

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 ±

OWNERS DEDICATION, CERTIFICATION AND ATTESTATION

I, HUNT COMMUNITIES DEVELOPEMENT CO. II, LLC, OWNER OF THE 16.238 ACRE TRACT OF LAND ENCOMPASSED WITHIN MISSION RIDGE TOWNE CENTER UNIT ONE REPLAT "A" PLAT, DO HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE UTILITY COMPANIES THE UTILITY EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND THE REGULATIONS OF LOWER VALLEY WATER DISTRICT.

(B) SEWER CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND THE REGULATIONS OF LOWER VALLEY WATER DISTRICT.

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

(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.

JOSE LARES, P.E. _____ DATE _____

STATE OF TEXAS COUNTY OF EL PASO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE LARES, HUNT COMMUNITIES DEVELOPEMENT CO. II, 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 _____, 2025.

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 CROSSLAND UNIT ONE PHASE II WAS REVIEWED AND APPROVED BY THE EL PASO COUNTY, TEXAS COMMISSIONERS COURT ON _____, 2025.

ATTEST:

COUNTY JUDGE _____ DATE _____

COUNTY CLERK'S RECORDING CERTIFICATE FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, THIS _____ DAY OF _____, 2025, A.D.: IN

FILE NO. _____

EL PASO COUNTY CLERK _____ BY DEPUTY _____

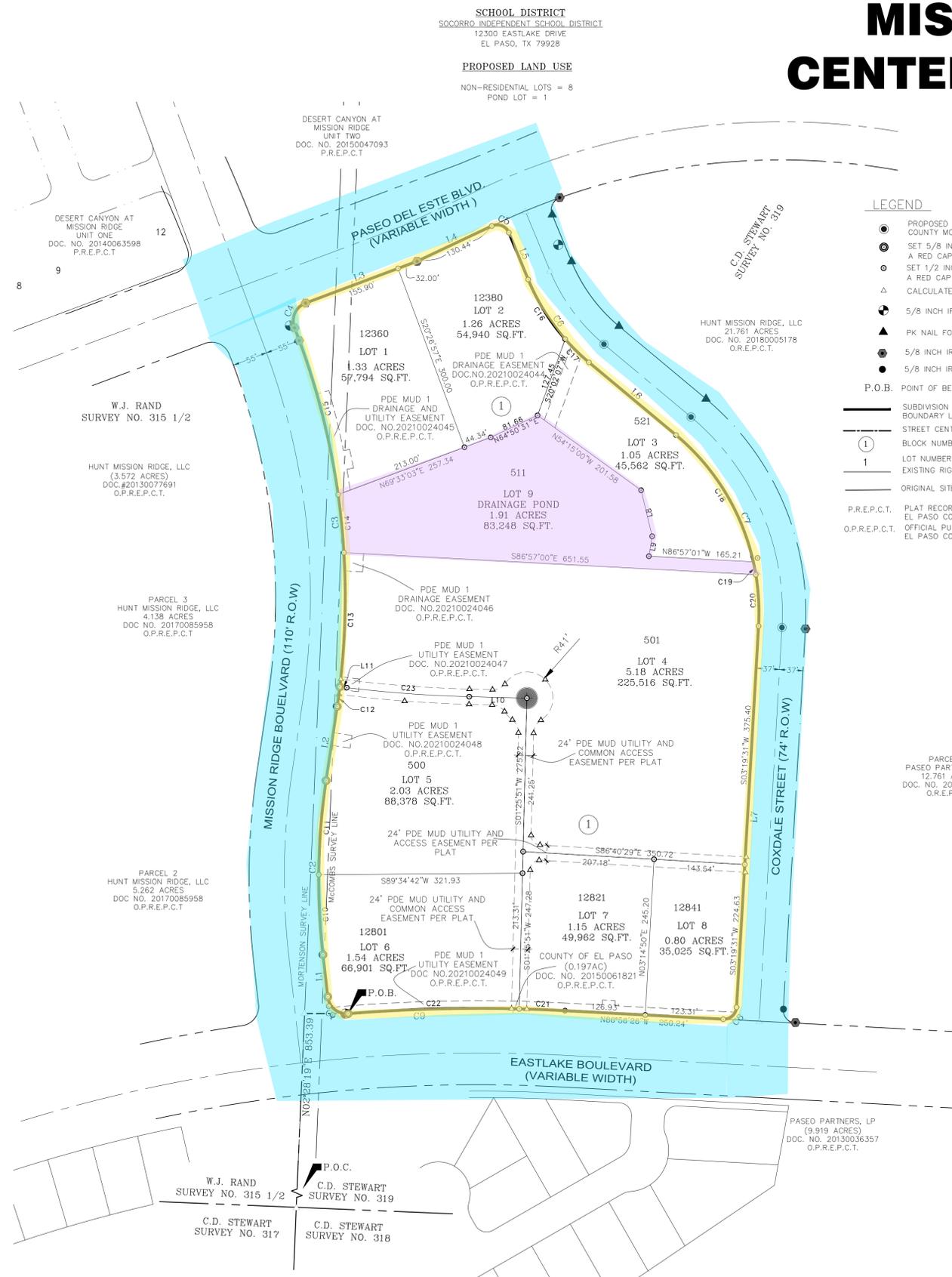
CITY OF EL PASO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 212.009 (C) AND 212.0115 (B):

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE MISSION RIDGE TOWNE CENTER UNIT ONE REPLAT "A" WAS RECEIVED AND APPROVED BY THE CITY OF EL PASO ON _____, 2025.

CHAIR PERSON _____ DATE _____ ATTEST: _____ EXECUTIVE SECRETARY

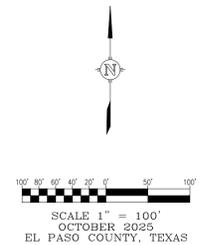
APPROVED FOR FILING THIS _____ DAY OF _____, 2025.

PLANNING AND INSPECTIONS DIRECTOR _____



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
- ① BLOCK NUMBER
- 1 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 DE ESTE MUNICIPAL UTILITY DISTRICT (PDEMUD) RULES AND REGULATIONS, ARTICLE II(A)(5)(1).

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 4005.69.

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'

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.



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



ENGINEERING SOLUTIONS
110 N. Mesa Park Drive, Suite 200 El Paso, Texas 79912
Office: (915) 852-9993 Fax: (915) 629-8506
6101 W. Courtney Dr. Bldg 1, Ste. 100 Austin, Texas 78720
Office: (612) 358-0449 Fax: (612) 366-6374

ENGINEER'S DEDICATION

SUBDIVISION IMPROVEMENT PLANS PREPARED BY AND UNDER THE SUPERVISION OF TRE & ASSOCIATES, LLC.

RICARDO A. FELIX, P.E. NO. 138219

SURVEYOR



ZWA
Zamora, L.L.C.
Professional Land Surveyors

Job # 2035-218
1510 Zaragoza Road, Suite B-7 • El Paso, TX 79936
Office: (915) 955-9009

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

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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

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 Q2505, 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.

METES AND BOUNDS

DESCRIPTION OF A 16.238 ACRE TRACT OF LAND, SITUATED IN THE C. D. STEWART SURVEY NUMBER 319 AND THE W. J. RAND SURVEY NUMBER 315-1/2 IN EL PASO COUNTY, SAID 16.238 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod with cap stamped "ZWA" set for the southwest corner of the herein described tract, and being on the north line of Eastlake Boulevard a variable width right-of-way;

THENCE along said curve to the right, with the east line of Mission Ridge Boulevard and the west line of the herein described tract, said curve having an arc length of 46.14 feet, a radius of 30.00 feet, a delta angle of 88°07'01", with a chord bearing of N 50°33'47" W, for a chord distance of 41.72 feet to a 5/8 inch iron rod with cap stamped "ZWA" set;

THENCE N 06°30'17" W, for a distance of 66.61 feet to a 5/8 inch iron rod set with cap stamped "ZWA" at the beginning of a curve to the right;

THENCE along said curve to the right, having an arc length of 274.42 feet, a radius of 1045.00 feet, a delta angle of 15°02'45", with a chord bearing of N 01°01'06" E, for a chord distance of 273.63 feet to a 5/8 inch iron rod with cap stamped "ZWA" set;

THENCE N 08°32'29" E, for a distance of 117.89 feet to a 5/8 inch iron rod set with cap stamped "ZWA" at the beginning of a curve to the right;

THENCE along said curve to the left, having an arc length of 605.58 feet, a radius of 1159.58 feet, a delta angle of 29°55'20", with a chord bearing of N 06°27'03" W, for a chord distance of 598.72 feet to a 5/8 inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the right;

THENCE along said curve to the right, with the south line of Paseo Del Este Boulevard and being the north line of the herein described tract, said curve having an arc length of 47.63 feet, a radius of 30.00 feet, a delta angle of 90°57'47", with a chord bearing of N 24°04'10" E, for a chord distance of 42.78 feet to a 5/8 inch iron rod with cap stamped "ZWA" set;

THENCE N 69°33'03" E, for a distance of 187.90 feet to a 5/8 inch iron rod with cap stamped "ZWA" set;

THENCE N 64°50'31" E, for a distance of 130.44 feet to a 5/8 inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the right;

THENCE along said curve to the right, continuing along the west line of Cavdale Street, a 74 foot right of way and being the east line of the herein described tract, said curve having an arc length of 32.35 feet, a radius of 20.00 feet, a delta angle of 92°39'53", with a chord bearing of S 68°49'32" E, for a chord distance of 28.93 feet to a 5/8 inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the left;

THENCE S 22°29'36" E, for a distance of 79.65 feet to a 1/2 inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the left;

THENCE along said curve to the left, having an arc length of 163.39 feet, a radius of 337.00 feet, a delta angle of 27°46'42", with a chord bearing of S 36°22'58" E, for a chord distance of 161.79 feet to a 1/2 inch iron rod with cap stamped "ZWA" set;

THENCE S 50°16'19" E, for a distance of 178.80 feet to a 1/2 inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the right;

THENCE along said curve to the right, having an arc length of 339.57 feet, a radius of 363.00 feet, a delta angle of 53°35'50", with a chord bearing of S 23°28'24" E, for a chord distance of 327.32 feet to a 1/2 inch iron rod with cap stamped "ZWA" set;

THENCE S 03°19'31" W, for a distance of 600.03 feet to a 5/8 inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the left;

THENCE along said curve to the right, having an arc length of 31.31 feet, a radius of 20.00 feet, a delta angle of 89.4201 with a chord bearing of S 48°10'32" E, for a chord distance of 28.21 feet to a 1/2 inch rod with cap stamped "ZWA" set;

THENCE N 86°56'26" W, with the south line of the herein described tract and being the north line of said Eastlake Boulevard, for a distance of 250.24 feet to a 5/8 inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the left;

THENCE along said curve to the left, having an arc length of 342.76 feet, a radius of 2556.79 feet, a delta angle of 07°40'52", with a chord bearing of S 89°13'08" W, for a chord distance of 342.51 feet to a 5/8 inch iron rod with cap stamped "ZWA" set for the southwest corner of the herein described tract and being the POINT OF BEGINNING, containing more less 16.238 acres of land.



OWNER/DEVELOPER
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