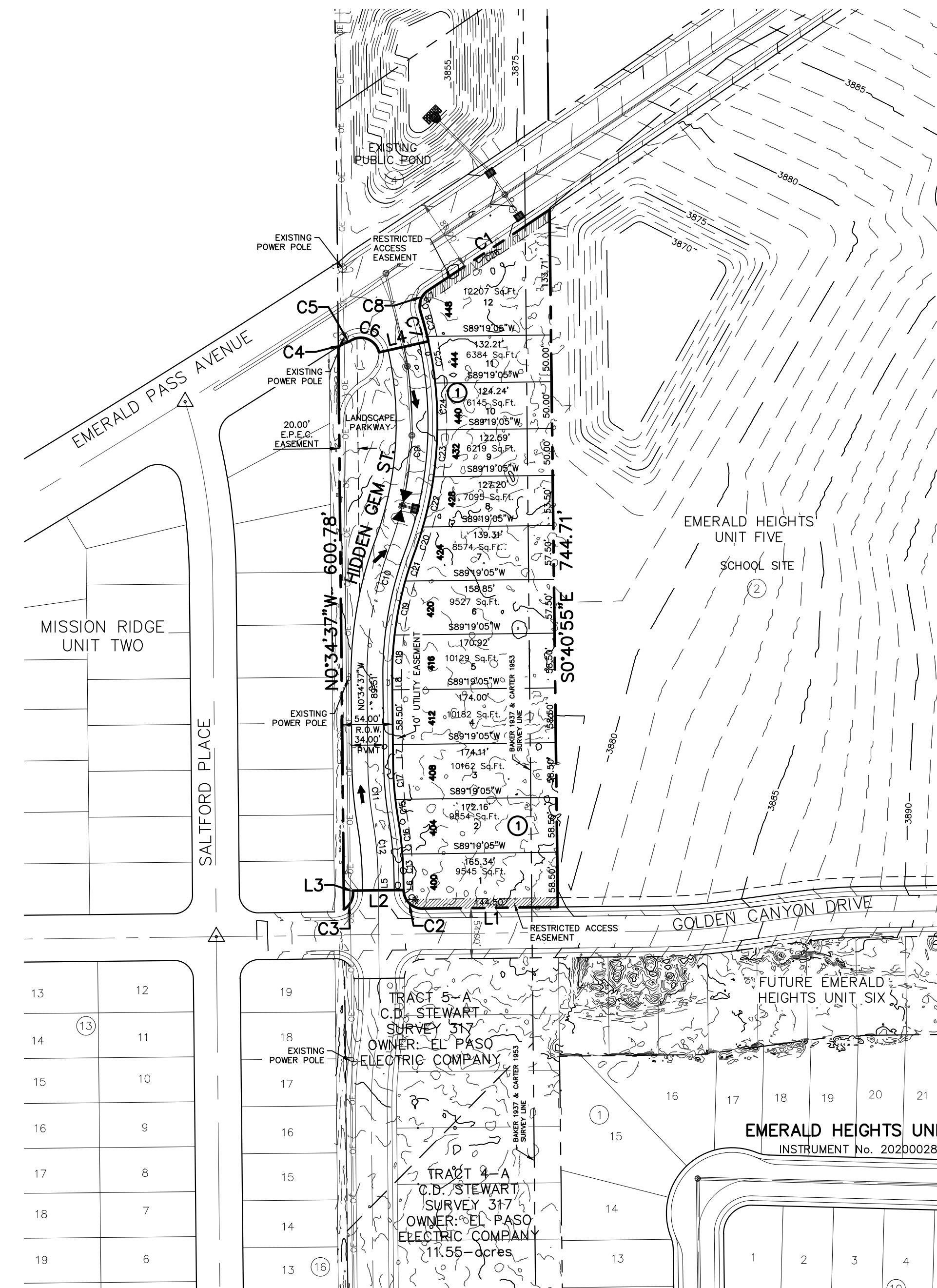
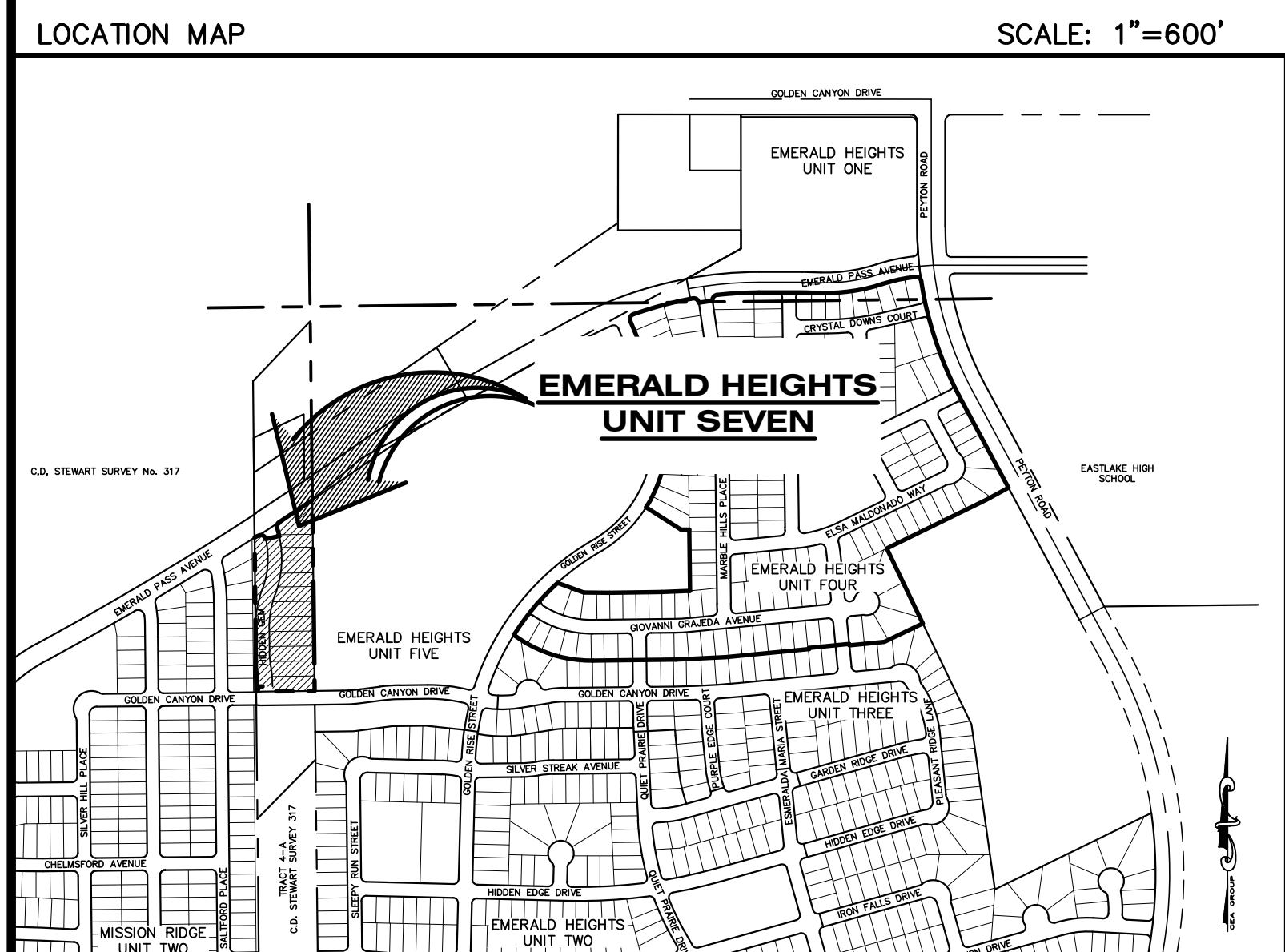


EMERALD HEIGHTS UNIT SEVEN

A PORTION OF TRACT 5A, OUT OF
C.D. STEWART SURVEY NO. 317 & PORTION
OUT OF C.D. STEWART SURVEY NO. 318,
EL PASO COUNTY, TEXAS
CONTAINING 3.43± ACRES
(SHEET 1 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 SEVEN 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 EMERALD PASS AVENUE 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 LOTS 1 & 12, BLOCK 1 IS RESTRICTED TO EMERALD PASS AVENUE AND GOLDEN CANYON DRIVE. 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 EL 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 SEVEN, 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.
- COUNTY OF EL PASO TO BE RESPONSIBLE FOR THE MAINTENANCE OF THE SIDEWALK AND PARKWAY ALONG THE WESTERN PORTION OF HIDDEN GEM STREET.



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 ③ LOT AND BLOCK NUMBER
- PROPOSED INLET & STORM SEWER PIPE
- DRAINAGE FLOW
- HIGH POINT
- LOW POINT
- EXISTING DRAINAGE FLOW
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- EXISTING LOW POINT
- ⊙ PROPOSED MONUMENT
- △ EXISTING MONUMENT
- 36.31 --- EXISTING MAJOR CONTOUR LINES
- --- EXISTING MINOR CONTOUR LINES
- OE --- EXISTING OVERHEAD POWER LINES

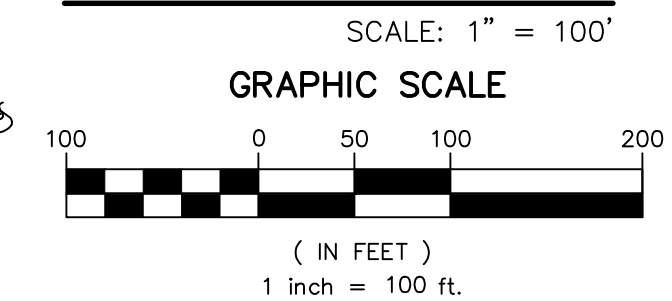
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SCHOOL DISTRICT		TOTAL LOTS	
SOCORRO INDEPENDENT SCHOOL DISTRICT 12440 ROJAS DRIVE, EL PASO, TX 79928		RESIDENTIAL	= 12
		TOTAL	= 12

BENCHMARK:	
CITY MONUMENT AT THE INTERSECTION OF GOLDEN CANYON DRIVE AND SALT FORD PLACE. ELEVATION: 3868.90 (PASEO DEL ESTE PLAN DATUM)	

PRELIMINARY PLAT



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

ENGINEER
cea group
813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net
TEXAS REGISTERED ENGINEERING FIRM F-4564
CONTACT: JORGE L. AZCARATE, P.E.

OWNERS
NORTHOWNE VILLAGE JOINT VENTURE
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SURVEYOR
Barragan & Associates Inc.
LAND PLANNING & LAND SURVEYING
10950 Pellicano Dr. Bldg. F - El Paso TX 79935
Phone (915) 591-5709 Fax (915) 591-5706
CONTACT: BENITO BARRAGAN, R.P.L.S.

DATE OF PREPARATION: MARCH 2022

EMERALD HEIGHTS UNIT SEVEN

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(SHEET 2 OF 3)

LINE	BEARING	LENGTH
L1	S89°19'05"W	144.50'
L2	S89°25'37"W	54.00'
L3	S00°34'23"E	2.59'
L4	N77°25'03"E	54.00'
L5	N00°34'37"W	10.58'
L6	S00°34'37"E	10.86'
L7	S00°34'37"E	19.46'
L8	S00°34'37"E	11.55'

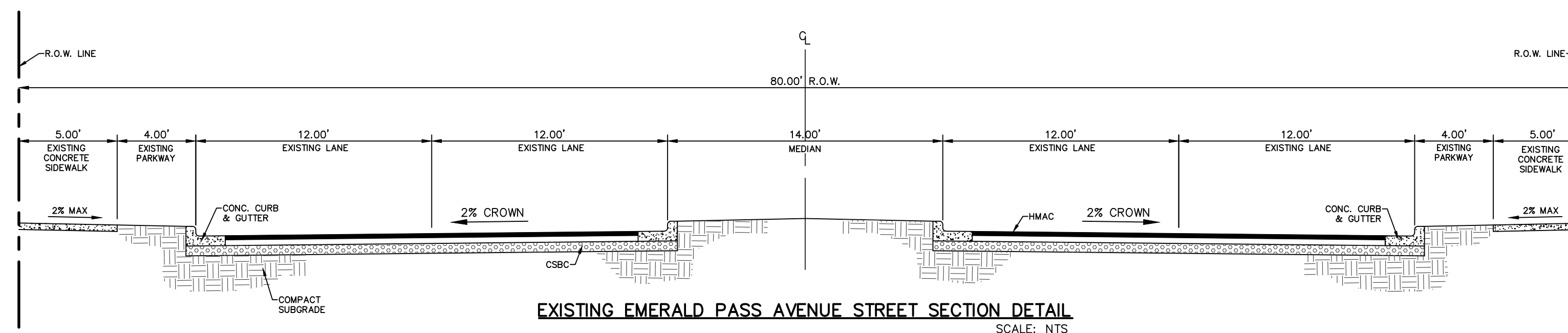
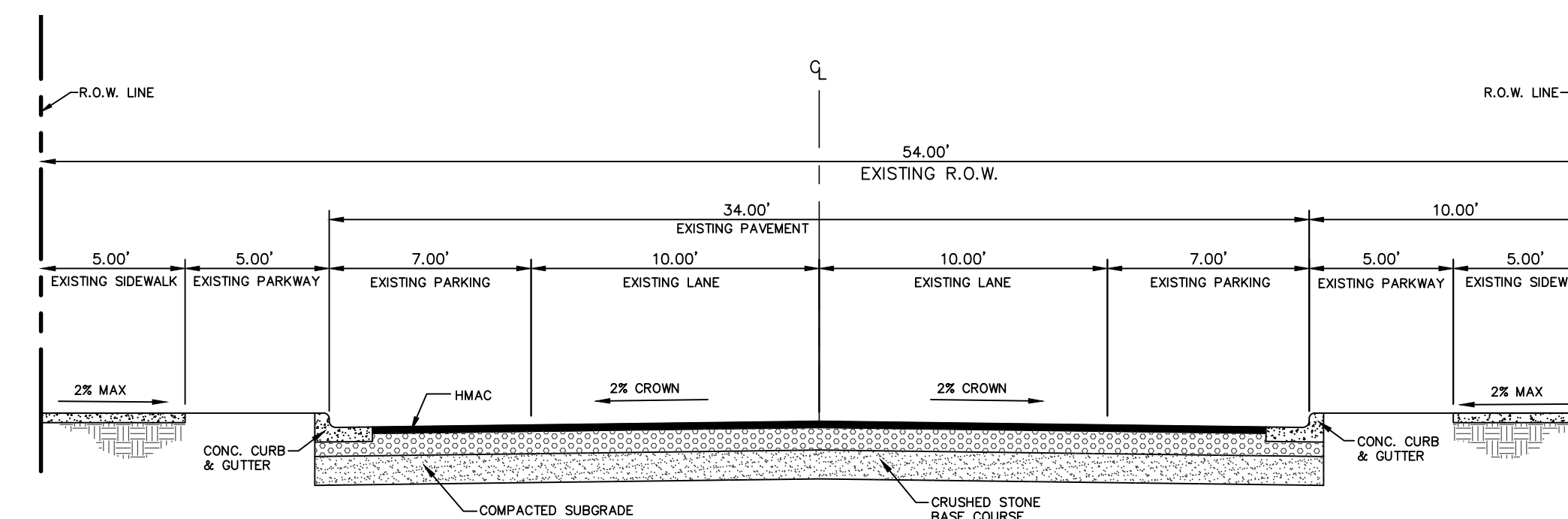
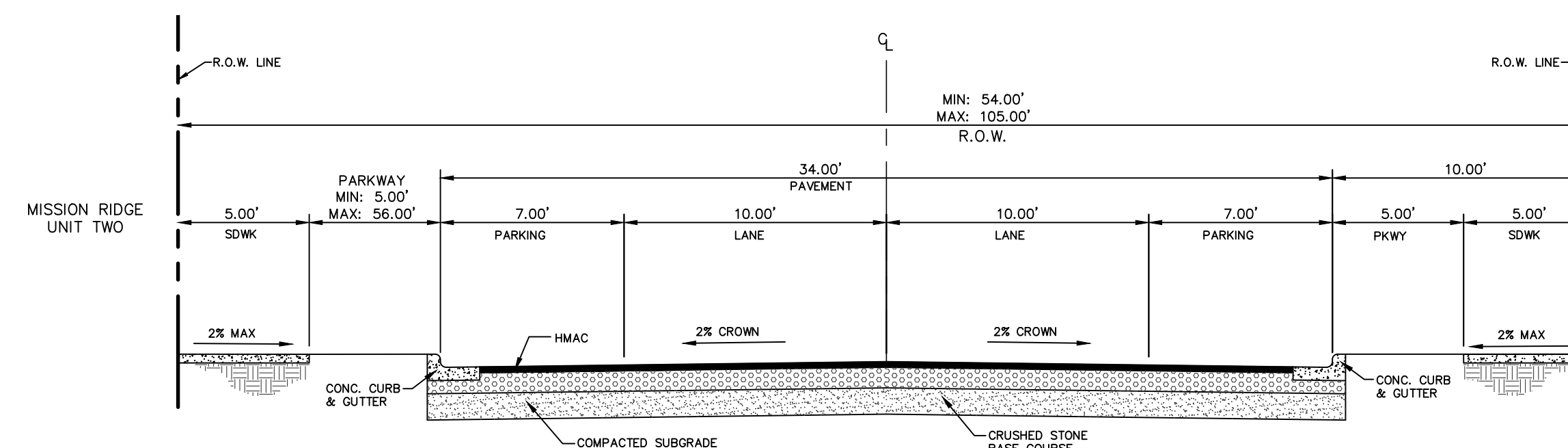
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	12540.00'	155.75'	77.87'	155.74'	N56°23'14"E	000°42'42"
C2	20.00'	31.45'	20.04'	28.31'	S45°37'39"E	090°06'32"
C3	20.00'	20.81'	11.46'	19.89'	N29°14'22"E	059°37'29"
C4	50.00'	9.46'	4.75'	9.45'	S62°46'43"W	010°50'38"
C5	50.00'	6.45'	3.23'	6.45'	N64°30'11"E	007°23'42"
C6	20.00'	37.21'	26.84'	32.07'	N65°53'18"W	106°36'43"
C7	402.00'	32.79'	16.40'	32.78'	N14°55'08"W	004°40'22"
C8	20.00'	25.83'	15.07'	24.07'	S19°44'38"W	073°59'54"
C9	375.00'	215.44'	110.79'	212.49'	N03°52'34"E	032°55'02"
C10	400.00'	145.99'	73.82'	145.18'	S09°52'44"W	020°54'42"
C11	400.00'	62.96'	31.55'	62.90'	S05°05'10"E	009°01'07"
C12	400.00'	62.96'	31.55'	62.90'	N05°05'10"W	009°01'07"
C13	427.00'	27.90'	13.96'	27.90'	S02°26'56"E	003°44'38"
C14	20.00'	31.18'	19.76'	28.11'	S46°01'27"E	089°18'55"
C15	373.00'	19.61'	9.80'	19.60'	S08°05'23"E	003°00'42"
C16	427.00'	39.31'	19.67'	39.30'	S06°57'29"E	005°16'29"
C17	373.00'	39.11'	19.57'	39.09'	S03°34'49"E	006°00'25"
C18	373.00'	47.08'	23.57'	47.05'	S03°02'21"W	007°13'55"
C19	373.00'	58.81'	29.47'	58.75'	S11°10'20"W	009°02'03"
C20	402.00'	30.50'	15.26'	30.50'	S18°09'40"W	004°20'51"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C21	373.00'	30.24'	15.13'	30.23'	S18°00'43"W	004°38'44"
C22	402.00'	54.90'	27.49'	54.85'	S12°04'31"W	007°49'27"
C23	402.00'	50.24'	25.16'	50.21'	S04°34'57"W	007°09'40"
C24	402.00'	50.06'	25.06'	50.03'	S02°33'56"E	007°08'05"
C25	402.00'	50.67'	25.37'	50.63'	S09°44'37"E	007°13'16"
C26	12540.00'	155.75'	77.87'	155.74'	S56°23'14"W	000°42'42"
C27	20.00'	25.83'	15.07'	24.07'	S19°44'38"W	073°59'54"
C28	402.00'	27.37'	13.69'	27.37'	S15°18'17"E	003°54'04"

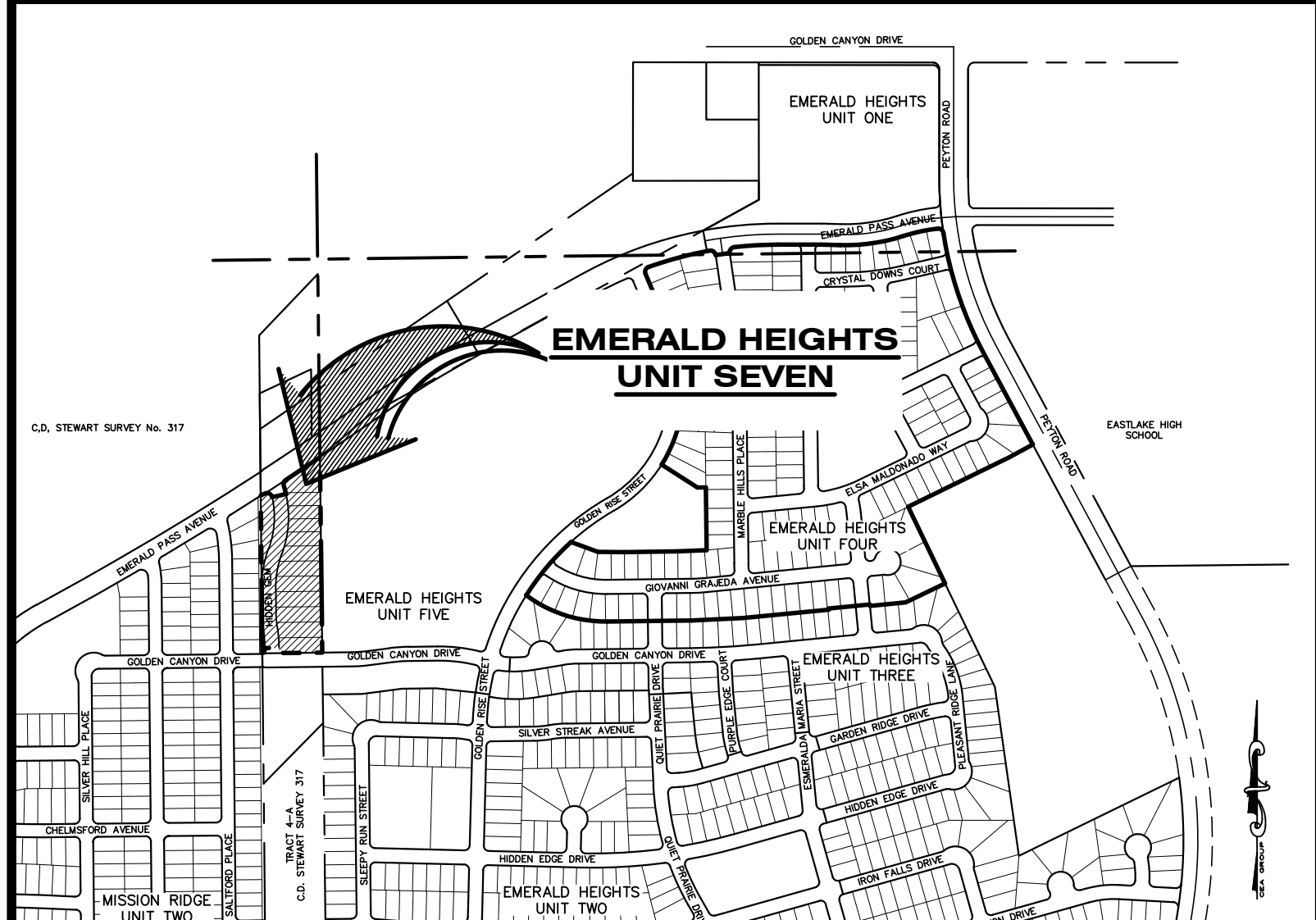
STREET NAME	LENGTH
HIDDEN GEM STREET	587.44'

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- PROPERTY LINE
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- - - 10' UTILITY EASEMENT (10' U.E.)
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LOCATION MAP SCALE: 1"=600'

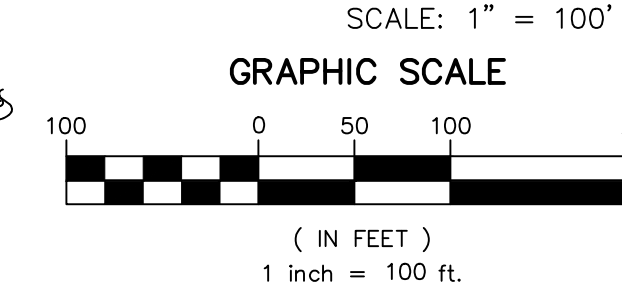


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