

EMERALD SPRINGS RETREAT

40.4062 ACRE SUBDIVISION BEING
A PORTION OF C.D. STEWART SURVEY No. 320, EL PASO COUNTY, TEXAS

STREET NAME	LENGTH (ft.)
PINE VALLEY AVENUE	1248
INVERNESS COURT	1141
QUAKER RIDGE DRIVE	950
CYPRESS POINT COURT	423
OAK HILL COURT	172
INTERLACHEN COURT	1004
JEFF WINTON DRIVE	476

OWNER AND DEVELOPER
SUNNYVIEW L.L.C.
6300 ESCONDIDO DRIVE
EL PASO, TEXAS 79912
(915) 584 8629

ENGINEER/SURVEYOR
SALVADOR NUNEZ (ENGINEER)
LEONARD R. TANNER (SURVEYOR)
P.O. BOX 20
2860 AIRPORT ROAD, SUITE 400
SANTA TERESA, NEW MEXICO 88008
(505) 589-5481

NUMBER OF LOTS
93

ZONING
R3

METES AND BOUNDS DESCRIPTION

THE PARCEL OF LAND HEREIN DESCRIBED IS A 40.4062 ACRE PORTION OF THE C.D. STEWART SURVEY No.320 IN EL PASO COUNTY, TEXAS, IS A PORTION OF PROPERTY CONVEYED TO COLONY PARTNERS EAST LP, IN BK.4176 PG.1920, IS A PORTION OF PROPERTY CONVEYED TO EASTLAKE 30 HOLDINGS BK.4176 PG.1987, CONTAINS A 5.00 ACRE PARCEL, CONVEYED TO HICKS IN BK.3614 AT PG.1856, CONTAINS A 5.00 ACRE PARCEL, CONVEYED TO WOS IN BK.4268 AT PG.1330, AND CONTAINS A PORTION OF THAT 5.00 ACRE PARCEL CONVEYED TO TROGER IN BK.3614 AT PG.1850, DEED RECORDS, EL PASO COUNTY, TEXAS, SAID 40.4062 ACRE PARCEL IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT A FOUND 2" DIA. IRON PIPE NEAR THE SOUTHWEST CORNER OF THE CURRENT PHYSICAL INTERSECTION OF RYDERWOOD AND ASHFORD DRIVES, ACCEPTED AS THE NORTHEAST CORNER OF SAID SURVEY No.320, AND WHICH IS ACCEPTED AS A CORNER OF THE 18" RAILROAD SURVEYS ON THE SO-CALLED "MCCOMBES LINE" OF SURVEY MONUMENTS; THENCE, WITH THE EAST BOUNDARY LINE OF SAID SURVEY No.320, SOUTH 00°35'33" EAST (SOUTH 00°35'33" EAST BAKER 1939 RECORD BEARING) 2328.09 FEET TO A FOUND 1/2" DIA. REBAR WITH PLASTIC CAP STAMPED TX 4297 NM 10472 FOR THE POINT OF BEGINNING HEREOF;

THENCE, CONTINUING WITH SAID EAST BOUNDARY LINE OF SURVEY No.320, SOUTH 00°35'33" EAST 1600.08 FEET TO A FOUND 1/2" DIA. REBAR WITH PLASTIC CAP STAMPED TX 4297 NM 10472 (FROM THIS POINT, FOR REFERENCE, ANOTHER 2" DIA. IRON PIPE ON SAID MCCOMBES LINE AT SOUTHEAST CORNER OF SURVEY No.325 BEARS THE FOLLOWING TWO COURSES: SOUTH 00°35'33" EAST 1319.05 FEET TO THE CALCULATED SOUTHEAST CORNER OF SAID SURVEY No.320 AND, WITH THE CENTERLINE OF HORIZON BLVD., S 89°58'29"E (DUE EAST IS 1939 BAKER SURVEY RECORD) 5319.49 FEET.

THENCE, SOUTH 89°56'38" WEST 1100.06 FEET TO A FOUND 1/2" DIA. REBAR WITH PLASTIC CAP STAMPED TX 4297 NM 10472;

THENCE, NORTH 00°35'33" WEST 1600.08 FEET TO A FOUND 1/2" DIA. REBAR WITH PLASTIC CAP STAMPED TX 4297 NM 10472;

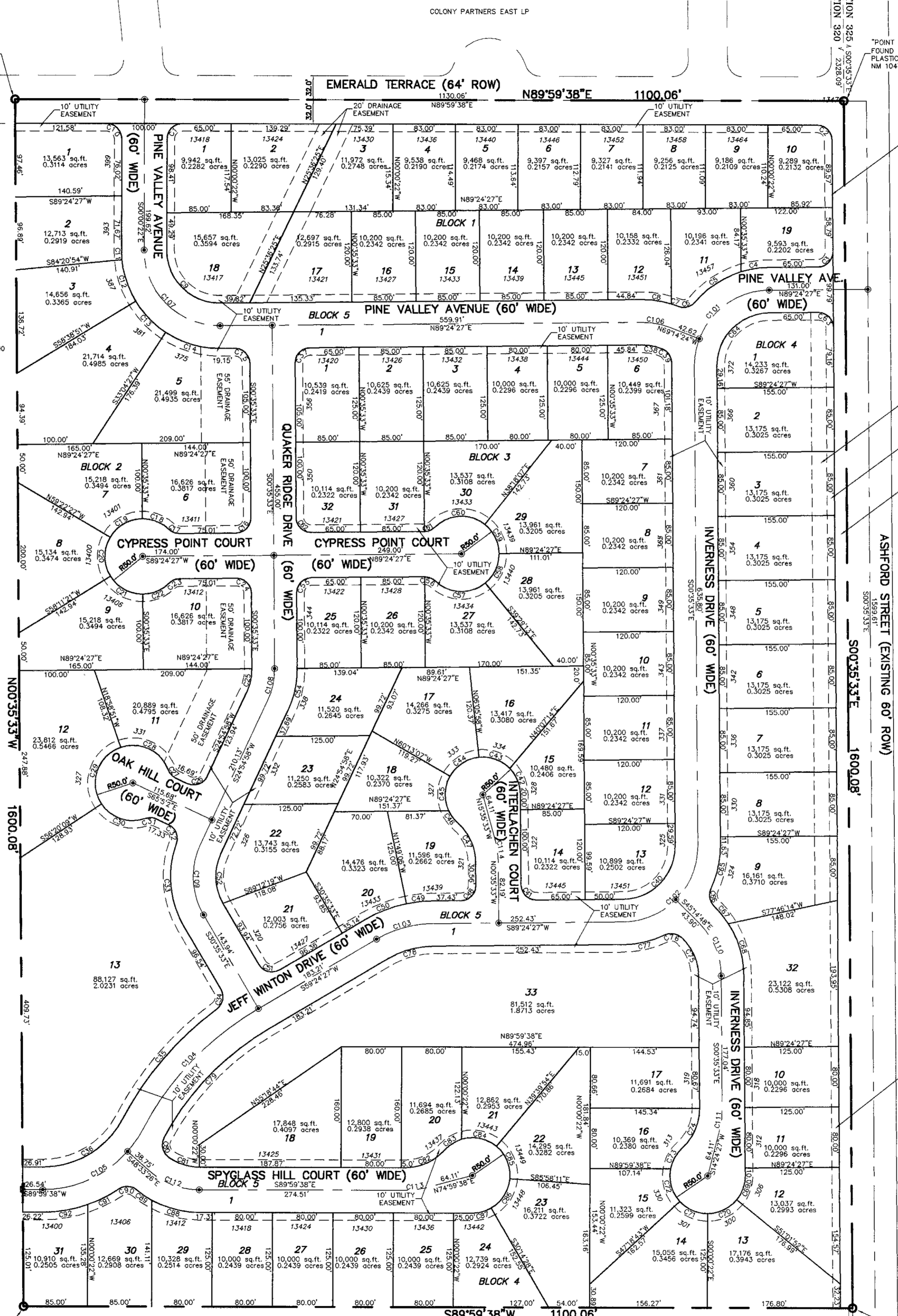
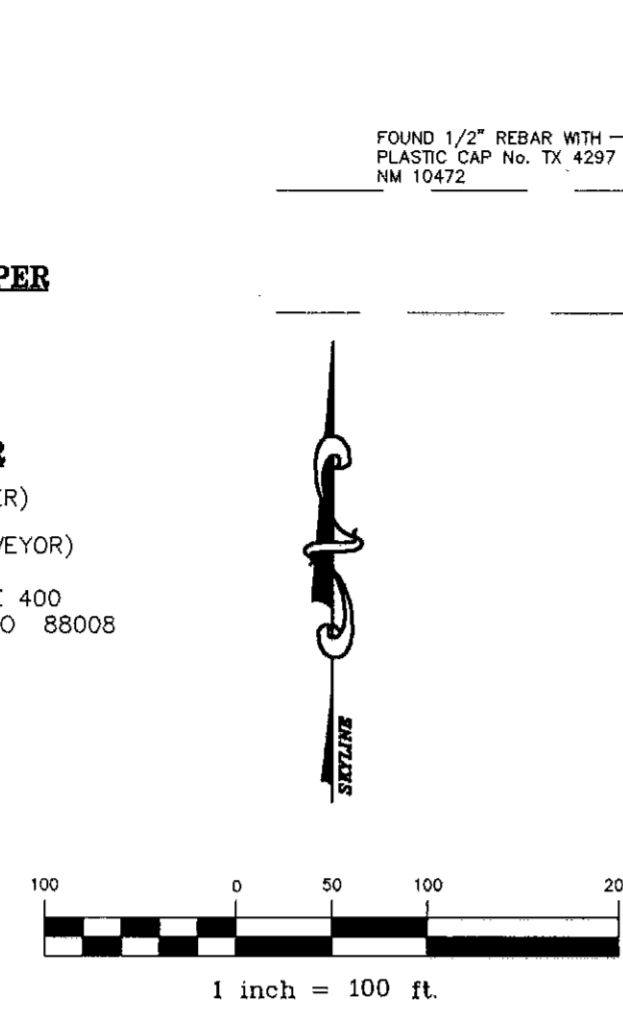
THENCE, NORTH 89°56'38" EAST 1100.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 1760092 SQ.FT. OR 40.4062 ACRES.

TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN TITLE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION _____ INSTRUMENT _____ BOOK _____ PAGE _____ DATE _____

PLAT NOTES AND RESTRICTIONS

- NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEEDS AND RECORDS SECTION, INSTRUMENT NO. _____ BOOK _____ PAGE _____ DATE _____
- EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF DRAINAGE PATH.
- LOT CORNERS SHALL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS.
- ACCORDING TO THE FEDERAL EMERGENCY MAPPING AGENCY, FLOOD INSURANCE RATE MAP, PANEL NO. 480212 0237 B, DATED SEPTEMBER 4, 1991, THIS PROPERTY IS WITHIN ZONE X WHICH, BY DEFINITION IS NOT A SPECIAL FLOOD HAZARD AREA.
- MINIMUM LOT SETBACKS SHALL BE:
25' FROM FRONT PROPERTY LINE
10' FROM BACK AND SIDE PROPERTY LINES
IF DIFFERENT SETBACKS ARE DESIRED THE OWNER MUST SUBMIT A REQUEST TO THE COUNTY FOR A VARIANCE FROM THESE SETBACK REQUIREMENTS. THE COUNTY'S REQUIREMENTS FOR GRANTING VARIANCES IS TO BE FOUND UNDER SECTION 2.9 OF THE SUBDIVISION REGULATIONS OF EL PASO COUNTY, TEXAS.
- LOTS 1 THROUGH 13, BLOCK 4 WILL HAVE ACCESS TO INVERNESS DRIVE. THESE LOTS WILL NOT BE ALLOWED ACCESS TO ASHFORD STREET.
- PINE VALLEY AVENUE, INVERNESS DRIVE, JEFF WINTON DRIVE, SPYGLASS HILL COURT, INTERLACHEN COURT, OAK HILL COURT, AND CYPRESS POINT COURT AS SHOWN ON THIS PLAT ARE PRIVATE AND ARE PUBLIC UTILITY EASEMENTS. THE SOUTH ONE HALF OF EMERALD TERRACE AND A 16.0 FOOT WIDE STRIP OF LAND WEST OF ASHFORD STREET WILL BE DEDICATED TO THE COUNTY OF EL PASO.
- NO ROADS WILL BE MAINTAINED BY THE COUNTY UNTIL PAVED BY THE SUBDIVIDER OR PROPERTY OWNER AND LEGALLY APPROVED BY THE COUNTY.
- THE CITY OF EL PASO EXTRA-TERRITORIAL JURISDICTION (ETJ) IS LOCATED ALONG THE WEST SIDE OF ASHFORD STREET.
- A FOUR FOOT WIDE CONCRETE SIDEWALK WILL BE CONSTRUCTED ALONG THE FRONT, REAR AND SIDE OF EACH LOT WHERE IT ABUTS A STREET AT THE TIME OF HOME CONSTRUCTION.
- A CONCRETE DRIVEWAY BETWEEN THE STREET CURB LINE AND THE PROPERTY LINE WILL BE CONSTRUCTED AT THE TIME OF HOME CONSTRUCTION.
- A CURB CUT PERMIT WILL BE OBTAINED FROM THE COUNTY ROAD AND BRIDGE DEPARTMENT PRIOR TO CUTTING THE CURB ON EMERALD TERRACE.
- THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY MUNICIPAL UTILITY DISTRICT No.1. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT No.1. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. ALL WATER, WASTEWATER AND STORM DRAINAGE IMPROVEMENTS MAY BE INSTALLED BY THE DISTRICT. ALL WATER, WASTEWATER AND STORM DRAINAGE EASEMENTS AND IMPROVEMENTS SHALL BE OWNED, OPERATED AND MAINTAINED BY PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT No.1 OR EL PASO COUNTY MUD No.1.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT No.1 OR EL PASO COUNTY MUD No.1.
- PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT No.1 WATER AND WASTEWATER SYSTEM PURSUANT TO RULES AND REGULATIONS OF PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT No.1 AND OTHER APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS.
- LOT 19 BLOCK 1, LOT 13 BLOCK 2 AND LOTS 32 AND 33 BLOCK 4 ARE DESIGNATED AS DRAINAGE EASEMENTS AND DETENTION POND EASEMENT LOTS. NO DWELLING/OCCUPANCY SHALL BE PERMITTED ON THESE LOTS. THESE LOTS SHALL BE DEEDED TO AND MAINTAINED BY PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT No.1 OR EL PASO COUNTY MUD No.1.
- ALL ROADWAYS AND STORM DRAINAGE FACILITIES IN PINE VALLEY AVENUE, INVERNESS DRIVE, JEFF WINTON DRIVE, SPYGLASS HILL COURT, INTERLACHEN COURT, OAKHILL COURT AND CYPRESS POINT COURT ARE TO REMAIN AS PRIVATE PROPERTY.
- IF, IN THE FUTURE, THE PRIVATE PROPERTY WITHIN THE ROAD AND STORM DRAINAGE ALLOCATIONS IS TO BE DEDICATED TO EL PASO COUNTY THE COUNTY WILL REQUIRE TESTING OF MATERIALS AND WORKMANSHIP AND WILL REQUIRE AN EXTENDED WARRANTY ON THOSE FACILITIES AND A LETTER OF CREDIT TO COVER THE COST TO REPLACE THOSE FACILITIES.

NOTE
BASIS OF BEARING (S00°35'33"E 5247'24") FROM "COMMENCING POINT" CORNER COMMON TO SECTIONS 21, 22, 320, 325 TO A "PUNCHED" OR CHISELED HOLE ON CONCRETE ACCEPTED AS SECTION CORNER COMMON TO SECTIONS 320, 321, 322, 325.



CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
C1	20.00	31.42	90°00'	20.00	28.28	S44°59'38"W
C2	20.00	31.42	90°00'	20.00	28.28	S44°59'38"W
C3	20.00	31.42	90°00'	20.00	28.28	S44°59'38"W
C4	130.00	37.52	16°31'14"	138.99	37.39	S81°08'30"W
C5	130.00	42.01	32°37'46"	158.99	42.04	S75°03'30"W
C6	130.00	47.52	48°31'14"	188.99	47.52	S66°03'30"W
C7	130.00	53.01	64°31'14"	228.99	53.01	S54°03'30"W
C8	130.00	58.52	80°31'14"	278.99	58.52	S44°03'30"W
C9	130.00	64.01	96°31'14"	338.99	64.01	S36°03'30"W
C10	130.00	69.52	112°31'14"	408.99	69.52	S30°03'30"W
C11	130.00	75.01	128°31'14"	488.99	75.01	S25°03'30"W
C12	130.00	80.52	144°31'14"	578.99	80.52	S21°03'30"W
C13	130.00	86.01	160°31'14"	678.99	86.01	S18°03'30"W
C14	130.00	91.52	176°31'14"	788.99	91.52	S16°03'30"W
C15	130.00	97.01	192°31'14"	908.99	97.01	S15°03'30"W
C16	130.00	102.52	208°31'14"	1038.99	102.52	S15°03'30"W
C17	130.00	108.01	224°31'14"	1178.99	108.01	S16°03'30"W
C18	130.00	113.52	240°31'14"	1328.99	113.52	S18°03'30"W
C19	130.00	119.01	256°31'14"	1488.99	119.01	S21°03'30"W
C20	130.00	124.52	272°31'14"	1658.99	124.52	S25°03'30"W
C21	130.00	130.01	288°31'14"	1838.99	130.01	S30°03'30"W
C22	130.00	135.52	304°31'14"	2028.99	135.52	S36°03'30"W
C23	130.00	141.01	320°31'14"	2228.99	141.01	S44°03'30"W
C24	130.00	146.52	336°31'14"	2438.99	146.52	S54°03'30"W
C25	130.00	152.01	352°31'14"	2658.99	152.01	S66°03'30"W
C26	130.00	157.52	368°31'14"	2898.99	157.52	S80°03'30"W
C27	130.00	163.01	384°31'14"	3158.99	163.01	S96°03'30"W
C28	130.00	168.52	400°31'14"	3438.99	168.52	S114°03'30"W
C29	130.00	174.01	416°31'14"	3738.99	174.01	S134°03'30"W
C30	130.00	179.52	432°31'14"	4058.99	179.52	S156°03'30"W
C31	130.00	185.01	448°31'14"	4408.99	185.01	S180°03'30"W
C32	130.00	190.52	464°31'14"	4788.99	190.52	S206°03'30"W
C33	130.00	196.01	480°31'14"	5198.99	196.01	S234°03'30"W
C34	130.00	201.52	496°31'14"	5638.99	201.52	S264°03'30"W
C35	130.00	207.01	512°31'14"	6108.99	207.01	S296°03'30"W
C36	130.00	212.52	528°31'14"	6608.99	212.52	S330°03'30"W
C37	130.00	218.01	544°31'14"	7138.99	218.01	S366°03'30"W
C38	130.00	223.52	560°31'14"	7698.99	223.52	S404°03'30"W
C39	130.00	229.01	576°31'14"	8288.99	229.01	S444°03'30"W
C40	130.00	234.52	592°31'14"	8908.99	234.52	S486°03'30"W
C41	130.00	240.01	608°31'14"	9558.99	240.01	S530°03'30"W
C42	130.00	245.52	624°31'14"	10238.99	245.52	S576°03'30"W
C43	130.00	251.01	640°31'14"	10948.99	251.01	S624°03'30"W
C44	130.00	256.52	656°31'14"	11688.99	256.52	S674°03'30"W
C45	130.00	262.01	672°31'14"	12458.99	262.01	S726°03'30"W
C46	130.00	267.52	688°31'14"	13258.99	267.52	S780°03'30"W
C47	130.00	273.01	704°31'14"	14088.99	273.01	S836°03'30"W
C48	130.00	278.52	720°31'14"	14948.99	278.52	S894°03'30"W
C49	130.00	284.01	736°31'14"	15838.99	284.01	S954°03'30"W
C50	130.00	289.52	752°31'14"	16758.99	289.52	S1016°03'30"W
C51	130.00	295.01	768°31'14"	17708.99	295.01	S1080°03'30"W
C52	130.00	300.52	784°31'14"	18688.99	300.52	S1146°03'30"W
C53	130.00	306.01	800°31'14"	19708.99	306.01	S1214°03'30"W
C54	130.00	311.52	816°31'14"	20758.99	311.52	S1284°03'30"W
C55	130.00	317.01	832°31'14"	21838.99	317.01	S1356°03'30"W
C56	130.00	322.52	848°31'14"	22948.99	322.52	S1430°03'30"W
C57	130.00	328.01	864°31'14"	24088.99	328.01	S1506°03'30"W
C58	130.00	333.52	880°31'14"	25258.99	333.52	S1584°03'30"W
C59	130.00	339.01	896°31'14"	26458.99	339.01	S1664°03'30"W
C60	130.00	344.52	912°31'14"	27688.99	344.52	S1746°03'30"W
C61	130.00	350.01	928°31'14"	28948.99	350.01	S1830°03'30"W
C62	130.00	355.52	944°31'14"	30238.99	355.52	S1916°03'30"W
C63	130.00	361.01	960°31'14"	31558.99	361.01	S2004°03'30"W
C64	130.00	366.52	976°31'14"	32908.99	366.52	S2094°03'30"W
C65	130.00	372.01	992°31'14"	34288.99	372.01	S2186°03'30"W
C66	130.00	377.52	1008°31'14"	35698.99	377.52	S2280°03'30"W
C67	130.00	383.01	1024°31'14"	37138.99	383.01	S2376°03'30"W
C68	130.00	388.52	1040°31'14"	38608.99	388.52	S2474°03'30"W
C69	130.00	394.01	1056°31'14"	40118.99	394.01	S2574°03'30"W
C70	130.00	399.52	1072°31'14"	41658.99	399.52	S2676°03'30"W
C71	130.00	405.01	1088°31'14"	43228.99	405.01	S2780°03'30"W
C72	130.00	410.52	1104°31'14"	44828.99	410.52	S2886°03'30"W
C73	130.00	416.01	1120°31'14"	46458.99	416.01	S2994°03'30"W
C74	130.00	421.52	1136°31'14"	48118.99	421.52	S3104°03'30"W
C75	130.00	427.01	1152°31'14"	49808.99	427.01	S3216°03'30"W
C76	130.00	432.52	1168°31'14"	51528.99	432.52	S3330°03'30"W
C77	130.00	438.01	1184°31'14"	53278.99	438.01	S3446°03'30"W
C78	130.00	443.52	1200°31'14"	55058.99	443.52	S3564°03'30"W
C79	130.00	449.01	1216°31'14"	56868.99	449.01	S3684°03'30"W
C80	130.00	454.52	1232°31'14"	58708.99	454.52	S3806°03'30"W
C81	130.00	460.01	1248°31'14"	60578.99	460.01	S3930°03'30"W
C82	130.00	465.52	1264°31'14"	62478.99	465.52	S4056°03'30"W
C83	130.00	471.01	1280°31'14"	64408.99	471.01	S4184°03'30"W
C84	130.00	476.52	1296°31'14"	66368.99	476.52	S4314°03'30"W
C85	130.00	482.01	1312°31'14"	68358.99	482.01	S4446°03'30"W
C86	130.00	487.52	1328°31'14"	70378.99	487.52	S4580°03'30"W
C87	130.00	493.01	1344°31'14"	72428.99	493.01	S4716°03'30"W
C88	130.00	498.52	1360°31'14"	74508.99	498.52	S4854°03'30"W
C89	130.00	504.01	1376°31'14"	76618.99	504.01	S4994°03'30"W
C90	130.00	509.52	1392°31'14"	78758.99	509.52	S5136°03'30"W
C91	130.00	515.01	1408°31'14"	80928.99	515.01	S5280°03'30"W
C92	130.00	520.52	1424°31'14"	83128.99	520.52	S5426°03'30"W
C93	130.00	526.01	1440°31'14"	85358.99	526.01	S5574°03'30"W
C94	130.00	531.52	1456°31'14"	87608.99	531.52	S5724°03'30"W
C95	130.00	537.01	1472°31'14"	89878.99	537.01	S5876°03'30"W
C96	130.00	542.52	1488°31'14"	92168.99	542.52	S6030°03'30"W
C97	130.00	548.01	1504°31'14"	94478.99	548.01	S6186°03'30"W
C98	130.00	553.52	1520°31'14"	96808.99	553.52	S6344°03'30"W
C99	130.00	559.01	1536°31'14"	99158.99	559.01	S6504°03'30"W
C100	130.00	564.52	1			