

EMERALD PARK UNIT FIVE

REPLAT "A"

BEING A REPLAT OF LOTS 21 AND 22,
BLOCK 17, EMERALD PARK UNIT FIVE,
EL PASO COUNTY, TEXAS.
CONTAINING 0.4057 AC.±

PRELIMINARY PLAT

PLAT NOTES AND RESTRICTIONS:

- WATER AND SEWER SERVICES WILL BE PROVIDED TO EMERALD PARK UNIT FIVE REPLAT "A" BY THE PASO DEL ESTE MUNICIPAL UTILITY DISTRICT NO. 1 IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE.
- THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS 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 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.
- SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- BUILDING SETBACKS:

FRONT	20 ft. MIN.
REAR	20 ft. MIN.
SIDE PROPERTY LINE	5 ft. MIN.
SIDE ABUTTING STREET	10 ft. MIN.
- THIS SUBDIVISION IS WITHIN FLOOD ZONE X AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN - COMMUNITY PANEL No. 480212 0237 B, DATED: SEPTEMBER 4, 1991.
- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM N.A.D. 1983, CENTRAL ZONE.
- LOT WITHIN EMERALD PARK UNIT FIVE REPLAT "A" IS RESTRICTED TO RESIDENTIAL USE.
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING PER LOT.

THE PURPOSE OF THIS REPLAT: IS TO COMBINE LOTS 21 & 22, BLOCK 17, INTO ONE LOT 1.

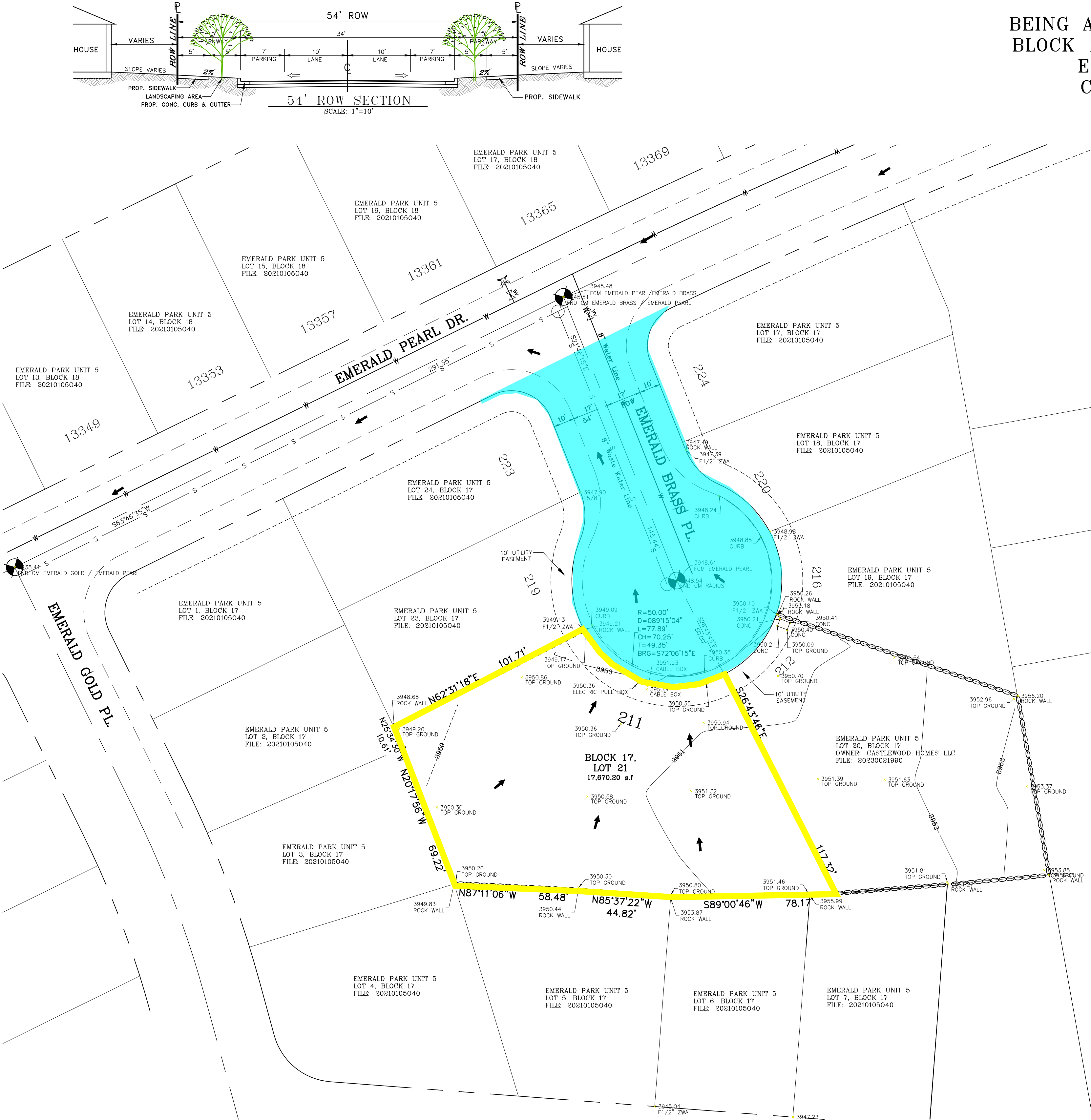
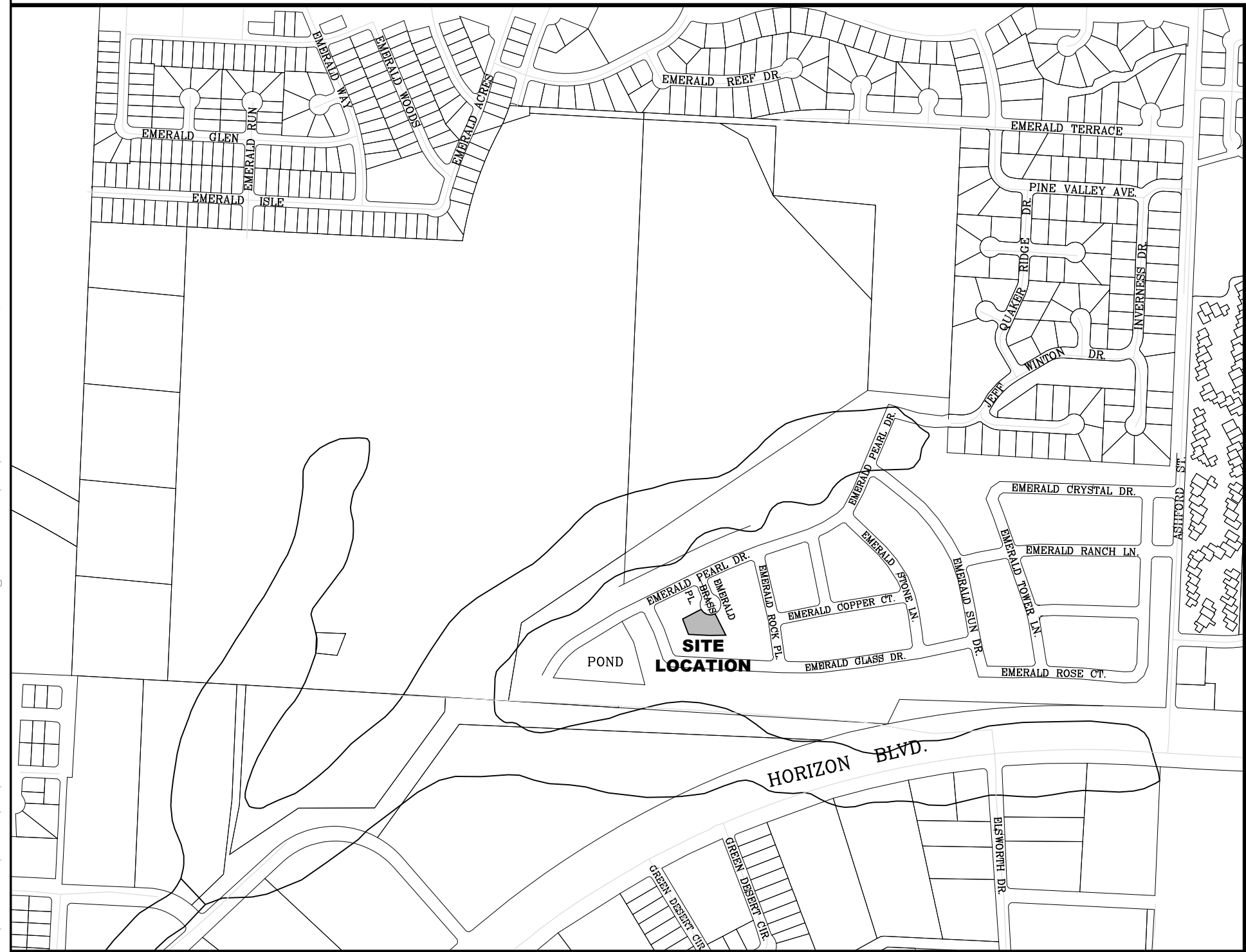
SYMBOL LEGEND	
	FOUND CONTROL POINT
	FOUND CITY MONUMENT
	SET 1/2" REBAR W/CAP 5152
	CALCULATED POINT (NOT SET)
	SANITARY SEWER
	WATER VALVE
	ELECTRIC PULL BOX
	POWER POLE
	GUY WIRE
	TRAFFIC CONTROL BOX
	TRAFFIC SIGN
	TELEPHONE BOX
	= DRAINAGE FLOW

GRAPHIC SCALE
SCALE: 1"=30'

LOCATION MAP AND ETJ STATUS (SCALE 1"=600' APPROX.):

EMERALD PARK UNIT FIVE REPLAT "A", 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

LOCATION MAP SCALE: 1"=600'



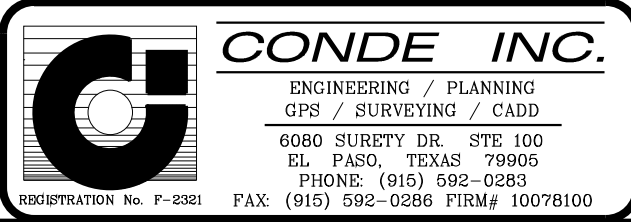
PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: IVY O. & GABRIEL PERALTA	6080 SURETY DR. STE 100	EL PASO, TX 79905	(915) 592-0283	
ENGINEER: YVONNE C. CURRY	6080 SURETY DR. STE 100	EL PASO, TX 79905	(915) 592-0283 (915) 592-0286	
SURVEYOR: RON R. CONDE	6080 SURETY DR. STE 100	EL PASO, TX 79905	(915) 592-0283 (915) 592-0286	

SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT
12440 Rojas Dr. El Paso, TX 79928

= EXIST. CITY MONUMENT

DATE OF PREPARATION: February 18, 2025



Prepared by and under the supervision of:
YVONNE CONDE CURRY, P.E.
Registered Professional Engineer
Registration No. 64648

Yvonne Conde Curry, P.E.

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

IVY O. PERALTA AND GABRIEL PERALTA, as owners of the 0.4057± acres of land encompassed within the proposed Emerald Park Unit Five Replat "A", hereby subdivide the land as depicted in this subdivision plat and dedicates, including existing easements for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

- 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;
 - sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
 - electrical connections provided to the lots meet, or will meet, the minimum state standards; and
 - 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.

BY: INDIVIDUAL BY: INDIVIDUAL

By: Ivy O. Peralta, OWNER By: Gabriel Peralta, OWNER

ATTEST: NOT REQUIRED ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO
Before me, the undersigned notary public, on this day personally appeared Ivy O. Peralta and Gabriel Peralta, INDIVIDUAL OWNERS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations herein expressed.

Given under my hand and seal of office this _____ day of _____, 2025.

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

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 Five Replat "A" was reviewed and approved by the City Planning Commission of the City of El Paso on _____, 2025.

Chairperson	Date
Executive Secretary	Date
Planning and Inspections Director	Date

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 Five Replat "A" was reviewed and approved by the El Paso County Commissioners Court on _____, 2025.

Judge Ricardo A. Somaniego	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 El Paso County.

FILED:
COUNTY CLERK EL PASO CO. TEXAS
DELIA BRIONES
El Paso County Clerk Deputy

DESCRIPTION OF EMERALD PARK UNIT FIVE REPLAT "A":

Description of a parcel of land being Lots 21 and 22, Block 17, Emerald Park Unit Five, El Paso County, Texas and being more particularly described by metes and bounds as follows:
Commencing for reference at a found city monument at the Emerald Brass Pl. cul-de-sac, Thence South 26°43'19" East a distance of 50.00 feet to a common corner point of lots 20 and 21, block 17, Emerald Park Unit Five for the "TRUE POINT OF BEGINNING";

Thence leaving said common corner point, South 26°43'46" East a distance of 117.32 feet to a point;
Thence, South 89°00'46" West a distance of 78.17 feet to a point;
Thence North 85°37'22" West a distance of 44.82 feet to a point;
Thence North 87°11'06" West a distance of 58.48 feet to a point;
Thence North 20°17'56" West a distance of 69.22 feet to a point;
Thence North 25°34'30" West a distance of 10.61 feet to a point;
Thence North 62°31'18" East a distance of 101.71 feet to a point of curve on the cul-de-sac right-of-way;

Thence along said right-of-way, 77.89 feet along the arc of a curve to the left, which has a radius of 50.00 feet, a central angle of 89°15'04", a chord which bears South 72°06'15" East a distance of 70.25 feet to the "TRUE POINT OF BEGINNING" and containing in all 174,670.20 square feet or 0.4057 acres of land more or less.

STATE OF TEXAS

COUNTY OF EL PASO
I, Ron R. Conde, a Registered Professional Land Surveyor in Texas, hereby certify that the above plat and description of Emerald Park Unit Five Replat "A", were prepared from a survey of the property made on the ground, by me or under my supervision on _____, 2025.

Ron R. Conde, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 5152
Date _____