

# EMERALD VALLEY ESTATES REPLAT "A"

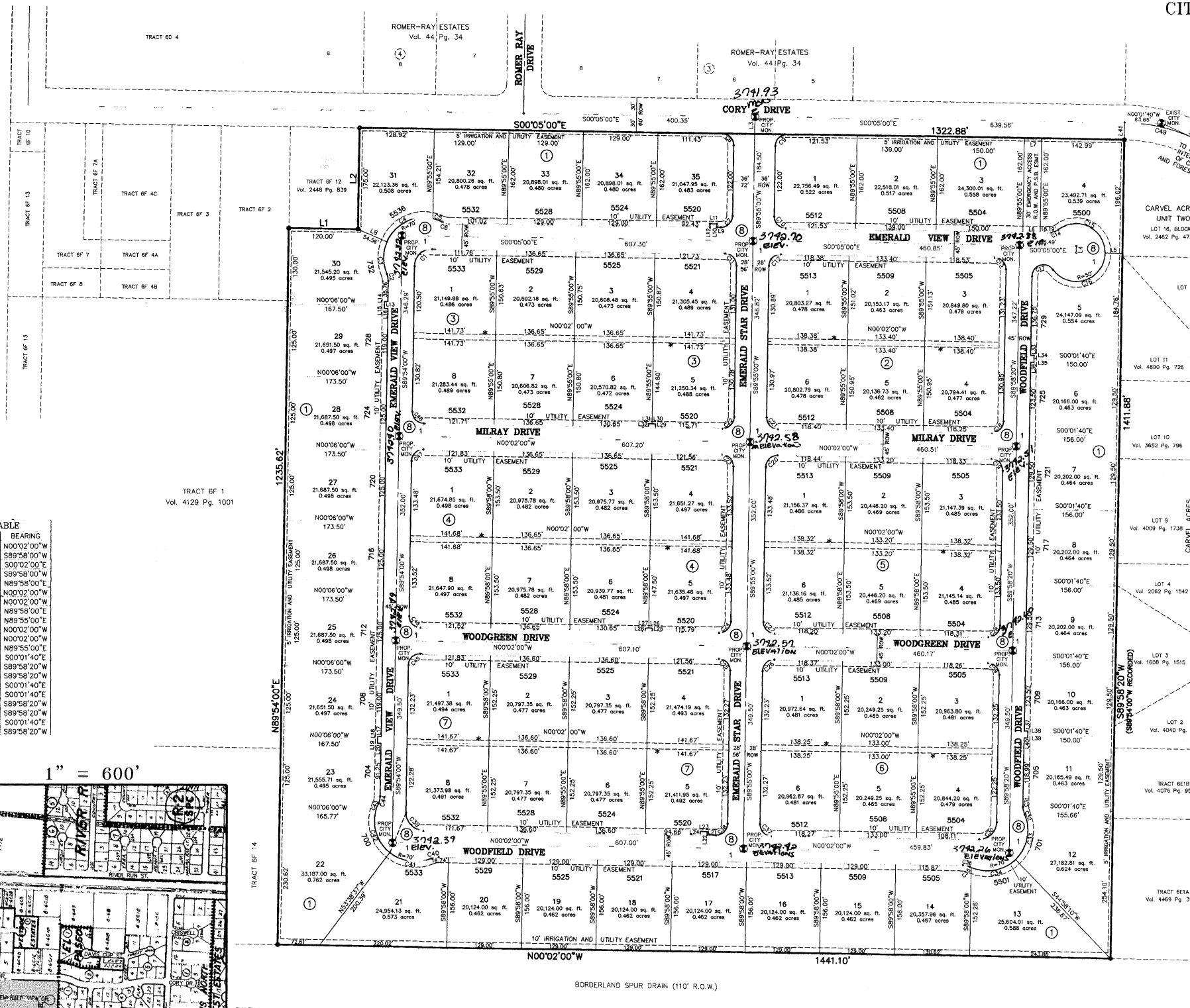
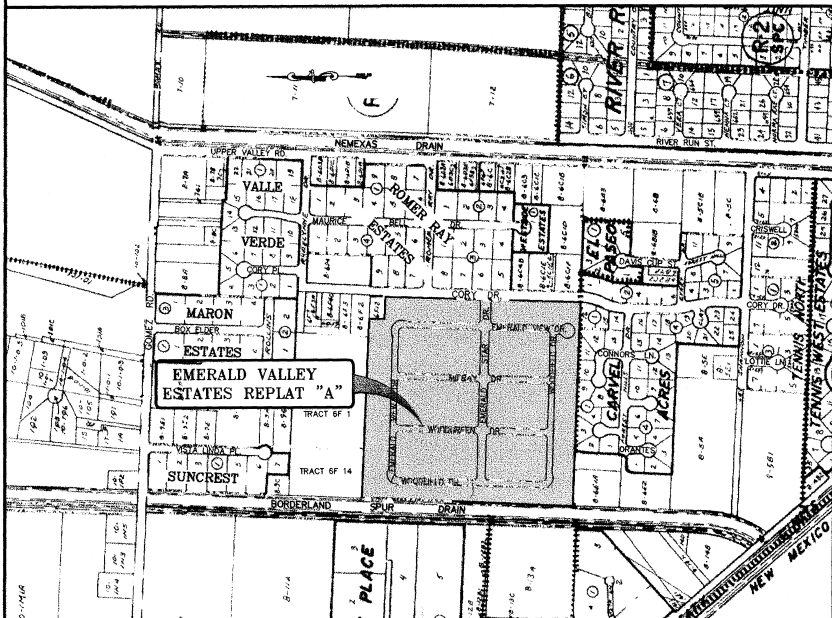
BEING A REPLAT OF EMERALD VALLEY ESTATES  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
Containing: 46.24 ACRES

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00	47.13	30.01	42.43	N45°05'30"W	90°01'00"
C2	30.00	12.46	6.32	12.37	N78°00'10"E	23°47'39"
C3	70.00	56.68	29.99	55.14	S89°18'02"W	46°23'24"
C4	70.00	96.32	57.54	88.90	N28°04'59"W	78°50'34"
C5	70.00	16.27	8.17	16.23	N17°59'45"E	131°18'55"
C6	30.00	12.95	6.58	12.65	S12°17'05"W	24°44'15"
C7	20.00	31.42	20.00	28.28	S45°05'00"E	90°00'00"
C8	20.00	31.42	20.00	28.28	N44°55'00"E	90°00'00"
C9	20.00	31.42	20.00	28.28	N45°05'00"W	90°00'00"
C10	20.00	31.42	20.00	28.28	S44°55'00"W	90°00'00"
C11	20.00	31.42	20.00	28.28	N44°55'00"E	90°00'00"
C12	20.00	31.42	20.00	28.28	N45°05'00"W	90°00'00"
C13	20.00	31.44	20.02	28.30	N44°56'40"E	90°03'20"
C14	20.00	13.82	7.20	13.54	S19°52'35"E	39°35'10"
C15	50.00	113.13	106.36	90.50	N25°09'05"E	129°38'30"
C16	50.00	124.90	149.98	94.87	S18°27'54"E	143°07'31"
C17	20.00	49.96	59.99	37.95	N18°27'54"W	143°07'31"
C18	20.00	31.41	20.00	28.28	S45°01'50"E	89°59'40"
C19	20.00	31.42	20.00	28.29	N44°58'10"E	90°00'20"
C20	20.00	31.43	20.02	28.30	N45°03'30"W	90°03'00"
C21	20.00	31.40	19.98	28.27	S44°56'30"W	89°57'00"
C22	20.00	31.43	20.02	28.30	S45°03'30"E	90°03'00"
C23	20.00	31.40	19.98	28.27	N44°56'30"E	89°57'00"
C24	20.00	31.43	20.02	28.30	S45°03'30"E	90°03'00"
C25	20.00	31.40	19.98	28.27	N44°56'30"E	89°57'00"
C26	20.00	31.43	20.02	28.30	N45°03'30"W	90°03'00"
C27	20.00	31.40	19.98	28.27	S44°56'30"W	89°57'00"
C28	20.00	31.41	20.00	28.28	S45°01'50"E	89°59'40"
C29	20.00	31.42	20.00	28.29	N44°58'10"E	90°00'20"
C30	20.00	47.12	30.00	42.42	S45°01'50"E	89°59'40"
C31	30.00	4.53	2.27	4.53	S85°38'47"W	93°09'07"
C32	30.00	8.40	4.23	8.37	S73°18'02"W	167°02'22"
C33	70.00	85.14	48.73	79.99	S79°52'29"E	69°41'19"
C34	70.00	82.72	46.96	77.99	S11°10'37"E	67°42'26"
C35	70.00	2.42	1.21	2.42	S23°40'02"W	1°58'52"
C36	30.00	12.95	6.57	12.83	N12°18'44"E	24°41'29"
C37	20.00	31.40	19.98	28.27	S44°56'30"W	89°57'00"
C38	20.00	31.43	20.02	28.30	S45°03'30"E	90°03'00"
C39	30.00	47.09	29.97	42.40	S44°56'00"W	89°56'00"
C40	30.00	12.93	6.57	12.83	N12°23'03"W	24°42'06"
C41	70.00	75.99	42.22	72.31	S08°21'45"W	62°11'43"
C42	70.00	78.21	43.75	74.20	S69°28'00"W	64°00'47"
C43	70.00	16.04	8.05	16.00	S71°57'45"W	130°7'42"
C44	30.00	12.93	6.57	12.83	S77°44'57"E	24°42'06"
C45	20.00	31.44	20.02	28.30	N45°04'00"W	90°04'00"
C46	20.00	31.39	19.98	28.27	S44°56'00"W	89°56'00"
C47	20.00	31.44	20.02	28.30	N45°04'00"W	90°04'00"
C48	20.00	31.39	19.98	28.27	S44°56'00"W	89°56'00"
C49	302.30	125.47	63.65	124.57	N11°51'48"E	23°46'51"

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	120.00	S00°05'00"E	L21	15.00	N00°02'00"W
L2	175.00	N89°55'00"E	L22	6.00	S89°58'00"W
L3	30.00	N89°55'00"E	L23	12.00	S00°02'00"E
L4	11.45	S89°55'00"W	L24	6.00	S89°58'00"W
L5	30.00	S00°01'40"E	L25	6.00	N89°58'00"E
L6	30.00	S00°05'00"E	L26	6.00	N00°02'00"W
L7	30.00	S00°05'00"E	L27	6.00	N00°02'00"W
L8	54.56	N22°29'44"E	L28	6.00	S89°58'00"W
L9	7.00	N00°05'00"E	L29	6.00	N89°55'00"E
L10	6.00	N89°55'00"E	L30	6.00	N00°02'00"W
L11	12.00	S00°05'00"E	L31	6.00	N00°02'00"W
L12	6.00	N89°55'00"E	L32	6.00	N89°55'00"E
L13	6.00	N00°06'00"W	L33	6.00	S00°01'40"E
L14	6.00	S89°54'00"W	L34	6.00	S89°58'00"W
L15	6.00	S89°54'00"W	L35	6.00	S89°58'00"W
L16	6.00	N00°06'00"W	L36	6.00	S00°01'40"E
L17	6.00	N00°06'00"W	L37	6.00	S00°01'40"E
L18	6.00	S89°54'00"W	L38	6.00	S89°58'00"W
L19	6.00	S89°54'00"W	L39	6.00	S89°58'00"W
L20	6.00	N00°06'00"W	L40	6.00	S00°01'40"E
			L41	30.00	S89°58'00"W

## LOCATION MAP

1" = 600'



**NOTES:**  
WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (EMERALD VALLEY ESTATES REPLAT "A") FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF APRIL 25, 2006.  
THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
INSTRUMENT No. \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATE \_\_\_\_\_  
TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.  
INSTRUMENT No. 20070056322 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATE 6-18-07  
20070056323  
VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS (EXCEPT LOT 3, BLOCK 1) ABUTTING CORY DRIVE 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. \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATE \_\_\_\_\_  
RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
INSTRUMENT No. \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATE \_\_\_\_\_  
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.  
SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.  
ALL LOTS ARE SUBJECT TO ONSITE PONDING AS PER SECTION 1916.060 RESIDENTIAL ON-SITE PONDING.

**DEDICATION**  
WINTON AND ASSOCIATES, INC., property owner of this land, hereby present this plat and dedicate to the use of the public, emergency access ROW, PSD easement, and utility easements as hereon laid down and designated, including easements for overhead 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.  
Witness my signature this 10th day of April, 2006.  
By: WINTON AND ASSOCIATES, INC.  
Jack Winton, PRESIDENT

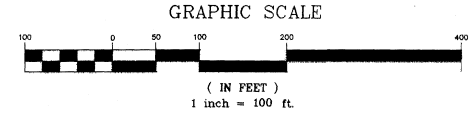
**ACKNOWLEDGEMENT**  
STATE OF TEXAS  
COUNTY OF EL PASO  
Before me, the undersigned authority, on this day personally appeared Jack Winton, President of WINTON AND ASSOCIATES, INC., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said corporation for the purpose and considerations herein expressed.  
Given under my hand and seal of office this 10th day of April, 2006.  
Notary Public in and for El Paso County  
My Commission Expires 11/20/06

**CITY PLAN COMMISSION**  
This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this 8th day of June, 2006.  
Secretary  
Chairperson  
Approved for filing this 5th day of JUNE, 2006.  
Development Services Director

**FILING**  
Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 18th day of June, 2006, A.D. in Volume \_\_\_\_\_ of the Plat Record, Page \_\_\_\_\_ File No. 20070056321  
County Clerk  
By Deputy

**NOTES:**  
ALL STREETS IN THIS SUBDIVISION ARE PRIVATE.  
ALL STREETS TO BE PUBLIC UTILITY EASEMENTS.  
\* = 5' IRRIGATION AND UTILITY EASEMENTS

DATE OF PREPARATION: JULY 25, 2004  
**CONDE INC.**  
ENGINEERING / PLANNING  
GPS / SURVEYING / CAD  
1790 LEE TROYANO DR. STE 400  
EL PASO, TEXAS 79906  
TEL # 592-0283 FAX # 592-0286



Prepared by and under the supervision of:  
YVONNE CONDE CURRY, P.E.  
Registered Professional Engineer  
Registration No. 64648  
This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.  
Ron R. Conde,  
Registered Professional Land Surveyor  
Texas License No. 5152



Emerald Valley Estates