

# EMERALD ESTATES UNIT FOUR

A PORTION OF C.D. STEWART SURVEY NO. 320  
EL PASO COUNTY, TEXAS.  
CONTAINING 29.348 ACRES ±

**DESCRIPTION**  
DESCRIPTION OF A 29.348 ACRE TRACT OF LAND, SITUATED IN THE C.D. STEWART SURVEY NO. 320 OF EL PASO COUNTY, TEXAS SAID 29.348 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a point at the southeast corner of said C.D. Stewart Survey No. 320, being also the southwest corner of the W.J. Rand Survey No. 325, being also the northwest corner of the C.D. Stewart Survey No. 321 and being northeast corner of C.D. Stewart Survey No. 322.

THENCE, N 49°26'38" W, for a distance of 1791.83 feet to a 5/8 inch iron rod set with cap stamped "ZWA" set at southeast corner of the herein described tract and the POINT OF BEGINNING;

THENCE, N 50°53'56" W, for a distance of 58.04 feet to a 5/8 inch iron rod set with cap stamped "ZWA";

THENCE, N 53°08'40" W, for a distance of 105.97 feet to a 5/8 inch iron rod set with cap stamped "ZWA";

THENCE, N 25°44'07" E, for a distance of 16.69 feet to a 5/8 inch iron rod set with cap stamped "ZWA";

THENCE, N 65°23'05" W, for a distance of 54.00 feet to a 5/8 inch iron rod set with cap stamped "ZWA";

THENCE, N 24°36'55" E, for a distance of 253.11 feet to a 5/8 inch iron rod set with cap stamped "ZWA" set at the beginning of a curve to the left;

THENCE, along said curve to the left, having an arc length of 97.32 feet, a radius of 973.00 feet, a delta angle of 05°43'50", with a chord bearing of N 21°45'00" E, for a chord distance of 97.28 feet to a 5/8 inch iron rod set with cap stamped "ZWA" at the beginning of a compound curve to the left;

THENCE, along said compound curve to the left, having an arc length of 32.89 feet, a radius of 20.00 feet, a delta angle of 94°12'20", with a chord bearing of N 28°13'26" W, for a chord distance of 29.31 feet to a 5/8 inch iron rod set with cap stamped "ZWA";

THENCE, N 75°14'51" W, for a distance of 38.37 feet to a 5/8 inch iron rod set with cap stamped "ZWA" set at the beginning of a curve to the left;

THENCE, along said curve to the left, having an arc length of 307.78 feet, a radius of 1100.00 feet, a delta angle of 16°01'52", with a chord bearing of N 83°15'56" W, for a chord distance of 306.77 feet to a 5/8 inch iron rod set with cap stamped "ZWA";

THENCE, N 01°16'52" W, for a distance of 60.00 feet to a 5/8 inch iron rod set with cap stamped "ZWA";

THENCE, N 01°52'36" E, for a distance of 158.50 feet to a 5/8 inch iron rod set with cap stamped "ZWA";

THENCE, N 07°15'40" W, for a distance of 123.25 feet to a 5/8 inch iron rod set with cap stamped "ZWA";

THENCE, N 36°33'39" W, for a distance of 72.18 feet to a 5/8 inch iron rod set with cap stamped "ZWA";

THENCE, N 44°40'52" W, for a distance of 208.00 feet to a 5/8 inch iron rod set with cap stamped "ZWA";

THENCE, N 45°19'08" E, for a distance of 100.00 feet to a 5/8 inch iron rod set with cap stamped "ZWA" at the beginning of a curve to the left;

THENCE, along said curve to the left, having an arc length of 29.85 feet, a radius of 19.00 feet, a delta angle of 90°00'00", with a chord bearing of S 89°40'52" E, for a chord distance of 26.87 feet to a 5/8 inch iron rod set with cap stamped "ZWA";

THENCE, N 45°19'08" E, for a distance of 100.00 feet to a 5/8 inch iron rod set with cap stamped "ZWA";

THENCE, N 44°40'52" W, for a distance of 174.41 feet to a 5/8 inch iron rod set with cap stamped "ZWA";

THENCE, N 25°50'35" W, for a distance of 273.43 feet to a 5/8 inch iron rod set with cap stamped "ZWA";

THENCE, N 76°19'01" E, for a distance of 156.32 feet to a 5/8 inch iron rod set with cap stamped "ZWA";

THENCE, N 81°30'35" E, for a distance of 79.37 feet to a 5/8 inch iron rod set with cap stamped "ZWA";

THENCE, N 86°44'58" E, for a distance of 79.33 feet to a 5/8 inch iron rod set with cap stamped "ZWA";

THENCE, S 81°57'55" E, for a distance of 74.56 feet to a 5/8 inch iron rod set with cap stamped "ZWA";

THENCE, N 22°36'48" E, for a distance of 13.97 feet to a 5/8 inch iron rod set with cap stamped "ZWA";

THENCE, N 00°14'34" E, for a distance of 121.68 feet to a 5/8 inch iron rod set with cap stamped "ZWA";

THENCE, N 00°14'16" E, for a distance of 64.00 feet to a 5/8 inch iron rod set with cap stamped "ZWA" at the beginning of a curve to the right;

THENCE, along said curve to the right, having an arc length of 72.44 feet, a radius of 1485.21 feet, a delta angle of 02°47'43", with a chord bearing of S 88°22'57" E, for a chord distance of 72.43 feet to a 5/8 inch iron rod set with cap stamped "ZWA";

THENCE, S 86°58'55" E, for a distance of 42.88 feet to a 5/8 inch iron rod set with cap stamped "ZWA";

THENCE, S 03°00'59" W, for a distance of 64.00 feet to a 5/8 inch iron rod set with cap stamped "ZWA";

THENCE, S 86°59'01" E, for a distance of 538.43 feet to a 5/8 inch iron rod set with cap stamped "ZWA" for the northeast corner of the herein described tract;

THENCE, S 02°27'34" W, for a distance of 1568.06 feet to a 5/8 inch iron rod set with cap stamped "ZWA";

THENCE, S 29°18'05" W, for a distance of 166.53 feet to a 5/8 inch iron rod set with cap stamped "ZWA";

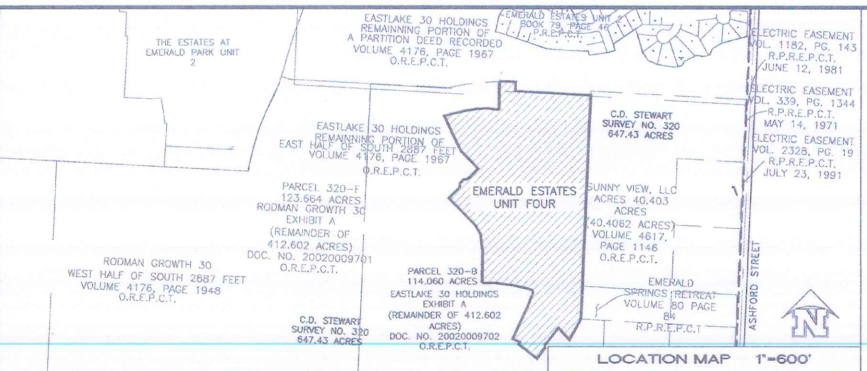
THENCE, N 42°42'13" W, for a distance of 113.69 feet to a 5/8 inch iron rod set with cap stamped "ZWA";

THENCE, S 39°22'44" W, for a distance of 107.08 feet to a 5/8 inch iron rod set with cap stamped "ZWA";

THENCE, S 39°22'18" W, for a distance of 54.00 feet to a 5/8 inch iron rod set with cap stamped "ZWA" on a curve to the right;

THENCE, along said curve to the right, having an arc length of 11.55 feet, a radius of 823.08 feet, a delta angle of 00°48'14", with a chord bearing of S 50°06'43" E, for a chord distance of 11.55 feet to a 5/8 inch iron rod set with cap stamped "ZWA";

THENCE, S 36°51'20" W, for a distance of 103.79 feet to the POINT OF BEGINNING, and containing more less 29.348 acres of land.



**OWNERS DEDICATION, CERTIFICATION AND ATTESTATION**

I, HUNT EMERALDS, LLC, AS OWNER OF THE 29.348 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EMERALD ESTATES UNIT FOUR, HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO THE PUBLIC USE THE STREETS, AND POND SHOWN HEREIN. SPECIFIC IMPROVEMENT TO BE DEDICATED TO THE PASO DEL ESTE MUD NO. 1 ARE: POND, AND UTILITY EASEMENTS SHOWN HEREIN AND DRAINAGE RIGHT-OF-WAYS. SPECIFIC IMPROVEMENTS TO BE DEDICATED TO THE COUNTY ARE STREET RIGHT-OF-WAY.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

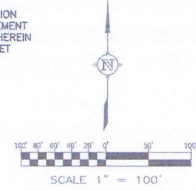
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND THE REGULATIONS OF PASO DEL ESTE MUD NO. 1.

(B) SEWER CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND THE REGULATIONS OF PASO DEL ESTE MUD NO. 1.

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.



**LEGEND**

(S)	SUBDIVISION BOUNDARY LINE
(C)	STREET CENTERLINE
(B)	BLOCK NUMBER
(L)	LOT NUMBER
(R)	EXISTING RIGHT OF WAY
(M)	PROPOSED STREET COUNTY MONUMENT
(I)	SET 5/8 INCH IRON ROD WITH A RED CAP STAMPED "ZWA"
(J)	SET 1/2 INCH IRON ROD WITH A RED CAP STAMPED "ZWA"
(K)	5/8 INCH IRON ROD FOUND UNLESS NOTED
(N)	CALCULATED POINT
(O)	LANDSCAPE LOT
(U)	UTILITY EASEMENT
(D)	DRAINAGE EASEMENT
(L)	LANDSCAPE EASEMENT
(M)	MONUMENT EASEMENT
(R)	RESTRICTED ACCESS EASEMENT
(I)	RECORD INFORMATION
(P)	PLAT RECORDS
(O)	EL PASO COUNTY, TEXAS OFFICIAL PUBLIC RECORDS
(C)	EL PASO COUNTY, TEXAS CENTERLINE OF ROAD
(B)	BENCH MARK

**ACREAGE TABLE**

DESCRIPTION	ACRES	SQ. FT.
ROW	7.004	305,124.695
RESIDENTIAL	17.274	752,455.440
POND	1.756	72,438.62
DRAINAGE R.O.W.	3.314	144,357.84

**STREET TABLE**

STREET NAME	LINEAR FEET
EMERALD PEARL DRIVE	1815.76 FEET
EMERALD RISE DRIVE	911.50 FEET
EMERALD NIGHT DRIVE	443.83 FEET
JEFF WINTON DRIVE	660.54 FEET
EMERALD SUN DRIVE	209.02 FEET
EMERALD TREE LANE	598.41 FEET
EMERALD TERRACE	112.97 FEET
EMERALD RAIN COURT	130.36 FEET

**SCHOOL DISTRICT**  
SOCORRO INDEPENDENT SCHOOL DISTRICT  
12300 EASTLAKE DRIVE  
EL PASO, TX 79925

**PROPOSED LAND USE**  
RESIDENTIAL LOTS = 77  
POND = 1  
DRAINAGE R.O.W. = 2

JUSTIN CHAPMAN, PRESIDENT  
HUNT EMERALDS, LLC.

STATE OF TEXAS  
COUNTY OF EL PASO

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUSTIN CHAPMAN, PRESIDENT HUNT EMERALDS, LLC, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN THE COUNTY OF EL PASO, TEXAS

MY COMMISSION EXPIRES \_\_\_\_\_

EL PASO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 232.028 (A):

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EMERALD ESTATES UNIT FOUR SUBDIVISION WAS REVIEWED AND APPROVED BY THE EL PASO COUNTY, TEXAS COMMISSIONER'S COURT ON \_\_\_\_\_, 2019.

ATTEST:

COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF EL PASO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 212.009 (C) AND 212.0115 (B):

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EMERALD PARK UNIT FOUR SUBDIVISION WAS RECEIVED AND APPROVED BY THE CITY PLAN COMMISSION OF THE CITY OF EL PASO ON \_\_\_\_\_, 2019.

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_ ATTEST: EXECUTIVE SECRETARY \_\_\_\_\_

APPROVED FOR FILING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

PLANNING AND INSPECTIONS DIRECTOR \_\_\_\_\_

COUNTY CLERK'S RECORDING CERTIFICATE FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D. IN

FILE NO. \_\_\_\_\_

EL PASO COUNTY CLERK \_\_\_\_\_ BY DEPUTY \_\_\_\_\_



**OWNER/DEVELOPER**  
HUNT EMERALDS, LLC  
4401 NORTH MESA  
EL PASO, TEXAS 79902  
VOICE (915) 533-1122  
FAX (915) 545-2631  
CONTACT: MR. JOSE LARES, P.E.

**ENGINEER**  
**TRE & ASSOCIATES**  
Engineering Solutions  
TYPE FIRM #13987  
119 N. Mesa Park Drive, Suite 200 El Paso, Texas 79912  
Office: (915) 852-6003  
Fac: (915) 829-8208

**ENGINEER'S DEDICATION**  
SUBDIVISION IMPROVEMENT PLANS PREPARED BY AND UNDER THE SUPERVISION OF TRE & ASSOCIATES, LLC.  
ROBERTO S. ROMERO, P.E. NO. 114517

**W.J. RAND SURVEY NO. 325**  
647.75 ACRES

**C.D. STEWART SURVEY NO. 321**  
644.71 ACRES

**C.D. STEWART SURVEY NO. 322**

**SURVEYOR**  
**ZWA**  
Zamora, L.L.C.  
Professional Land Surveyors  
Job # 2079-01  
1590 Zaragoza Road, Suite B-5 • El Paso, TX 79936  
Office: (915) 955-9009 • Fax: (915) 855-8012

**SURVEYOR'S DEDICATION**  
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.  
G. RENE ZAMORA, R.P.L.S. TX. NO. 5582

<b>Emerald Estates</b>	<b>Price</b>	<b>Lot sf</b>	<b>Hm sf</b>	<b>Lot</b>	<b>Block</b>	<b>Front</b>	<b>Back</b>	<b>Left</b>	<b>Right</b>
13480 Rain Court	\$88,000.00	11,767		4	8	75	105	124	145
323 Emerald Tree Lane	\$83,000.00	11,543		24	8	61	94	139	171
300 Emerald Rise Drive	\$79,500.00	11,004		26	8	69	102	146	124
324 Emerald Rise Drive	\$62,500.00	8,497		32	8	60	81	119	126
320 Emerald Night Drive	\$94,500.00	14,995		18	9	46	138	115	110
325 Emerald Night Drive	\$95,000.00	14,514		19	9	62	173	123	141
329 Emerald Night Drive	\$81,500.00	11,816		20	9	84	79	141	134
333 Emerald Night Drive	\$74,000.00	8,865		21	9	70	72	134	118
341 Emerald Night Drive	\$74,000.00	8,260		23	9	70	70	118	118
345 Emerald Night Drive	\$74,000.00	8,646		24	9	74	74	118	118
321 Emerald Rise Drive	\$80,000.00	9,415		11	10	96	53	118	130
325 Emerald Rise Dirve	\$69,000.00	9,090		12	10	67	67	130	130