PEYTON ESTATES

UNIT EIGHT

BEING A PORTION OF C.D. STEWART SURVEY NO. 318,
EL PASO COUNTY, TEXAS
CONTAINING IN ALL 3,055,592.27 SQ.FT. OR 70.147
ACRES OF LAND MORE OR LESS

OWNER'S DEDICATION, CERTIFICATION

STATE OF TEXAS
COUNTY OF EL PASO

HUNT PEYTON ESTATES LLC, OWNER(S) OF THE 70.147 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED THE PEYTON ESTATES UNIT EIGHT, 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 OVERHANG OF 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 PASEO DEL ESTE MUD NO. 1 FOR MAINTENANCE ARE: 1 PARK, 2 PONDS, 1 DRAINAGE RIGHT OF WAY, 4 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:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET THE MINIMUM STATE STANDARDS; AND
(D) 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 PLATTING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS _____ DAY OF _____, 2019 A.D.

_____ _____
EXECUTIVE SECRETARY CHAIRPERSON

_____
DIRECTOR OF PLANNING AND INSPECTIONS

APPROVED FOR FILLING 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 _____, 20____ BY JOSE LARES AS, VICE PRESIDENT OF HUNT COMMUNITIES DEVELOPMENT CO. LLC, A TEXAS LIMITED UABILITY 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 EIGHT 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

STATE OF TEXAS REGISTERED CHARLES HENRY GUTIERREZ 5572 PROFESSIONAL LAND SURVEYOR

_____
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

STATE OF TEXAS JOSE HERNANDEZ 114310 LICENSED PROFESSIONAL ENGINEER

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

METES AND BOUNDS DESCRIPTION:

DESCRIPTION OF A 70.147-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 NIDO AVENUE AS FILED IN PEYTON ESTATES UNIT 4 IN PLAT RECORDS, INSTRUMENT NUMBER 20190058730, BEARS SOUTH 19°24'39" WEST A DISTANCE OF 442.72, THENCE ALONG THE CENTERLINE OF PEYTON ROAD 37.63 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2282.92 FEET HAVING A CENTRAL ANGLE OF 0°56'40" AND A CHORD WHICH BEARS NORTH 25°26'51" EAST A DISTANCE OF 37.63 FEET TO A POINT; THENCE NORTH 25°55'02" EAST A DISTANCE OF 55.23 FEET TO A POINT, SAID LYING ON THE COMMON BOUNDARY LINE OF PEYTON ESTATES UNIT FOUR AND PEYTON ESTATES UNIT SIX AS FILED IN PLAT RECORDS, INSTRUMENT NUMBER 20200058502, THENCE CONTINUING ALONG THE CENTERLINE OF PEYTON ROAD NORTH 25°55'02" EAST A DISTANCE OF 681.84 FEET TO A MONUMENT, SAID MONUMENT BEING THE CENTERLINE INTERSECTION OF PEYTON ROAD AND BECOLES STREET; THENCE SOUTH 64°41'30" EAST A DISTANCE OF 55.00 FEET TO A POINT, SAID POINT LYING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PEYTON ROAD; THENCE CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY OF PEYTON ROAD NORTH 25°55'02" EAST A DISTANCE OF 194.36 FEET TO A POINT; THENCE CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY OF PEYTON ROAD 355.23 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1850.31 FEET HAVING A CENTRAL ANGLE OF 11°00'00" AND A CHORD WHICH BEARS NORTH 20°25'02" EAST A DISTANCE OF 354.69 FEET TO A POINT; SAID POINT BEING THE "TRUE POINT OF BEGINNING";

THENCE NORTH 75°04'58" WEST A DISTANCE OF 110.00 FEET TO A POINT, SAID POINT LYING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF PEYTON ROAD;

THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY OF PEYTON ROAD 1219.21 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1740.31 FEET HAVING A CENTRAL ANGLE OF 40°08'23" AND A CHORD WHICH BEARS NORTH 5°09'09" WEST A DISTANCE OF 1194.43 FEET TO A POINT;

THENCE NORTH 25°13'21" WEST A DISTANCE OF 187.99 FEET TO A POINT;

THENCE NORTH 64°46'39" EAST A DISTANCE OF 110.00 FEET TO A POINT ON THE COMMON BOUNDARY LINE OF PEYTON ESTATES UNIT EIGHT AND EASTLAKE HIGH SCHOOL AS FILED IN DEED RECORDS DOCUMENT NUMBER 20120057591,

THENCE SOUTH 87°33'36" EAST CONTINUING ALONG SAID COMMON BOUNDARY LINE, A DISTANCE OF 2218.59 FEET TO A POINT ON THE COMMON BOUNDARY LINE PEYTON ESTATES UNIT EIGHT AND THE ESTATES AT EMERALD PARK UNIT THREE PLAT RECORDS, DOCUMENT NUMBER 20110083205;

THENCE SOUTH 2°22'20" WEST CONTINUING ALONG SAID COMMON BOUNDARY LINE A DISTANCE OF 265.99 FEET TO A POINT ON THE COMMON BOUNDARY LINE OF PEYTON ESTATES UNIT EIGHT AND THE ESTATES AT EMERALD PARK UNIT FOUR PLAT RECORDS, DOCUMENT NUMBER 20080066374;

THENCE SOUTH 2°22'20" WEST CONTINUING ALONG SAID COMMON BOUNDARY LINE, A DISTANCE OF 1,194.61 FEET TO A POINT;

THENCE NORTH 87°33'16" WEST A DISTANCE OF 159.53 FEET TO A POINT;

THENCE SOUTH 2°21'40" WEST A DISTANCE OF 5.46 FEET TO A POINT;

THENCE NORTH 87°33'16" WEST A DISTANCE OF 1254.56 FEET TO A POINT;

THENCE NORTH 77°43'07" WEST A DISTANCE OF 282.26 FEET TO A POINT;

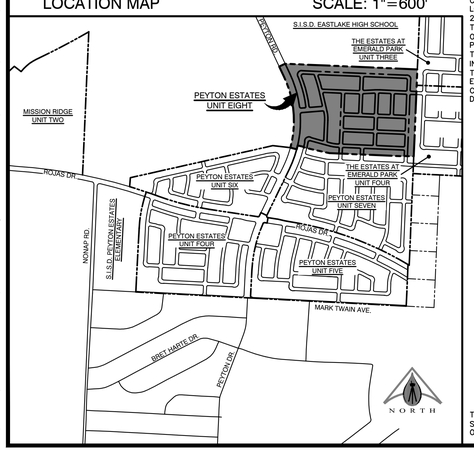
THENCE NORTH 76°54'46" WEST A DISTANCE OF 161.00 FEET TO A POINT;

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 NORTH 12°59'55" EAST A DISTANCE OF 8.39 FEET TO A POINT;

THENCE NORTH 77°07'28" WEST A DISTANCE OF 105.00 FEET TO A POINT;

THENCE 65.94 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1850.31 FEET HAVING A CENTRAL ANGLE OF 2°02'31" AND A CHORD WHICH BEARS SOUTH 13°53'47" WEST A DISTANCE OF 65.94 FEET TO A POINT, AND BACK TO THE "TRUE POINT OF BEGINNING"; AND CONTAINING IN ALL 3,055,592 SQ.FT. OR 70.147 ACRES OF LAND MORE OR LESS

LOCATION MAP SCALE: 1"=600'



SCHOOL DISTRICT

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

LOCATION MAP AND ETJ STATUS

PEYTON ESTATES UNIT EIGHT 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 (E.T.J.) 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 SOCORRO, 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)

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LEGEND

△ PROPOSED COUNTY MONUMENT

○ SET 1/2"ø REBAR WITH YELLOW PLASTIC CAP STAMPED TX 5572, UNLESS OTHERWISE NOTED

▨ PDE MUD LANDSCAPE EASEMENT

LOT COUNT

RESIDENTIAL	325
PARK	1
POND	2
TOTAL	328

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.
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H2 Terra
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2020 E. MILLS AVENUE El Paso, TX 79901
(915) 533-1418 FAX: (915) 533-4972

HUNT COMPANIES INC.

PREPARED: JUNE 22, 2021

Z:\Clients\Hunt Communities\032118-10 Peyton Estates Unit 8\07-CADD\02-Plats\PEYTON ESTATES UNIT EIGHT - FINAL PLAT.DWG 07/30/21 10:29AM