

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

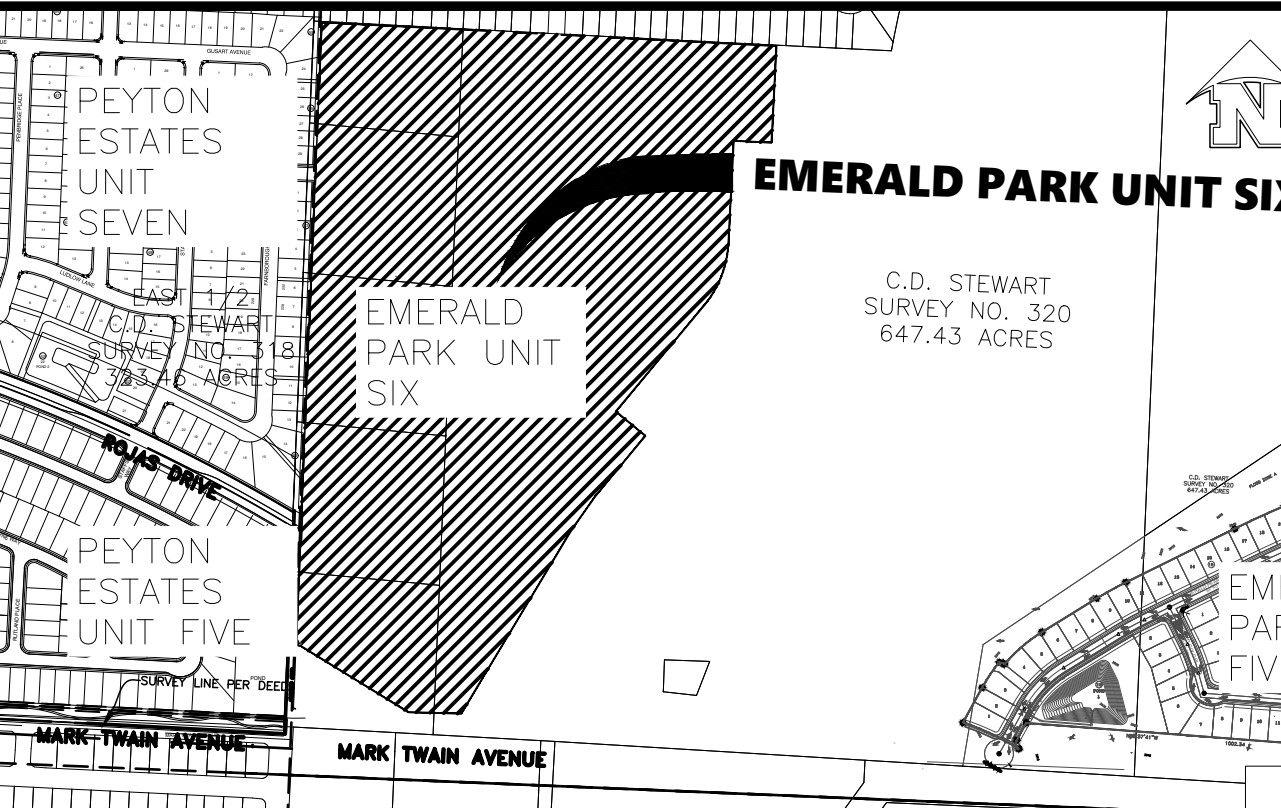
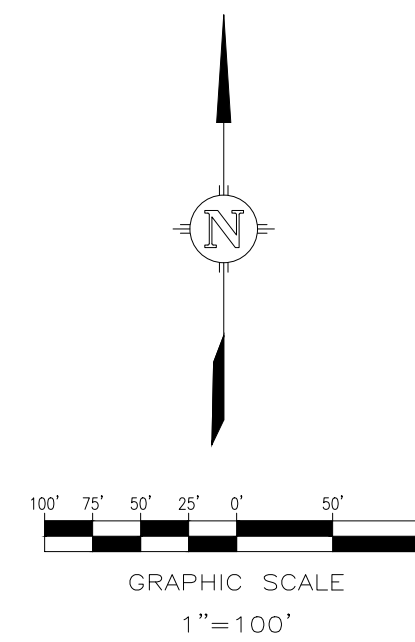
RESIDENTIAL LOTS = 225
POND = 1

ACREAGE TABLE

DESCRIPTION	ACRES	SQ. FT.
ROW	13.457	586,187
RESIDENTIAL	36.717	1,555,833
POND	1.829	79,650
TOTAL	51.003	2,221,670

STREET TABLE

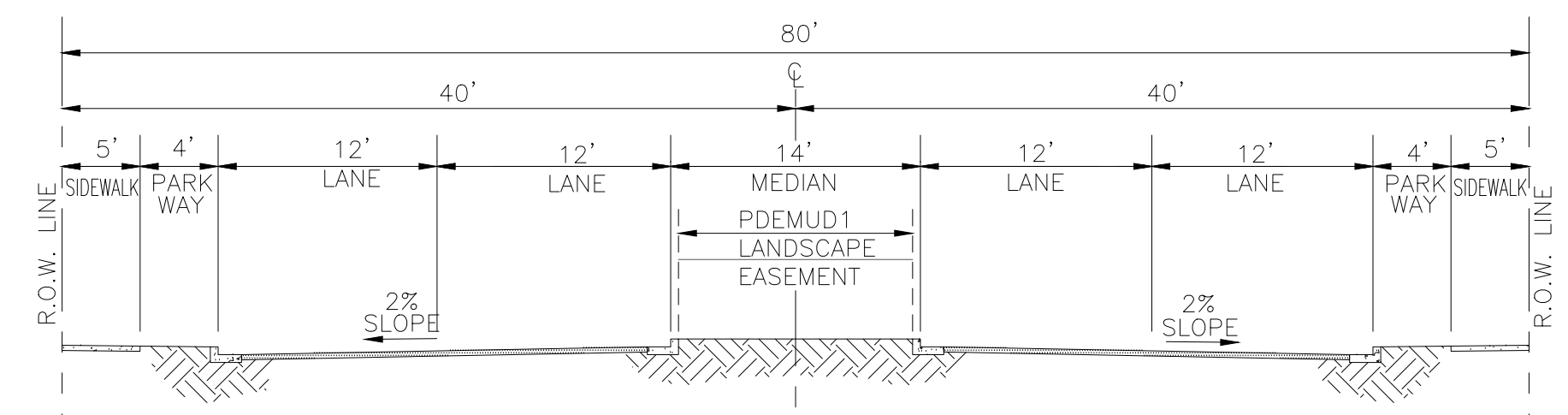
STREET NAME	LINEAR FEET
BIRON EMERALD AVE.	1,136.31 FEET
LENNIX EMERALD CT.	84.41 FEET
ENDURA EMERALD CT.	569.97 FEET
ORIENTAL EMERALD LN.	609.35 FEET
ERITH CT.	139.88 FEET
EMERALD RUN ST.	145.05 FEET
OSARKS EMERALD PL.	245.05 FEET
CAPE EMERALD PL.	210.00 FEET
SPANISH EMERALD ST.	102.07 FEET
ZEPHYRUS EMERALD WAY	867.63 FEET
ROCKY EMERALD WAY	119.43 FEET
LITHIA EMERALD WAY	286.54 FEET
NIGHT EMERALD WAY	512.89 FEET
ROJAS DR.	749.40 FEET
ABERDARE DR.	207.31 FEET
LUNA EMERALD DR.	202.02 FEET
TOTAL	10,435.39 FEET



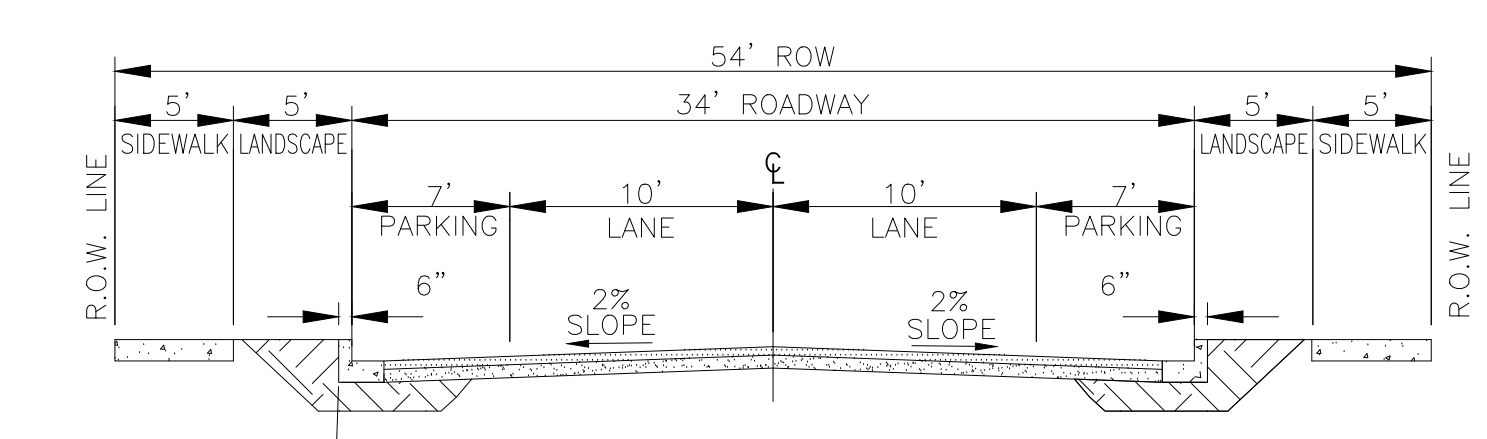
LOCATION MAP 1"=600'

- 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 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.
 - 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 PASO 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 CURB 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, 2005, BY PASO 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 PASO 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.

ERITH COURT	260	259	258	257
1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25
26	27	28	29	30
31	32	33	34	35
36	37	38	39	40
41	42	43	44	45
46	47	48	49	50



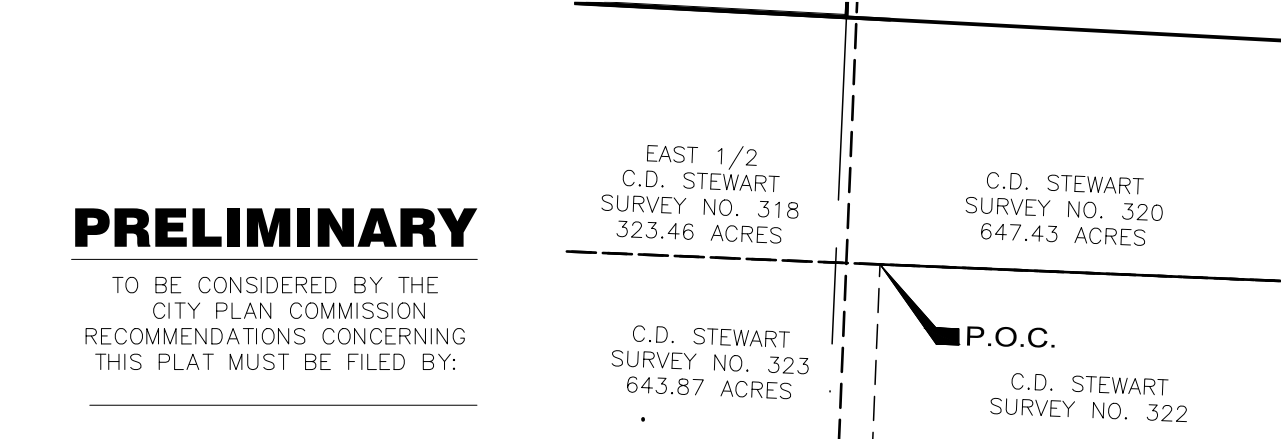
* REFER TO C.B.R. REPORT FOR HMAC, AGGREGATE BASE COURSE, AND SUB-GRADE DESIGN.
MINOR ARTERIAL
80' R.O.W. ROAD SECTION
SCALE: NTS



* REFER TO C.B.R. REPORT FOR HMAC, AGGREGATE BASE COURSE, AND SUB-GRADE DESIGN.
LOCAL RESIDENTIAL
54' R.O.W. TYPICAL ROAD SECTION
SCALE: NTS

LEGEND

—	SUBDIVISION BOUNDARY LINE	D.E.	DRAINAGE EASEMENT
---	RESTRICTED ACCESS EASEMENT	R.A.E.	RESTRICTED ACCESS EASEMENT
---	LANDSCAPE EASEMENT	L.E.	LANDSCAPE EASEMENT
---	MONUMENT EASEMENT	M.E.	MONUMENT EASEMENT
()	RECORD INFORMATION	()	RECORD INFORMATION
1	LOT NUMBER	P.R.E.P.C.T.	PLAT RECORDS
1	EXISTING RIGHT OF WAY	EL PASO COUNTY, TEXAS	EL PASO COUNTY, TEXAS
△	COUNTY MONUMENT FOUND, SET IN CONJUNCTION WITH THE FILING OF COVINGTON RIDGE WAY PLAT	O.P.R.E.P.C.T.	OFFICIAL PUBLIC RECORDS
○	PROPOSED STREET MONUMENT	EL PASO COUNTY, TEXAS	EL PASO COUNTY, TEXAS
○	SET 5/8 INCH IRON ROD WITH A RED CAP STAMPED "ZWA"	CENTERLINE OF ROAD	CENTERLINE OF ROAD
○	SET 1/2 INCH IRON ROD WITH A RED CAP STAMPED "ZWA"	EXISTING GROUND CONTOUR LINES	EXISTING GROUND CONTOUR LINES
○	5/8 INCH IRON ROD FOUND UNLESS NOTED	CONTOUR INTERVAL=1.0 FOOT	CONTOUR INTERVAL=1.0 FOOT
△	CALCULATED POINT	—	DIRECTION OF FLOW
L.L.	LANDSCAPE LOT	—	HIGH POINT
U.E.	UTILITY EASEMENT	—	SIDEWALK
		BM	BENCH MARK
		XXX.XX	
		P.O.B.	POINT OF BEGINNING
		P.O.C.	POINT OF COMMENCING



PRELIMINARY

TO BE CONSIDERED BY THE CITY PLAN COMMISSION. RECOMMENDATIONS CONCERNING THIS PLAT MUST BE FILED BY:

DATE OF PREPARATION: JULY 2022

HUNT COMMUNITIES
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.

ZWA
SURVEYOR
Zamora, L.L.C.
Professional Land Surveyors
Job # 215-01
1510 Zaragoza Road, Suite B-7 • El Paso, TX 79936
Office: (915) 852-9093
Office: (915) 955-9009

TRE & ASSOCIATES
ENGINEER
Engineering Solutions
TPE FIRM #13987
110 N. Mesa Park Drive, Suite 200 6101 W. Courtyard Dr. Bldg 1, Ste. 100
El Paso, Texas 79912 Austin, Texas 78739
Office: (915) 852-9093 Office: (512) 358-4049
Fax: (915) 629-8068 Fax: (512) 366-5374

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	1	6757	0.155	8	1	6828	0.157
1	2	7074	0.162	5	2	6156	0.141	8	2	6032	0.139
1	3	6799	0.156	5	3	6189	0.142	8	3	6032	0.139
1	4	7227	0.166	5	4	6031	0.138	8	4	6032	0.139
1	5	7991	0.184	5	5	6031	0.138	8	5	6032	0.139
2	1	7368	0.169	5	6	6031	0.138	8	6	6032	0.139
2	2	6009	0.138	5	7	6031	0.138	8	7	6032	0.139
2	3	6009	0.138	5	8	6031	0.138	8	8	6032	0.139
2	4	6009	0.138	5	9	6031	0.138	8	9	7045	0.162
2	5	6009	0.138	5	10	6031	0.138	8	10	7022	0.161
2	6	6009	0.138	5	11	6220	0.143	8	11	6032	0.139
2	7	6009	0.138	5	12	7163	0.165	8	12	6032	0.139
2	8	6125	0.141	5	13	7543	0.173	8	13	6032	0.139
2	9	6522	0.150	5	14	6180	0.142	8	14	6032	0.139
2	10	6556	0.151	5	15	6180	0.142	8	15	6032	0.139
2	11	6162	0.142	5	16	7124	0.164	8	16	6032	0.139
2	12	6009	0.138	5	17	6186	0.142	8	17	6032	0.139
2	13	6009	0.138	5	18	10589	0.243	8	18	6961	0.160
2	14	6009	0.138	5	19	8831	0.203	9	1	6708	0.154
2	15	6603	0.152	5	20	14231	0.327	9	2	6016	0.138
3	1	16774	0.385	5	21	8593	0.197	9	3	6016	0.138
3	2	7078	0.163	5	22	79650	1.829	9	4	6016	0.138
3	3	7158	0.164	6	1	6910	0.160	9	5	6016	0.138
3	4	7201	0.165	6	2	6270	0.144	9	6	6016	0.138
3	5	7198	0.165	6	3	6270	0.144	9	7	6016	0.138
3	6	7030	0.161	6	4	6363	0.146	9	8	6016	0.138
3	7	6944	0.159	6	5	7898	0.181	9	9	6016	0.138
3	8	6977	0.160	6	6	8399	0.193	9	10	6016	0.138
4	1	6268	0.144	6	7	6084	0.140	9	11	6016	0.138
4	2	6268	0.144	6	8	6717	0.154	9	12	6016	0.138
4	3	6268	0.144	6	9	6907	0.159	9	13	6016	0.138
4	4	6268	0.144	6	10	6327	0.145	9	14	6716	0.154
4	5	6268	0.144	6	11	6077	0.140	9	15	6716	0.154
4	6	6268	0.144	6	12	6160	0.141	9	16	6016	0.138
4	7	6748	0.155	6	13	6718	0.154	9	17	6016	0.138
4	8	6642	0.153	6	14	6480	0.149	9	18	6016	0.138
4	9	7691	0.177	6	15	6480	0.149	9	19	6016	0.138
4	10	8843	0.203	6	16	6439	0.148	9	20	6016	0.138
4	11	12398	0.285	6	17	6084	0.140	9	21	6016	0.138
4	12	8706	0.200	6	18	6605	0.156	9	22	6016	0.138
4	13	6404	0.147	6	19	6437	0.148	9	23	6016	0.138
4	14	7583	0.174	6	20	6104	0.140	9	24	6016	0.138
4	15	6798	0.156	6	21	6593	0.151	9	25	6016	0.138
4	16	6286	0.144	6	22	6645	0.153	9	26	6016	0.138
4	17	6152	0.141	6	23	6160	0.141	9	27	6016	0.138
4	18	8236	0.189	6	24	6617	0.152	9	28	6823	0.157
4	19	12269	0.282	6	25	7942	0.182	10	1	6912	0.159
4	20	6290	0.144	6	26	11386	0.261	10	2	6321	0.145
4	21	6264	0.144	6	27	12168	0.279	10	3	6321	0.145
4	22	6096	0.140	6	28	9283	0.213	10	4	6321	0.145
4	23	6096	0.140	6	29	7522	0.173	10	5	6781	0.156
4	24	6096	0.140	6	30	6613	0.152	10	6	10124	0.232
4	25	6096	0.140	6	31	7312	0.168	10	7	10922	0.251
4	26	6096	0.140	6	32	6464	0.148	10	8	6718	0.154
4	27	6096	0.140	6	33	6148	0.141	10	9	6253	0.143
4	28	6096	0.140	6	34	6148	0.141	10	10	6198	0.142
4	29	6096	0.140	6	35	6148	0.141	10	11	6198	0.142
4	30	6096	0.140	6	36	6148	0.141	10	12	6194	0.142
4	31	6688	0.154	6	37	6148	0.141	10	13	6192	0.142
				6	38	6825	0.157	10	14	6190	0.142
				7	1	8199	0.188	10	15	6188	0.142
				7	2	7147	0.164	10	16	6186	0.142
				7	3	6791	0.156	10	17	6743	0.155
				7	4	7273	0.167	11	1	6525	0.150
				7	5	6493	0.149	11	2	6125	0.141
				7	6	6398	0.147	11	3	6123	0.141
				7	7	7496	0.172	11	4	6121	0.141
				7	8	8910	0.205	11	5	6119	0.141
				7	9	12489	0.287	11	6	6117	0.140
				7	10	7920	0.182	11	7	6115	0.140
				7	11	10046	0.231	11	8	6251	0.144
				7	12	6572	0.151	11	9	6472	0.150
				7	13	6835	0.157	11	10	72506	0.287
				7	14	7920	0.182	11	11	7370	0.169
				7	15	7368	0.169	11	12	6588	0.151
				7	16	6874	0.158	11	13	6631	0.152
				7	17	7891	0.181	12	1	7126	0.164
				7	18	7655	0.176	12	2	6009	0.138
				7	19	6264	0.144	12	3	6009	0.138
				7	20	6264	0.144	12	4	8453	0.194
				7	21	6264	0.144				
				7	22	6264	0.144				
				7	23	6264	0.144				
				7	24	7075	0.162				
				7	25	6258	0.144				
				7	26	6215	0.143				
				7	27	6215	0.143				
				7	28	6215	0.143				

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

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	210.13	327.000	36°49'06"	S21°23'36"W	206.53
C2	90.11	57.000	90°34'52"	S47°39'47"W	81.02
C3	89.57	57.000	90°01'51"	N42°01'52"W	80.63
C4	192.78	300.000	36°49'06"	N21°23'36"E	189.48
C5	153.59	1000.000	8°48'01"	S35°24'09"W	153.44
C7	53.98	1000.000	3°05'34"	S59°21'04"E	53.97
C8	29.90	500.000	3°25'35"	S57°17'04"E	29.90
C9	29.79	500.000	3°24'51"	S53°51'51"E	29.79
C10	86.75	1200.000	4°08'32"	S33°04'24"W	86.74
C11	116.55	500.000	13°21'20"	N61°32'00"W	116.29
C12	70.22	57.000	70°35'01"	S32°55'10"E	65.86
C13	72.13	57.000	72°30'24"	N50°47'35"W	67.41
C14	160.48	350.000	26°16'14"	S27°17'04"E	159.08
C15	59.73	350.000	9°46'40"	S45°18'31"E	59.66
C16	97.71	1200.000	4°39'54"	S49°35'50"W	97.68
C17	253.84	1200.000	12°07'13"	S41°12'16"W	253.37
C18	31.41	20.000	89°59'19"	S47°22'00"W	28.28
C19	11.38	30.000	21°43'44"	S08°29'31"E	11.31
C20	37.67	70.000	30°49'46"	S03°56'30"E	37.21
C21	40.45	70.000	33°06'40"	S28°01'43"W	39.89
C22	40.45	70.000	33°06'40"	S61°08'24"W	39.89
C23	45.19	70.000	36°59'12"	N83°48'40"W	44.41
C24	31.61	19.991	90°35'02"	N47°40'22"E	28.41
C25	31.23	20.000	89°27'14"	N42°19'10"W	28.15
C26	11.46	30.000	21°53'11"	S82°00'37"W	11.39
C27	31.62	70.000	25°52'49"	S84°00'26"W	31.35
C28	40.34	70.000	33°01'12"	N66°32'33"W	39.79
C29	40.34	70.000	33°01'12"	N33°31'21"W	39.79
C30	45.01	70.000	36°50'19"	N01°24'24"E	44.24
C31	6.16	70.000	5°02'41"	N22°20'54"E	6.16
C32	11.46	30.000	21°53'11"	N13°55'39"E	11.39
C33	31.62	20.000	90°34'52"	N47°39'47"E	28.43
C34	47.14	30.000	90°01'51"	S42°01'52"E	42.44
C35	31.41	20.000	89°58'09"	S47°58'08"W	28.28
C36	30.38	20.000	87°02'47"	N43°31'24"W	27.55
C37	31.62	20.000	90°34'52"	N47°39'47"E	28.43
C38	31.42	20.000	90°00'00"	S42°02'47"E	28.28
C39	23.33	30.000	44°33'41"	S25°14'03"W	22.75
C40	38.89	50.000	44°33'41"	S25°14'03"W	37.91
C41	43.66	50.000	50°01'53"	S22°03'44"E	42.29
C42	38.81	50.000	44°28'37"	S69°18'59"E	37.85
C43	38.75	50.000	44°24'06"	N66°14'39"E	37.79
C44	42.74	50.000	48°58'47"	N19°33'12"E	41.45
C45	32.00	50.000	36°40'17"	N23°16'19"W	31.46
C46	23.33	30.000	44°33'41"	N19°19'38"W	22.75
C47	31.42	20.000	90°00'00"	N47°57'13"E	28.28
C48	31.43	20.000	90°01'51"	S42°01'52"E	28.29
C49	59.83	273.000	12°33'21"	S09°15'44"W	59.71
C50	80.35	273.000	16°51'50"	S23°58'19"W	80.06
C51	35.25	273.000	7°23'55"	S36°06'12"W	35.23
C52	31.42	20.000	90°00'00"	S84°48'09"W	