

LOCATION MAP AND ETJ STATUS

PEYTON ESTATES UNIT SEVEN IS LOCATED IN THE EL PASO COUNTY LIMITS, MORE SPECIFICALLY LOCATED 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.) OF THE CITY OF EL PASO (LOCAL GOVERNMENT CODE §212.001).

PRIMARY BENCHMARK

ELEVATIONS AND CONTOURS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) V1384: STAINLESS STEEL ROD (5" LOGO CAP) IN SCCRORO, AT THE INTERSECTION OF RIO VISTA ROAD AND THE UNION PACIFIC RAILROAD (81.0 FT) SOUTHEAST OF CENTER OF ROAD (29.2 FT) NORTH-EAST OF THE NEAR RAIL (28.9 FT) SOUTH A PAVED ROAD LEASING TO HILLEY FARM AT 270 RIO VISTA ROAD, AND (5.9FT) NORTHWEST OF A UTILITY POLE. ELEVATION: 3655.47 (NAVD 88)

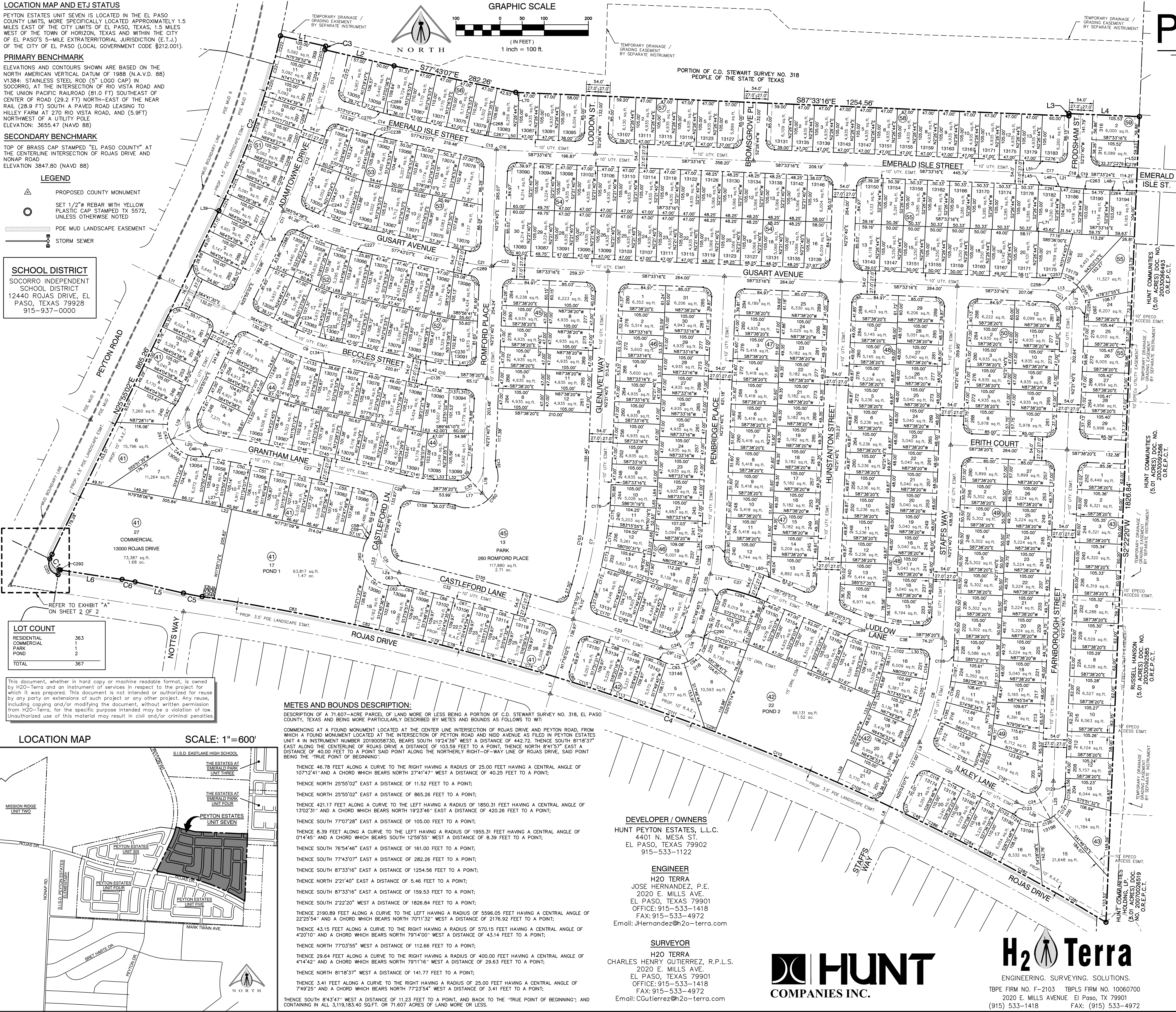
SECONDARY BENCHMARK

TOP OF BRASS CAP STAMPED "EL PASO COUNTY" AT THE CENTERLINE INTERSECTION OF ROJAS DRIVE AND NONAP ROAD ELEVATION 3847.80 (NAVD 88)

LEGEND

- PROPOSED COUNTY MONUMENT
- SET 1/2" x 3" REBAR WITH YELLOW PLASTIC CAP STAMPED TX 5572, UNLESS OTHERWISE NOTED
- PDE MUD LANDSCAPE EASEMENT
- STORM SEWER

SCHOOL DISTRICT
SOCORRO INDEPENDENT
SCHOOL DISTRICT
12440 ROJAS DRIVE, EL
PASO, TEXAS 79928
915-937-0000



METES AND BOUNDS DESCRIPTION:

DESCRIPTION OF A 71.607-ACRE PARCEL OF LAND MORE OR LESS BEING A PORTION OF C.D. STEWART SURVEY NO. 318, EL PASO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT:

COMMENCING AT A FOUND MONUMENT LOCATED AT THE CENTER LINE INTERSECTION OF ROJAS DRIVE AND PEYTON ROAD, FROM WHICH A FOUND MONUMENT LOCATED AT THE INTERSECTION OF PEYTON ROAD AND MID AVENUE AS FILED IN PEYTON ESTATES UNIT 4 IN INSTRUMENT NUMBER 20190508730, BEARS SOUTH 192°4'39" WEST A DISTANCE OF 442.72. THENCE SOUTH 81°18'37" EAST ALONG THE CENTERLINE OF ROJAS DRIVE A DISTANCE OF 103.59 FEET TO A POINT, THENCE NORTH 8°41'57" EAST A DISTANCE OF 40.00 FEET TO A POINT SAID POINT ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ROJAS DRIVE, SAID POINT BEING THE "TRUE POINT OF BEGINNING".

THENCE 46.78 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET HAVING A CENTRAL ANGLE OF 107°12'41" AND A CHORD WHICH BEARS NORTH 27°41'47" WEST A DISTANCE OF 40.25 FEET TO A POINT;
THENCE NORTH 25°55'02" EAST A DISTANCE OF 11.52 FEET TO A POINT;
THENCE NORTH 25°55'02" EAST A DISTANCE OF 865.26 FEET TO A POINT;
THENCE 421.17 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1850.31 FEET HAVING A CENTRAL ANGLE OF 130°2'31" AND A CHORD WHICH BEARS NORTH 192°34'6" EAST A DISTANCE OF 420.26 FEET TO A POINT;
THENCE SOUTH 77°07'28" EAST A DISTANCE OF 105.00 FEET TO A POINT;
THENCE 8.39 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1955.31 FEET HAVING A CENTRAL ANGLE OF 0°14'45" AND A CHORD WHICH BEARS SOUTH 12°59'55" WEST A DISTANCE OF 8.39 FEET TO A POINT;
THENCE SOUTH 76°54'46" EAST A DISTANCE OF 161.00 FEET TO A POINT;
THENCE SOUTH 77°43'07" EAST A DISTANCE OF 282.26 FEET TO A POINT;
THENCE SOUTH 87°33'16" EAST A DISTANCE OF 1254.56 FEET TO A POINT;
THENCE NORTH 22°14'00" EAST A DISTANCE OF 5.46 FEET TO A POINT;
THENCE SOUTH 87°33'16" EAST A DISTANCE OF 159.53 FEET TO A POINT;
THENCE SOUTH 2°22'20" WEST A DISTANCE OF 1826.84 FEET TO A POINT;
THENCE 2190.89 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5596.05 FEET HAVING A CENTRAL ANGLE OF 22°25'54" AND A CHORD WHICH BEARS NORTH 70°13'32" WEST A DISTANCE OF 2176.92 FEET TO A POINT;
THENCE 4315 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 570.15 FEET HAVING A CENTRAL ANGLE OF 42°01'00" AND A CHORD WHICH BEARS NORTH 79°14'00" WEST A DISTANCE OF 4314 FEET TO A POINT;
THENCE NORTH 77°03'55" WEST A DISTANCE OF 112.66 FEET TO A POINT;
THENCE 29.64 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET HAVING A CENTRAL ANGLE OF 47°44'22" AND A CHORD WHICH BEARS NORTH 79°11'16" WEST A DISTANCE OF 29.63 FEET TO A POINT;
THENCE NORTH 81°18'37" WEST A DISTANCE OF 141.77 FEET TO A POINT;
THENCE 3.41 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET HAVING A CENTRAL ANGLE OF 74°29'25" AND A CHORD WHICH BEARS NORTH 77°23'54" WEST A DISTANCE OF 3.41 FEET TO A POINT;
THENCE SOUTH 8°43'47" WEST A DISTANCE OF 11.23 FEET TO A POINT, AND BACK TO THE "TRUE POINT OF BEGINNING"; AND CONTAINING IN ALL 3,119,183.40 SQ.FT. OR 71.607 ACRES OF LAND MORE OR LESS.

DEVELOPER / OWNERS

HUNT PEYTON ESTATES, L.L.C.
4401 N. MESA ST.
EL PASO, TEXAS 79902
915-533-1122

ENGINEER

H2O TERRA
JOSE HERNANDEZ, P.E.
2020 E. MILLS AVE.
EL PASO, TEXAS 79901
OFFICE: 915-533-1418
FAX: 915-533-4972
Email: JHernandez@h2o-terra.com

SURVEYOR

H2O TERRA
CHARLES HENRY GUTIERREZ, R.P.L.S.
2020 E. MILLS AVE.
EL PASO, TEXAS 79901
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Email: CGutierrez@h2o-terra.com

HUNT
COMPANIES INC.

H2O Terra

ENGINEERING. SURVEYING. SOLUTIONS.
TBPE FIRM NO. F-2103 TBPLS FIRM NO. 10060700
2020 E. MILLS AVENUE El Paso, TX 79901
(915) 533-1418 FAX: (915) 533-4972

PEYTON ESTATES UNIT SEVEN

BEING A PORTION OF C.D. STEWART SURVEY NO. 318,
EL PASO COUNTY, TEXAS
CONTAINING IN ALL 3,119,183.40 SQ.FT. OR 71.607
ACRES OF LAND MORE OR LESS

OWNER'S DEDICATION, CERTIFICATION

THE STATE OF TEXAS
COUNTY OF EL PASO

HUNT PEYTON ESTATES LLC, OWNER(S) OF THE 71.607 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PEYTON ESTATES UNIT SEVEN, HEREBY SUBDIVIDE THE LAND DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE USE OF THE PUBLIC THE STREET RIGHT-OF-WAYS, PONDS, PARKS, AND LANDSCAPE AND UTILITY EASEMENTS AS HEREON LAID DOWN AND DESIGNATED, INCLUDING EASEMENTS FOR OVERHANGING SERVICE WIRES FOR POLE TYPE UTILITIES, AND BURIED SERVICE WIRES CONDUITS AND PIPES FOR UNDERGROUND UTILITIES AND THE RIGHT TO INGRESS AND EGRESS FOR SERVICE AND CONSTRUCTION AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SPECIFIC IMPROVEMENTS TO BE DEDICATED TO THE COUNTY OF EL PASO, TEXAS ARE THE STREET RIGHT-OF-WAYS. SPECIFIC IMPROVEMENTS TO BE DEDICATED TO THE PASO DEL ESTE MUD NO. 1 FOR MAINTENANCE ARE: 1 PARK, 2 PONDS, 3 STORM SEWER SYSTEMS, DRAINAGE, LANDSCAPE AND UTILITY EASEMENTS.

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 THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET THE MINIMUM STATE STANDARDS; AND
- GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

HUNT PEYTON ESTATES, LLC
BY: HUNT COMMUNITIES DEVELOPMENT CO., LLC, ITS SOLE MEMBER

BY:

JOSE LARES, VICE PRESIDENT

CITY PLAN COMMISSION

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS ____ DAY OF _____, 2021 A.D.

EXECUTIVE SECRETARY _____ CHAIRPERSON _____

DIRECTOR OF PLANNING INSPECTIONS _____

APPROVED FOR FILING THIS _____ DAY OF _____, 2021 A.D.

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF EL PASO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2021 BY JOSE LARES AS, VICE PRESIDENT OF HUNT COMMUNITIES DEVELOPMENT CO., LLC, A TEXAS LIMITED LIABILITY COMPANY IN ITS CAPACITY AS SOLE MEMBER OF HUNT PEYTON ESTATES, LLC, A TEXAS LIMITED LIABILITY COMPANY WHO STATED THAT (S)HE EXECUTED SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC IN AND FOR EL PASO COUNTY, TEXAS

MY COMMISSION EXPIRES _____

EL PASO COUNTY CERTIFICATE OF PLAT APPROVAL

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PEYTON ESTATES UNIT SEVEN SUBDIVISION WAS REVIEWED AND APPROVED BY THE EL PASO COUNTY, TEXAS COMMISSIONERS COURT ON THIS DAY OF _____, 2021 A.D.

ATTEST:

COUNTY JUDGE _____ 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 THE INSTRUMENT NO. _____

COUNTY CLERK _____ DATE _____

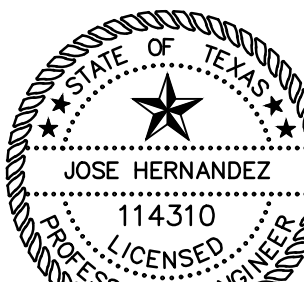
BY: DEPUTY _____ DATE _____

I HEREBY CERTIFY THAT 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, REGISTERED PUBLIC LAND SURVEYOR No. 2449

CHARLES HENRY GUTIERREZ, R.P.L.S. 5572
FIRM REGISTRATION /
LICENSE NO. 10060700

PREPARED BY AND UNDER THE SUPERVISION OF JOSE HERNANDEZ,
REGISTERED PROFESSIONAL ENGINEER NO. 114310

JOSE HERNANDEZ, P.E.
TEXAS REGISTERED
ENGINEERING FIRM F-2103



PREPARED: JUNE 9, 2021
SHEET 1 OF 2