
3	54	6096	0.140	6	53	7368	0.169	11	12	6588	0.151
3	55	6096	0.140	6	54	6747	0.158	11	13	6631	0.152
3	56	6096	0.140	6	55	7891	0.181	12	1	7126	0.164
3	57	6096	0.140	6	56	7655	0.176	12	2	6009	0.138
3	58	6096	0.140	6	57	6264	0.144	12	3	6009	0.138
3	59	6096	0.140	6	58	6264	0.144	12	4	8453	0.194
3	60	6096	0.140	6	59	6264	0.144				
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3	94	6096	0.140	6	93	6264	0.144				
3	95	6096	0.140	6	94	6264	0.144				
3	96	6096	0.140	6	95	6264	0.144				
3	97	6096	0.140	6	96	6264	0.144				
3	98	6096	0.140	6	97	6264	0.144				
3	99	6096	0.140	6	98	6264	0.144				
3	100	6096	0.140	6	99	6264	0.144				
3	101	6096	0.140	6	100	6264	0.144				

CURVE NUMBERS 6, 137, 139, 140, 187, 194 AND 195 ARE NOT USED IN THIS DRAWING.  
LINE NUMBERS 16-18, 37, 38 AND 42-26 ARE NOT USED IN THIS DRAWING

### METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A 51.003 ACRES (2,221,691 SQ. FT.) TRACT OF LAND SITUATED IN A PORTION OF THE C.D. STEWART SURVEY NO. 320, IN EL PASO, EL PASO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a calculated point at the southwest corner of the C.D. Stewart No. 320, being also the southeast corner of the C.D. Stewart Survey No. 318, being also the northwest corner of the C.D. Stewart Survey No. 322 and Northeast corner of Survey No. 323;

THENCE, North 00°36'09" West, for a distance of 425.59 feet to a 5/8 inch iron rod with cap stamped "ZWA" set for the southwest corner and the TRUE POINT OF BEGINNING of the herein described tract;

THENCE, North 02