

EMERALD HEIGHTS UNIT SIX

A PORTION OF TRACTS 4A AND 5A, OUT OF
C.D. STEWART SURVEY NO. 317 & PORTION
OUT OF C.D. STEWART SURVEY
NO. 318, EL PASO COUNTY, TEXAS
CONTAINING 10.29± ACRES
(SHEET 1 OF 3)

LEGEND

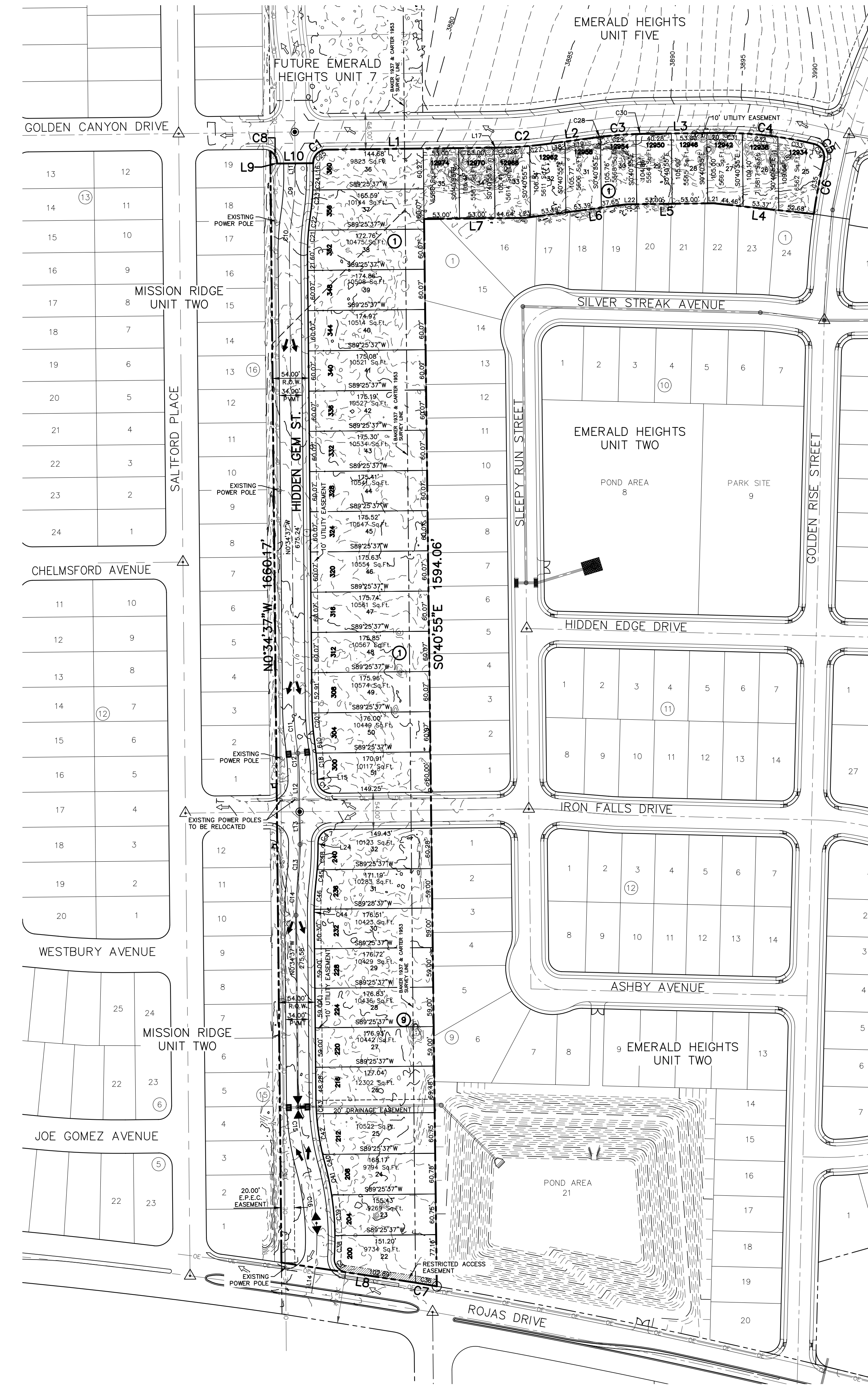
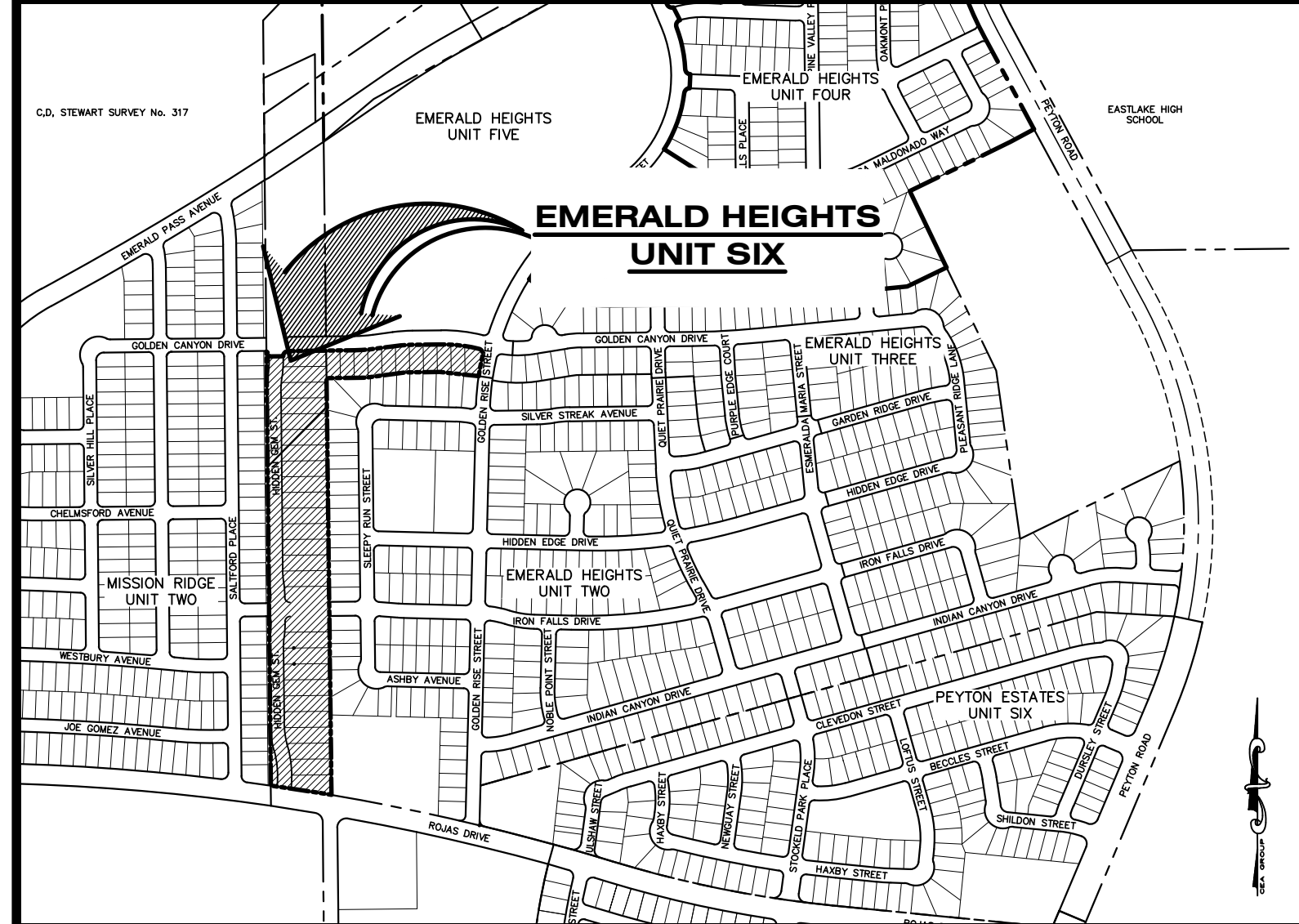
- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SIDEWALK
- PROPERTY LINE
- STREET CENTERLINE
- 10' UTILITY EASEMENT (10' U.E.)
- 10' RESTRICTED ACCESS EASEMENT
- ① LOT AND BLOCK NUMBER
- PROPOSED INLET & STORM SEWER PIPE
- DRAINAGE FLOW
- HIGH POINT
- LOW POINT
- EXISTING DRAINAGE FLOW
- EXISTING HIGH POINT
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- PROPOSED MONUMENT
- EXISTING MONUMENT
- 3631 --- EXISTING MAJOR CONTOUR LINES
- --- EXISTING MINOR CONTOUR LINES
- OE --- EXISTING OVERHEAD POWER LINES

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

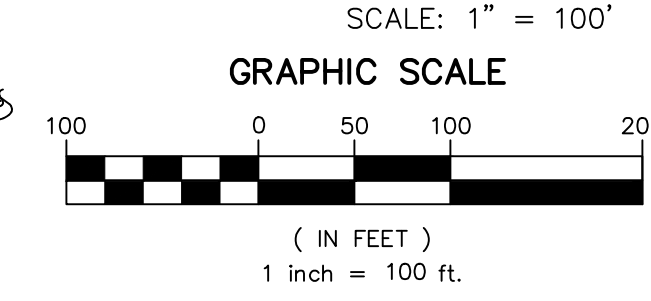
EMERALD HEIGHTS UNIT SIX IS LOCATED WITHIN EL PASO COUNTY, TEXAS APPROXIMATELY 1.5 MILES EAST OF THE CITY LIMITS OF EL PASO, TEXAS, 1.5 MILES WEST OF THE TOWN OF HORIZON, TEXAS AND WITHIN THE CITY OF EL PASO'S 5-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.00, 212.001

SCHOOL DISTRICT	TOTAL LOTS
SOCORRO INDEPENDENT SCHOOL DISTRICT 12440 ROJAS DRIVE, EL PASO, TX 79928	RESIDENTIAL = 38 TOTAL = 38
BENCHMARK:	
CITY MONUMENT AT THE INTERSECTION OF GOLDEN CANYON DRIVE AND SALTIFORD PLACE. ELEVATION: 3868.90 (PASEO DEL ESTE PLAN DATUM)	

LOCATION MAP SCALE: 1"=600'



PRELIMINARY PLAT



DEVELOPER
BOWLING ENTERPRISES, LLC
6000 NORTHERN PASS, STE. C-1
EL PASO, TX 79911
VOICE: (915) 757-1802
CONTACT: MR. GREG BOWLING

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CONTACT: JORGE L. AZCARATE, P.E.

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10950 Pellicano Dr. Bldg. F - El Paso TX 79935
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CONTACT: BENITO BARRAGAN, R.P.L.S.

EMERALD HEIGHTS UNIT SIX

A PORTION OF TRACTS 4A AND 5A, OUT OF C.D. STEWART SURVEY NO. 317 & PORTION OUT OF C.D. STEWART SURVEY NO. 318, EL PASO COUNTY, TEXAS CONTAINING 10.29± ACRES (SHEET 2 OF 3)

PLAT NOTES AND RESTRICTIONS:

- DEED REFERENCE: DOC# 20120018654, DOC# 20120063528, DOC# 20100026195, DOC# 20110086825, DOC# 20190057616, DOC# 20200088141, DOC# 20210027034, AND DOC# 20210032502, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
- BEARINGS SHOWN ARE BASED ON THE WARRANTY DEED FILED IN DOC# 20060054663, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO EMERALD HEIGHTS UNIT SIX 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 EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON GOLDEN CANYON STREET AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION WITHIN TWO YEARS OF THE DATE OF FILING THE SUBDIVISION PLAT.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD 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 _____.
- INTERIOR LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
- U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
- VEHICULAR ACCESS TO LOT 22, BLOCK 9 IS RESTRICTED TO ROJAS DRIVE AND ACCESS SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT No. _____, DATE _____.
- ⊙ DENOTES PROPOSED MONUMENT. (FOR EXACT LOCATION CONTACT COUNTY OF EL PASO)
- BUILDINGS SHALL CONFORM TO PASEO DEL ESTE MASTER GUIDELINES. FRONT SETBACK - 20 FEET, REAR SETBACK - 20 FEET, SIDE SETBACK - 5 FEET, SIDE SETBACK (ADJACENT STREET) - 10 FEET.
- 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.
- NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
- THE DEVELOPER HAS OBTAINED A PERMIT FROM THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FOR INSTALLATION OF UTILITIES, OR ANY OTHER PURPOSE.
- THIS SUBDIVISION LIES WITHIN ZONE "X" AS DESIGNATED IN PANEL NO. 480212 250B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- THE DEVELOPER HAS PROVIDED ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY LOTS.
- THE DEVELOPER OF EMERALD HEIGHTS UNIT SIX, HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES UNLESS OTHERWISE APPROVED, IN WRITING, BY THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT.
- IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE 232.025(6), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN THE DEVELOPER 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.
- THE DEVELOPER HAS OBTAINED A PERMIT FROM THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
- ROADS WILL NOT BE MAINTAINED BY THE COUNTY OF EL PASO UNTIL PAVED BY DEVELOPER, AND LEGALLY APPROVED AND ACCEPTED BY THE COUNTY.
- LOT OWNER IS RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS AND SIDEWALKS.
- LOT OWNER IS RESPONSIBLE FOR MAINTAINING SIDEWALKS, PARKWAYS, ROCKWALLS/RETAINING WALLS AND DRIVEWAYS ABUTTING THEIR PROPERTY, INCLUDING DOUBLE FRONTAGE LOTS.
- ⊙ DENOTES A SET 1/2" REBAR W/CAP "B&A, INC." UNLESS OTHERWISE SHOWN.
- SIDEWALK AND PARKWAY LOCATED ON THE WESTERN PORTION OF HIDDEN GEM STREET SHALL BE MAINTAINED BY THE COUNTY OF EL PASO.

LINE	BEARING	LENGTH
L1	N89°19'05"E	254.33'
L2	N82°23'05"E	76.77'
L3	N89°19'05"E	110.08'
L4	N83°54'15"W	150.52'
L5	S89°19'05"W	130.48'
L6	S82°23'05"W	152.85'
L7	S89°19'05"W	150.63'
L8	N81°29'24"W	199.88'
L9	S00°34'23"E	1.41'
L10	N89°25'37"E	54.00'
L11	N00°34'37"W	13.14'
L12	N00°34'37"W	49.01'
L13	N00°34'37"W	49.01'
L14	N08°58'19"E	19.23'
L15	S00°34'37"E	1.93'
L16	S00°36'44"E	13.14'
L17	S89°19'05"W	3.65'
L18	S82°23'05"W	26.86'
L19	S82°23'05"W	49.92'
L20	S89°19'05"W	16.80'
L21	N89°19'05"E	8.85'
L22	N89°19'05"E	15.63'
L23	N82°23'05"E	8.42'
L24	S00°34'37"E	2.10'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.38'	19.96'	28.26'	S44°22'21"W	089°53'28"
C2	622.00'	75.27'	37.68'	75.22'	N85°51'05"E	006°56'00"
C3	573.00'	69.34'	34.71'	69.30'	S85°51'05"W	006°56'00"
C4	573.00'	144.69'	72.73'	144.31'	N83°26'52"W	014°28'06"
C5	20.00'	31.11'	19.70'	28.07'	N31°39'10"W	089°07'18"
C6	1027.00'	82.14'	41.09'	82.12'	S10°37'00"W	004°34'57"
C7	8659.00'	34.82'	17.41'	34.82'	N80°25'36"W	000°13'49"
C8	20.00'	20.81'	11.46'	19.88'	N30°22'46"W	059°36'46"
C9	400.00'	62.96'	31.55'	62.90'	N03°55'57"W	009°01'07"
C10	400.00'	62.96'	31.55'	62.90'	S03°55'57"W	009°01'07"
C11	400.00'	52.95'	26.52'	52.92'	S04°22'10"E	007°35'06"
C12	400.00'	52.95'	26.52'	52.92'	N04°22'10"W	007°35'06"
C13	400.00'	52.95'	26.52'	52.92'	N03°12'56"E	007°35'06"
C14	400.00'	52.95'	26.52'	52.92'	S03°12'56"W	007°35'06"
C15	400.00'	102.87'	51.72'	102.58'	S07°56'39"E	014°44'04"
C16	400.00'	169.53'	86.06'	168.26'	N03°10'11"W	024°16'59"
C17	20.00'	31.45'	20.04'	28.31'	S45°37'46"E	090°06'18"
C18	427.00'	38.41'	19.22'	38.40'	S03°09'14"E	005°09'14"
C19	427.00'	18.12'	9.06'	18.12'	S06°56'47"E	002°25'52"
C20	373.00'	42.21'	21.13'	42.19'	S04°55'11"E	006°29'03"
C21	373.00'	38.54'	19.29'	38.52'	S02°22'59"W	005°55'11"
C22	373.00'	20.17'	10.09'	20.17'	S06°53'32"W	003°05'56"
C23	427.00'	40.33'	20.18'	40.32'	S05°44'09"W	005°24'43"
C24	427.00'	26.88'	13.44'	26.87'	S01°13'35"W	003°36'24"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C25	20.00'	31.38'	19.96'	28.26'	S44°22'21"W	089°53'28"
C26	627.00'	49.40'	24.71'	49.39'	S87°03'40"W	004°30'51"
C27	627.00'	26.47'	13.24'	26.47'	S83°35'40"W	002°25'09"
C28	573.00'	3.47'	1.74'	3.47'	S82°33'30"W	000°20'50"
C29	573.00'	53.14'	26.59'	53.12'	S85°23'20"W	005°18'50"
C30	573.00'	12.72'	6.36'	12.72'	S88°40'55"W	001°16'19"
C31	573.00'	36.23'	18.12'	36.22'	N88°52'15"W	003°37'20"
C32	573.00'	53.34'	26.69'	53.32'	N84°23'34"W	005°20'01"
C33	573.00'	55.13'	27.58'	55.11'	N78°58'12"W	005°30'44"
C34	20.00'	31.11'	19.70'	28.07'	N31°39'10"W	089°07'18"
C35	1027.00'	82.14'	41.09'	82.12'	N10°37'00"E	004°34'57"
C36	8659.00'	34.82'	17.41'	34.82'	S80°25'36"E	000°13'49"
C37	20.00'	29.81'	18.46'	27.13'	S38°47'14"E	085°24'19"
C38	427.00'	33.50'	16.76'	33.49'	S01°40'03"W	004°29'44"
C39	427.00'	60.95'	30.53'	60.90'	S04°40'11"E	008°10'44"
C40	373.00'	13.30'	6.65'	13.30'	S14°17'24"E	002°02'34"
C41	427.00'	48.63'	24.44'	48.60'	S12°02'07"E	006°33'07"
C42	373.00'	61.41'	30.77'	61.34'	S08°33'08"E	009°25'59"
C43	373.00'	21.21'	10.61'	21.21'	S02°12'22"E	003°15'51"
C44	373.00'	8.70'	4.35'	8.70'	S00°05'29"W	001°20'11"
C45	427.00'	18.58'	9.29'	18.58'	S05°45'42"W	002°29'34"
C46	373.00'	40.68'	20.36'	40.66'	S03°53'02"W	006°14'55"
C47	20.00'	31.38'	19.96'	28.26'	S44°22'14"W	089°53'42"
C48	427.00'	37.95'	18.99'	37.94'	S01°58'09"W	005°05'32"

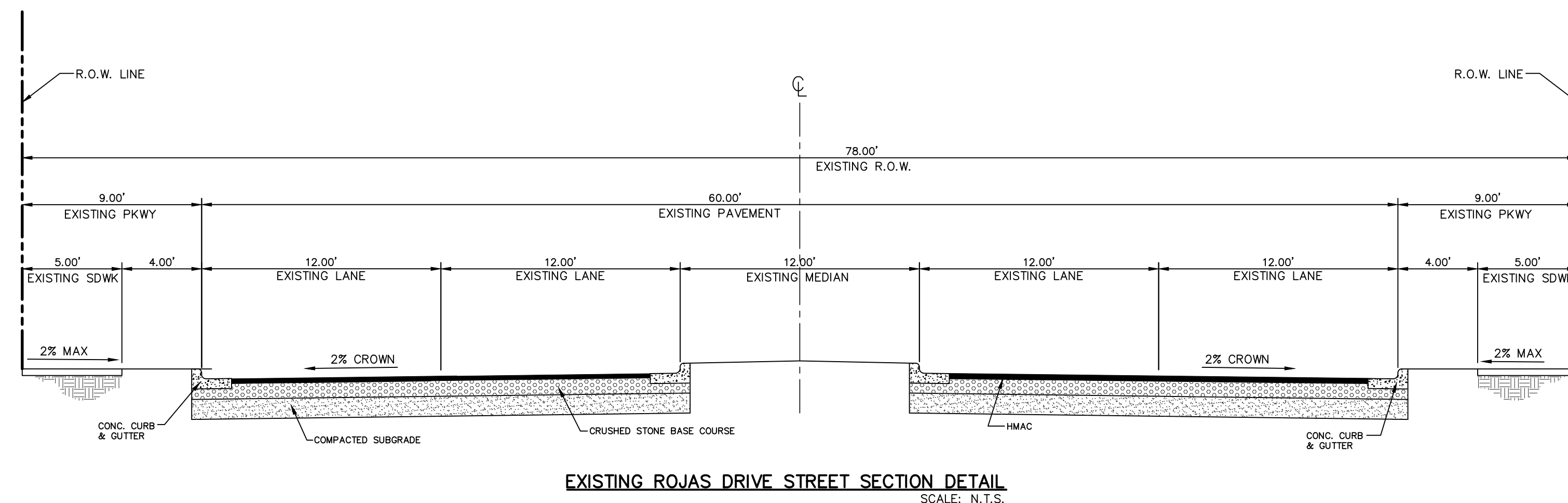
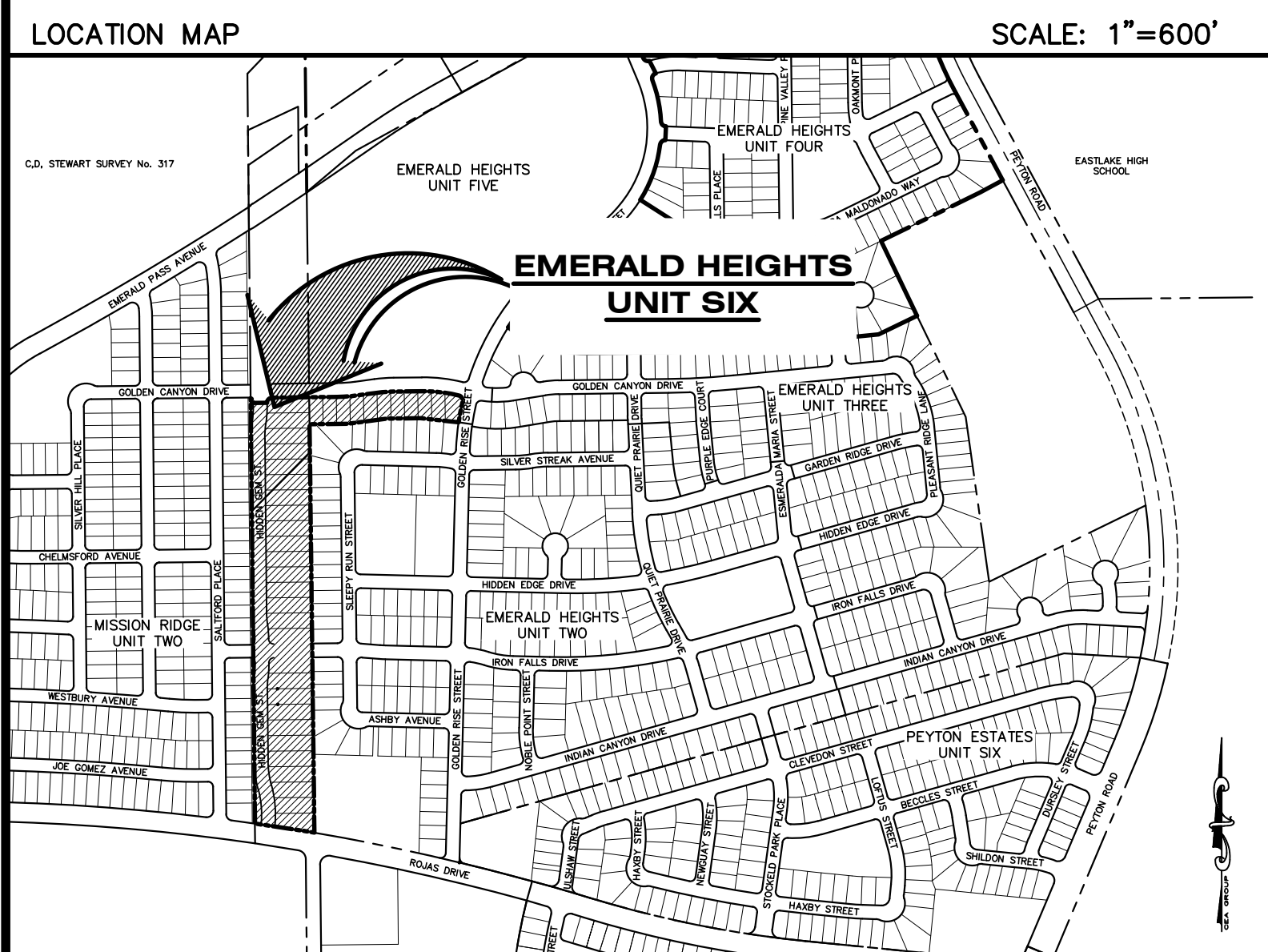
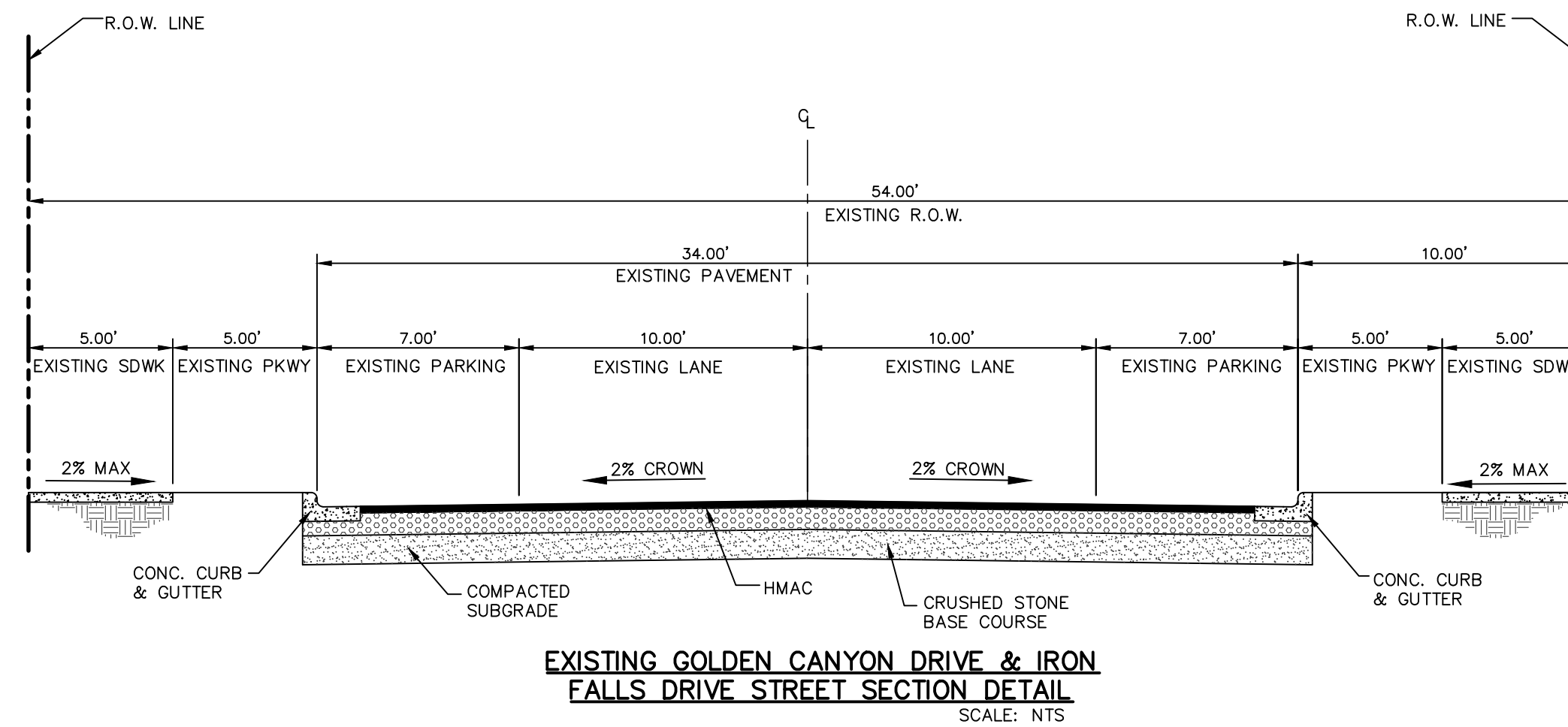
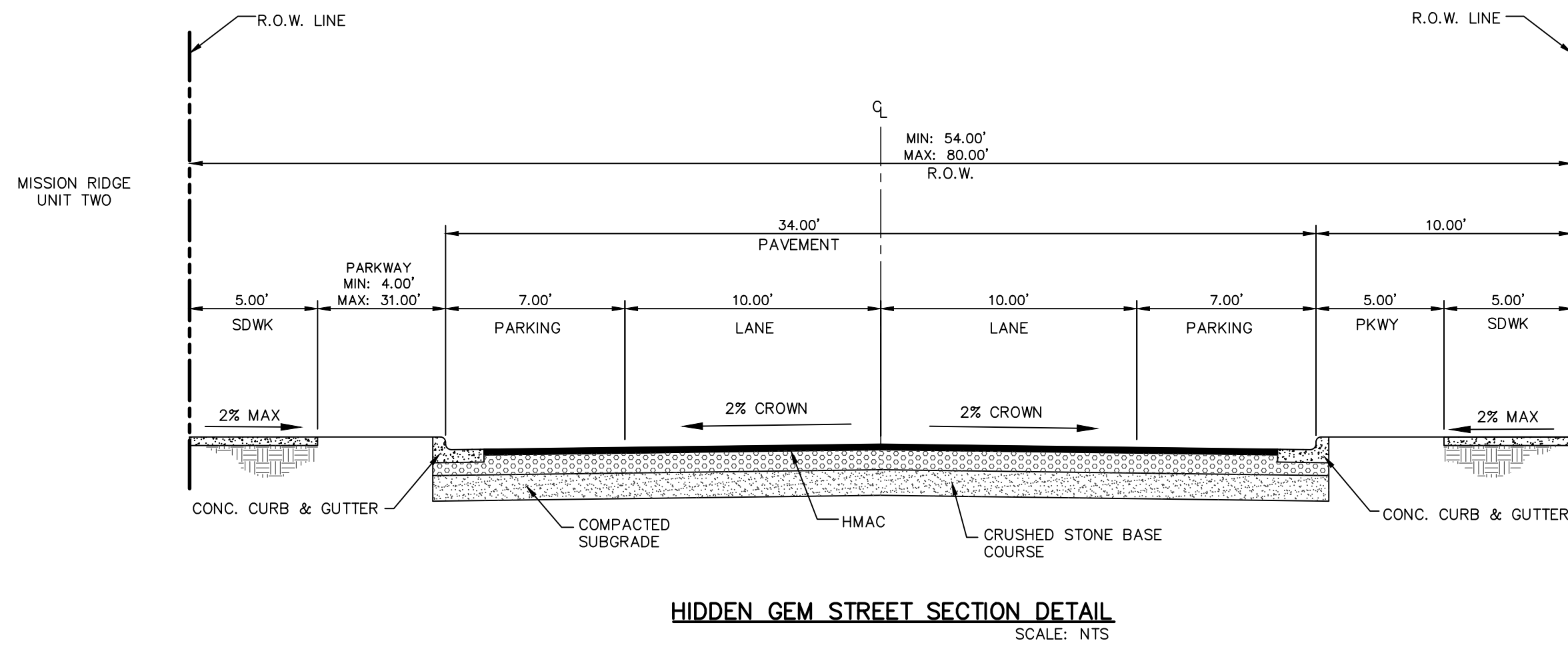
STREET NAME	LENGTH
HIDDEN GEM STREET	1,691.35'

LEGEND

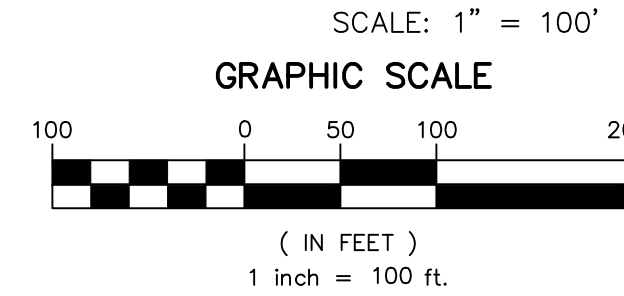
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SCHOOL DISTRICT	TOTAL LOTS
SOCORRO INDEPENDENT SCHOOL DISTRICT 12440 ROJAS DRIVE, EL PASO, TX 79928	RESIDENTIAL = 38 TOTAL = 38
BENCHMARK: CITY MONUMENT AT THE INTERSECTION OF GOLDEN CANYON DRIVE AND SALTFORD PLACE. ELEVATION: 3868.90 (PASEO DEL ESTE PLAN DATUM)	



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