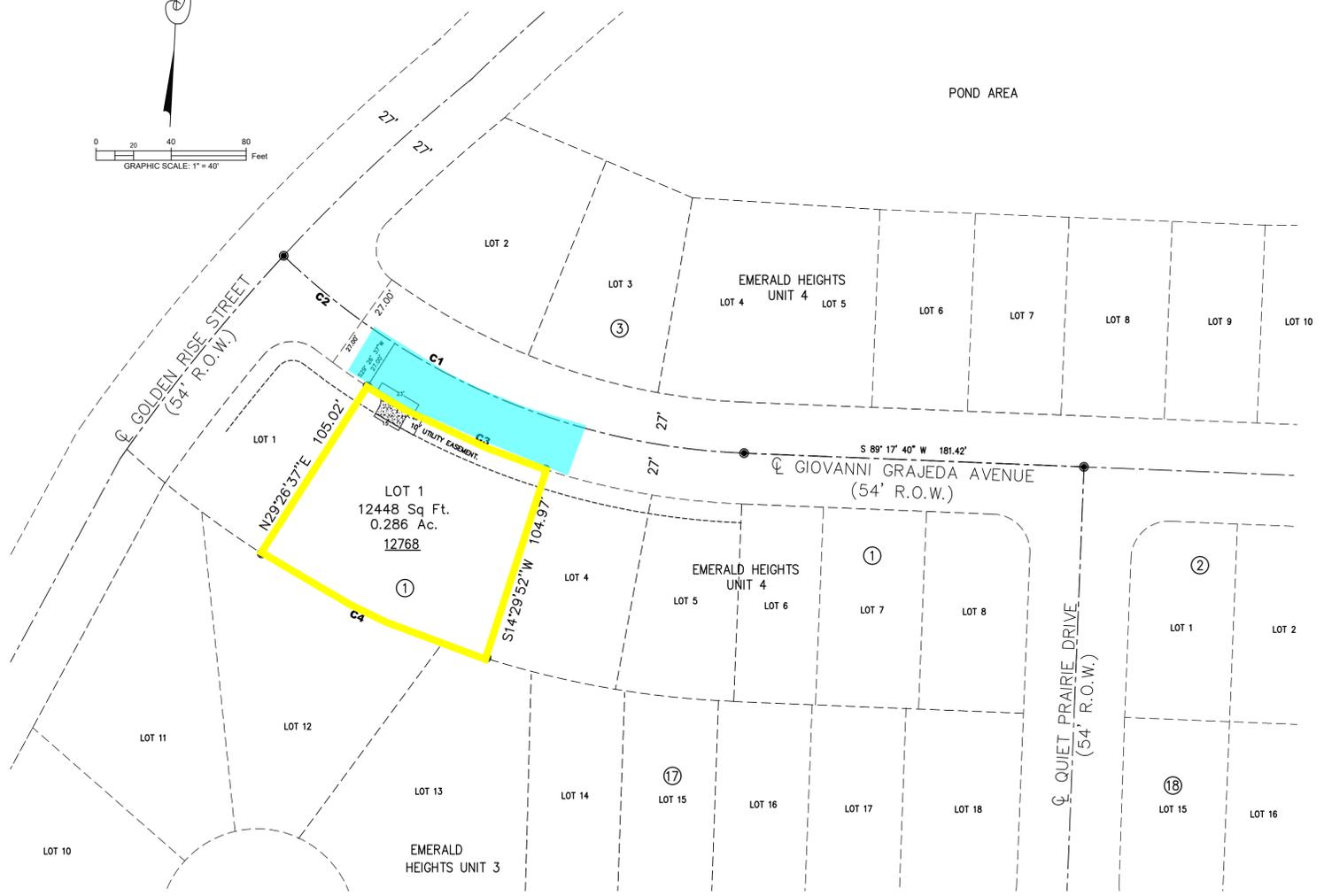
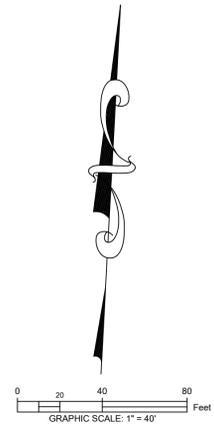


PLAT NOTES & RESTRICTIONS

- 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. 48021202508, 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(b), 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"**

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

OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION

BOWLING CONSTRUCTION, LLC, as owner of the ±0.286 acre portion of land encompassed within the proposed area, hereby subdivide the land as depicted in this subdivision plat and dedicate to public use the street, park and easements shown herein.

I certify that I have complied with the requirements of Texas local government code 232.023 and that:

- (A) The water quality and connections to the lots meet, or will meet, the minimum state standards;
- (B) Sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
- (C) Electrical connections provided to the lots meet, or will meet, the minimum state standards; and
- (D) 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.

BOWLING CONSTRUCTION, LLC
GREGORY D. BOWLING REPRESENTATIVE

STATE OF TEXAS
COUNTY OF EL PASO

BEFORE ME, the undersigned authority, on this day personally appeared GREGORY D. BOWLING, REPRESENTATIVE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this _____ day of _____ 20____.

Notary Public in and for El Paso County My Commission Expires _____

CITY OF EL PASO CERTIFICATE OF PLAT APPROVAL UNDER
LOCAL GOVERNMENT CODE S212.009(C) AND S212.0115(b):

We the undersigned certify that this plat of Emerald Heights Unit Four replat "A" was reviewed and approved by the City Plan commission of the City of El Paso.
On _____.

Subdivision Coordinator _____ Attest _____
Executive Secretary

Approved for filing this _____ day of _____ 2025.

Planning and Inspections Director

EL PASO COUNTY, TEXAS CERTIFICATE OF PLAT APPROVAL UNDER
LOCAL GOVERNMENT CODE S232.028(A):

We the undersigned certify that this plat of Emerald Heights Unit Four replat "A" was reviewed and approved by the El Paso County, TX commissioners court on _____ 20____.

El Paso County Judge Date _____ Attest _____
El Paso County Clerk Date _____

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____ County clerk of El Paso County, Certify that the plat bearing this certificate was filed and recorded under instrument number _____ in the plat records of the El Paso County, File Date _____.

County Clerk By Deputy

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.

Prepared by and under the supervision of:
Enrique A. Rey, P.E., Registered Professional Engineer

Enrique A. Rey, R.P.L.S. Registered
Professional Land Surveyor Texas
License No. 3505

Enrique A. Rey, P.E., Texas
License No. 35606

METES AND BOUNDS

Description of a parcel of land being all of Lots 2 and 3, Block 1 Emerald Heights Unit Four City of Horizon, El Paso County Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Centerline intersection of Golden Rise Street (54' R.O.W.) and Giovanni Grajeda Avenue (54' R.O.W.), THENCE, along said centerline of Giovanni Grajeda Avenue, 75.32 Feet along the arc of a curve to the left, whose radius is 375.00 feet, whose interior angle is 11° 30' 29", whose chord bears S 54° 48' 09" E, a distance of 75.19 feet to a point; THENCE, leaving said centerline South 29° 26' 37" West, a distance of 27.00 feet to the Southerly right-of-way line of said Giovanni Grajeda Avenue to the True POINT OF BEGINNING of the herein described parcel of land;

THENCE, Along said right-of-way line of Giovanni Grajeda Avenue 104.87 feet along the arc of a curve to the left, whose radius is 402.02 feet, whose interior angle is 14° 56' 44" whose chord bears South 68° 01' 46" East, a distance of 104.57 feet to a found rebar;

THENCE, South 14° 29' 52" West, a distance of 104.97 feet to a set rebar;

THENCE, 132.25 feet along the arc of a curve to the right, whose radius is 506.94 feet, whose interior angle is 14° 56' 52" whose chord bears South 68° 03' 03" East, a distance of 131.88 feet to a found rebar;

THENCE, North 29° 26' 37" East, a distance of 105.02 feet to the POINT OF BEGINNING of the herein described parcel of land and containing 12,468.16 square feet or 0.286+ acres of land more or less.

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.

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'

PROPERTY OWNER
BOWLING CONSTRUCTION LLC
12768 GIOVANNI GRAJEDA AVE 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)

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

VICINITY MAP
SCALE: 1" = 600'

