SUBDIVISION

Emerald Park Unit Four (2nd REVISED)

City of El Paso — City Plan Commission — 4/5/2018

SUSU18-00014 — Major Combination

STAFF CONTACT:	Vanessa Munoz, (915) 212-1644, munozvx@elpasotexas.gov
PROPERTY OWNER:	Hunt Emeralds, LLC
REPRESENTATIVE:	TRE & Associates, LLC
LOCATION:	South of Eastlake and East of I-10, ETJ
ACREAGE:	33.930
VESTED:	Yes
PARK FEES REQUIRED:	N/A
EXCEPTION/MODIFICATION REQUEST:	The applicant is requesting the following modification request: 1. To allow for a character count greater than thirteen (13). This is being requested in order to meet a character and space count of up to twenty-one (21) letters and spaces for the proposed street names within the subdivision.
RELATED APPLICATIONS:	N/A
PUBLIC INPUT:	N/A
STAFF RECOMMENDATION:	Approval with conditions

SUMMARY OF REQUEST: The applicant proposes to subdivide 33.930 acres of land into 145 single-family residential lots and a 1.847-acre storm water pond within the City's Extraterritorial Jurisdiction. Primary access to the proposed subdivision will be provided via Horizon Boulevard and Ashford Road; however, there is no proposed direct access from Horizon Boulevard. The applicant is dedicating 16' of right-of-way along Ashford and including an 8' bicycle path within the parkway.

SUMMARY OF RECOMMENDATION: Planning staff's recommendation is **APPROVAL** of Emerald Park Unit Four on a major combination basis subject to the following conditions and requirements:

- Staff recommends that the City Plan Commission require the applicant landscape the rear of all double frontage lots pursuant to Section 19.16.080.D of the former subdivision code.
- Include a note on the final plat stating that a temporary turnaround easement will be provided for Emerald Sun Drive and that the temporary turnaround easement be executed and referenced on the final plat prior to recordation in order to comply with Section 19.16.020.C. of the former subdivision code.

DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

The applicant is requesting the following modification request:

1. To allow for a character count greater than thirteen (13). This is being requested in order to meet a character and space count of up to twenty-one (21) letters and spaces for the proposed street names within the subdivision.

The applicant does meet the criteria under Section 19.04.170.A.3 of the former subdivision code. *A-3. The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage, dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.*

~~N/A~~

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G4, Suburban (Walkable)

GOAL 2.2:	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
GOAL 2.3:	
The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.	
POLICY	**DOES IT COMPLY?**
2.2.2: The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types. Housing types include both small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants.	No, the applicant is only proposing single-family detached homes.

2.2.6: The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.	No, the proposed subdivision will only provide single-family residential housing.
2.3.2.a.: New neighborhood streets should connect to the existing street network in all adjoining areas where practical.	Yes, the applicant is proposing two connections to an existing street, Ashford.

NEIGHBORHOOD CHARACTER: Subject property is located in the City of El Paso's extraterritorial jurisdiction and not within the path of annexation. Properties adjacent to the subject property are residential developments. The nearest school is Col. John O. Ensor Middle School (0.53 miles). The nearest park is Ranchos Del Sol (7.50 miles). The subject property is not with-in the areas of potential annexation by the City, therefore meeting the requirements to be excluded from the calculation for "Parkland / fees. "This property is not located within any Impact Fee Service Area.

COMMENT FROM THE PUBLIC: N/A.

STAFF COMMENTS:
No objections to proposed subdivision.

PLAT EXPIRATION:
This application will expire on **April 5, 2021**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

ATTACHMENTS:
1. Preliminary plat
2. Final plat
3. Modification Request
4. Application
5. Department Comments

ATTACHMENT 1

EMERALD PARK UNIT FOUR

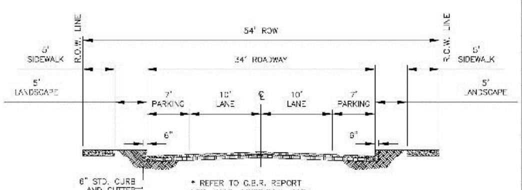
A PORTION OF C.D. STEWART SURVEY NO. 320
EL PASO COUNTY, TEXAS.
CONTAINING 33.930 ACRES ±

Parcel Table

BLOCK #	LOT #	AREA	BLOCK #	LOT #	AREA	BLOCK #	LOT #	AREA	BLOCK #	LOT #	AREA	BLOCK #	LOT #	AREA	BLOCK #	LOT #	AREA
5	1	80439.40	5	21	6434.42	7	10	6236.03	7	30	8577.00	9	5	8234.12	10	7	6612.00
5	2	8228.91	5	22	6432.09	7	11	6265.82	8	1	11218.72	9	6	8232.89	10	8	6612.00
5	3	6765.06	5	23	6434.19	7	12	6295.61	8	2	8877.88	9	7	8231.66	10	9	6612.00
5	4	6765.00	5	24	6434.07	7	13	6325.40	8	3	8866.94	9	8	8044.44	10	10	6640.10
5	5	6765.00	5	25	6436.17	7	14	6378.47	8	4	8856.01	9	9	6447.43	10	11	6638.14
5	6	6765.00	5	26	6433.84	7	15	6469.02	8	5	8845.07	9	10	6201.01	10	12	6612.00
5	7	6765.00	5	27	6729.93	7	16	6265.54	8	6	8834.14	9	11	6201.01	10	13	6612.00
5	8	6765.00	6	1	6728.93	7	17	10827.12	8	7	8659.99	9	12	6201.01	10	14	6612.00
5	9	6765.00	6	2	6433.36	7	18	21003.81	8	8	6345.16	9	13	6175.11	10	15	6612.00
5	10	6765.00	6	3	6433.24	7	19	16334.56	8	9	5995.00	9	14	6037.82	10	16	6612.00
5	11	6765.00	6	4	6730.06	7	20	7859.13	8	10	5995.00	9	15	5965.90	10	17	6614.10
5	12	6764.91	7	1	6423.29	7	21	6650.61	8	11	5995.00	9	16	5984.82	10	18	6609.90
5	13	6719.75	7	2	5996.10	7	22	6052.00	8	12	5995.00	9	17	6093.36	10	19	6612.00
5	14	6659.15	7	3	6027.49	7	23	6538.80	8	13	5995.00	9	18	6574.38	10	20	7783.69
5	15	7509.54	7	4	6057.28	7	24	8380.35	8	14	6639.25	10	1	10064.55	10	21	10144.72
5	16	12868.50	7	5	6087.07	7	25	6996.96	8	15	7926.03	10	2	8673.63	11	1	6583.48
5	17	11489.46	7	6	6116.86	7	26	8815.84	9	1	10108.17	10	3	7900.03	11	2	6485.46
5	18	7122.83	7	7	6146.65	7	27	8619.70	9	2	9186.53	10	4	7207.84	11	3	6485.08
5	19	6432.39	7	8	6176.44	7	28	6417.41	9	3	8236.59	10	5	8632.79	11	4	6091.09
5	20	6436.75	7	9	6206.24	7	29	8273.08	9	4	8235.36	10	6	6612.04	11	5	6201.71

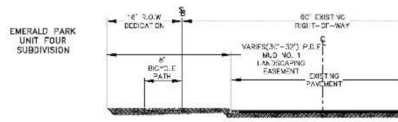
Parcel Table

BLOCK #	LOT #	AREA	BLOCK #	LOT #	AREA
11	6	7018.18	12	8	6463.59
11	7	6812.93	12	9	6490.39
11	8	6785.08	12	10	6557.05
11	9	8548.75	12	11	6478.71
11	10	7813.55	12	12	6221.30
11	11	6575.70	12	13	5931.42
11	12	6629.90			
11	13	7150.26			
11	14	6562.13			
11	15	6441.60			
11	16	6262.17			
11	17	6118.85			
11	18	6038.83			
12	1	6433.13			
12	2	6335.64			
12	3	6190.05			
12	4	6042.53			
12	5	6054.92			
12	6	6041.94			
12	7	6487.53			

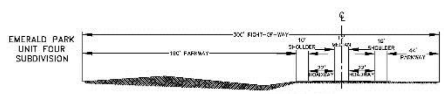


* REFER TO G.E.R. REPORT FOR IMAC, AGGREGATE BASE COURSE, AND SUB-GRADE DESIGN.

LOCAL RESIDENTIAL
54' R.O.W. TYPICAL ROAD SECTION
SCALE: NTS



ASHFORD STREET
RESIDENTIAL COLLECTOR
(60' RIGHT OF WAY)



HORIZON BLVD.
MAJOR ARTERIAL
(300' RIGHT OF WAY)

Curve Table

Curve #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	31.42	20.00	090°00'00"	N36°33'59"E	28.28
C2	28.47	20.00	081°33'59"	S49°13'01"E	26.13
C3	11.55	823.00	000°48'14"	N50°06'43"W	11.55
C4	209.70	4611.72	002°35'19"	N88°15'57"W	209.68
C5	429.43	850.00	028°56'47"	N36°02'38"W	424.88
C6	10.86	400.00	001°33'22"	N88°18'19"W	10.86
C7	362.16	1600.00	012°58'08"	N12°35'56"W	361.39
C8	88.03	400.00	012°36'35"	S86°08'59"W	87.85
C9	609.35	2300.00	015°10'47"	S84°52'59"W	607.57
C10	158.13	850.00	010°39'32"	N16°14'28"W	157.90
C11	429.43	850.00	028°56'47"	N36°02'38"W	424.88
C12	337.73	2300.00	008°24'48"	S88°15'59"W	337.43
C13	271.61	2300.00	006°45'58"	S80°40'35"W	271.46
C14	167.81	1600.00	006°00'34"	N16°04'43"W	167.74
C15	194.35	1600.00	006°57'34"	N09°35'39"W	194.23
C16	30.55	20.00	087°31'19"	N54°40'22"W	27.67
C17	174.12	70.00	142°31'22"	S49°18'48"E	132.58
C18	15.43	30.00	029°28'38"	S74°09'50"W	15.26
C19	17.75	30.00	033°54'05"	N70°45'51"W	17.49
C20	192.59	70.00	157°37'59"	N47°22'11"E	137.34
C21	17.75	30.00	033°54'05"	S14°29'46"E	17.49
C22	31.42	20.00	090°01'06"	S47°27'49"W	28.29
C23	31.41	20.00	089°58'46"	N42°32'14"W	28.28
C24	31.41	20.00	089°58'54"	S42°32'11"E	28.28
C25	31.42	20.00	090°01'14"	N47°27'46"E	28.29
C26	31.42	20.00	090°01'06"	S47°27'49"W	28.29
C27	31.41	20.00	089°58'46"	N42°32'14"W	28.28
C28	31.42	20.00	090°01'14"	N47°27'46"E	28.29
C29	11.60	427.00	001°33'22"	N88°18'19"W	11.60
C30	17.75	30.00	033°54'05"	S72°07'58"E	17.49
C31	217.23	70.00	177°48'09"	S35°55'00"W	139.97
C32	17.75	30.00	033°54'05"	N36°02'02"W	17.49
C33	35.50	20.00	101°42'03"	N31°46'02"E	31.02
C34	177.18	2327.00	004°21'45"	S80°26'10"W	177.14
C35	27.09	20.00	077°36'57"	S62°56'14"E	25.07
C36	403.95	877.00	026°23'27"	N37°19'28"W	400.39
C37	557.30	823.00	038°47'53"	N30°18'39"W	546.71
C38	32.28	20.00	092°28'41"	N35°19'38"E	28.89
C39	40.21	30.00	076°48'11"	S49°18'48"E	37.27
C40	34.35	20.00	098°23'58"	N43°05'07"E	30.28
C41	356.05	1573.00	012°58'08"	N12°35'56"W	355.29
C42	27.16	20.00	077°48'13"	N57°59'06"W	25.12
C43	177.13	2273.00	004°27'53"	S80°52'50"W	177.08
C44	33.75	20.00	096°41'10"	S30°18'18"W	29.89
C45	109.08	877.00	007°07'34"	N14°28'30"W	109.01
C46	28.48	20.00	081°36'02"	S46°54'53"E	26.14
C47	47.04	30.00	089°49'50"	N47°22'11"E	42.36
C48	31.42	20.00	090°00'00"	N42°32'44"W	28.28
C49	88.97	373.00	013°39'57"	S85°37'18"W	88.76
C50	31.47	20.00	090°08'28"	S33°43'05"W	28.32
C51	148.74	1627.00	005°14'17"	N08°44'00"W	148.69
C52	93.97	427.00	012°36'35"	S86°08'59"W	93.78
C53	31.42	20.00	090°00'00"	N47°27'16"E	28.28
C54	31.41	20.00	089°58'54"	N42°32'11"W	28.28
C55	273.81	2273.00	006°54'07"	S89°01'19"W	273.65
C56	36.53	20.00	104°39'15"	S33°14'38"W	31.66
C57	126.49	1627.00	004°27'16"	N16°51'22"W	126.46
C58	29.85	20.00	085°31'34"	S57°23'31"E	27.16
C59	26.51	20.00	075°56'42"	S57°03'21"E	24.61
C60	304.66	2327.00	007°30'05"	S88°43'20"W	304.44
C61	31.42	20.00	090°01'06"	N47°27'49"E	28.29
C62	31.41	20.00	089°58'54"	N42°32'11"W	28.28

Curve Table

Curve #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C63	10.13	373.00	001°33'22"	N88°18'19"W	10.13
C64	57.60	30.00	110°00'00"	S35°55'00"W	49.15
C65	17.21	30.00	032°51'36"	N05°31'05"E	16.97
C66	71.74	70.00	058°43'23"	S07°24'49"E	68.64
C67	54.71	70.00	044°46'47"	S59°09'54"E	53.33
C68	47.67	70.00	039°01'12"	N78°56'07"E	46.76
C69	17.21	30.00	032°51'36"	S75°51'18"W	16.97
C70	1.77	30.00	003°22'57"	N89°24'22"W	1.77
C71	41.42	70.00	033°54'05"	S70°45'51"E	40.82
C72	53.80	70.00	044°02'00"	N70°16'06"E	52.48
C73	47.77	70.00	039°06'04"	N28°42'04"E	46.85
C74	49.60	70.00	040°35'50"	N11°08'53"W	48.57
C75	15.45	30.00	029°30'34"	S16°41'31"E	15.28
C76	2.30	30.00	004°23'31"	S00°15'31"W	2.30
C77	12.98	30.00	024°47'49"	S76°41'06"E	12.88
C78	4.77	30.00	009°06'16"	S59°44'03"E	4.76
C79	49.30	70.00	040°21'06"	N75°21'29"W	48.29
C80	43.47	70.00	035°34'59"	S66°40'29"W	42.78
C81	43.47	70.00	035°34'59"	S31°05'29"W	42.78
C82	43.47	70.00	035°34'59"	S04°29'30"E	42.78
C83	37.51	70.00	030°42'04"	S37°38'02"E	37.06
C84	77.09	2327.00	001°53'53"	S81°40'06"W	77.08
C85	100.10	2327.00	002°27'52"	S79°29'14"W	100.09
C86	43.21	877.00	002°49'24"	N25°32'27"W	43.21
C87	60.10	877.00	003°55'36"	N28°54'57"W	60.09
C88	60.11	877.00	003°55'38"	N32°50'34"W	60.10
C89	60.12	877.00	003°55'40"	N36°46'13"W	60.11
C90	60.28	877.00	003°56'17"	N40°42'12"W	60.27
C91	59.98	877.00	003°55'07"	N44°37'54"W	59.97
C92	60.14	877.00	003°55'44"	N48°33'20"W	60.13
C93	154.30	937.00	009°26'06"	N42°05'01"W	154.12
C94	20.90	937.00	001°16'41"	N46°09'43"W	20.90
C95	67.11	937.00	004°06'14"	N43°28'15"W	67.10
C96	67.31	937.00	004°06'58"	N39°21'39"W	67.30
C97	67.50	937.00	004°07'39"	N35°14'21"W	67.48
C98	67.67	937.00	004°08'16"	N31°06'24"W	67.65
C99	92.02	937.00	005°37'37"	N26°13'28"W	91.98
C100	56.35	937.00	003°26'44"	N25°08'02"W	56.34
C101	55.77	937.00	003°24'37"	N28°33'42"W	55.76
C102	56.43	937.00	003°27'03"	N31°59'32"W	56.43
C103	59.67	937.00	003°38'54"	N35°32'31"W	59.66
C104	60.71	823.00	004°13'35"	N47°35'46"W	60.70
C105	60.31	823.00	004°11'56"	N43°23'02"W	60.30
C106	60.09	823.00	004°11'01"	N39°11'34"W	60.08
C107	59.85	823.00	004°09'59"	N35°01'03"W	59.83
C108	59.86	823.00	004°10'02"	N30°51'03"W	59.84
C109	59.87	823.00	004°10'06"	N26°40'59"W	59.86
C110	60.09	823.00	004°10'59"	N22°30'27"W	60.07
C111	57.41	823.00	003°59'49"	N18°25'02"W	57.40
C112	57.91	823.00	004°01'53"	N14°24'11"W	57.89
C113	21.20	823.00	001°28'32"	N11°38'59"W	21.20
C114	16.45	1573.00	000°35'57"	N06°24'51"W	16.45
C115	59.62	1573.00	002°10'18"	N07°47'58"W	59.61
C116	59.50	1573.00	002°10'03"	N09°58'08"W	59.50
C117	61.50	1573.00	002°14'24"	N12°10'22"W	61.50
C118	54.97	1573.00	002°00'08"	N14°17'38"W	54.97
C119	55.00	1573.00	002°00'13"	N16°17'48"W	55.00
C120	49.00	1573.00	001°47'06"	N18°11'27"W	49.00
C121	87.73	2273.00	002°12'41"	S82°00'27"W	87.72
C122	89.40	2273.00	002°15'13"	S79°46'30"W	89.39
C123	33.27	877.00	002°10'25"	N16°57'04"W	33.27
C124	55.05	877.00	003°35'46"	N14°03'59"W	55.04

Curve Table

Curve #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C125	20.76	877.00	001°21'23"	N11°35'24"W	20.76
C126	27.97	373.00	004°17'49"	N89°41'38"W	27.97
C127	60.99	373.00	009°22'06"	S83°28'23"W	60.92
C128	89.93	1627.00	003°10'01"	N09°46'08"W	89.92
C129	58.81	1627.00	002°04'16"	N07°09'00"W	58.81
C130	33.88	427.00	004°32'47"	S82°07'05"W	33.87
C131	60.09	427.00	008°03'47"	S86°25'23"W	60.04
C132	55.98	2273.00	001°24'40"	N86°13'57"W	55.98
C133	55.98	2273.00	001°24'40"	N89°38'37"W	55.98
C134	55.98	2273.00	001°24'40"	S88°56'43"W	55.98
C135	55.98	2273.00	001°24'40"	S87°32'04"W	55.98
C136	49.91	2273.00	001°15'29"	S86°12'00"W	49.91
C137	4.48	1627.00	000°09'29"	N19°00'16"W	4.48
C138	122.00	1627.00	004°17'47"	N16°46'38"W	121.97
C139	52.64	2327.00	001°17'46"	S85°37'11"W	52.64
C140	65.05	2327.00	001°36'06"	S87°04'07"W	65.04
C141	62.58	2327.00	001°32'27"	S88°38'23"W	62.58
C142	58.13	2327.00	001°25'52"	N89°52'27"W	58.12
C143	58.01	2327.00	001°25'42"	N88°26'40"W	58.01
C144	8.25	2327.00	000°12'11"	N87°37'43"W	8.25
C145	31.46	4611.72	000°23'27"	N87°09'31"W	31.46
C146	66.75	4611.72	000°49'45"	N87°46'07"W	66.75
C147	55.01	4611.72	000°41'00"	N88°31'30"W	55.01
C148	55.02	4611.72	000°41'01"	N89°12'30"W	55.02
C149	1.47	4611.72	000°01'06"	N89°33'33"W	1.47

Line Table

Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	54.00	N08°26'01"W	L26	68.30	S16°25'59"E	L50	47.00	S08°26'01"E
L2	63.03	N81°33'59"E	L27	11.56	S16°25'59"E	L51	45.18	S10°54'43"E
L3	54.00	N81°33'59"E	L28	63.04	S15°06'29"E	L52	45.18	N87°42'54"W
L4	90.93	N81°42'10"E	L29	43.61	N15°06'29"W	L53	56.83	S87°42'54"E
L5	23.65	N50°53'56"W	L30	61.11	S14°32'41"E	L54	56.83	S02°27'16"W
L6	103.60	N36°47'21"E	L31	51.06	S13°13'27"E	L55	89.29	S89°05'00"E
L7	54.00	N39°23'18"E	L32	50.91	S12°18'27"E	L56	81.40	N89°05'00"W
L8	107.08	N39°22'44"E	L33	56.88	S11°12'38"E	L57	81.40	N19°05'00"W
L9	113.69	S42°42'13"E	L34	55.01	S10°04'57"E	L58	98.83	S06°06'52"E
L10	389.04	S19°05'00"E	L35	55.16	S09°13'57"E	L60	7.68	S86°57'55"E
L11	19.43	S15°06'29"E	L36	68.00	S08°58'42"E			
L12	26.20	N10°54'43"W	L37	68.00	S08°58'42"E			
L13	76.98	N87°31'37"W	L38	14.28	S09°13'57"E			
L14	76.97	N87°31'37"W	L39	40.87	S09°13'57"E			
L15	76.97	S87°31'37"E	L40	14.13	S10°04'57"E			
L16	88.18	S02°27'08"W	L41	40.87	S10°04'57"E			
L17	77.78	N89°05'00"W	L42	14.13	S11°12'38"E			
L18	92.13	N81°33'59"E	L43	42.75	S11°12'38"E			
L19	85.72	S19°05'00"E	L44	17.28	S12°18'27"E			
L20	108.16	S19°05'00"E	L45	33.63	S12°18'27"E			
L21	44.38	S06°06'52"E	L46	21.40	S13°13'27"E			
L22	56.26	N06°06'52"W	L47	29.66	S13°13'27"E			
L23	89.29	S89°05'00"E	L48	25.42	S14°32'41"E			
L25	54.75	N16°25'59"W	L49	35.70	S14°32'41"E			

PRELIMINARY
TO BE CONSIDERED BY THE CITY PLAN COMMISSION
RECOMMENDATIONS CONCERNING THIS PLAT MUST BE FILED BY:

HUNT COMMUNITIES

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

ENGINEER
TRE & ASSOCIATES
Engineering Solutions
TBPE FIRM #13087
110 N. Mesa Park Drive, Suite 200, El Paso, Texas 79912, Office: (915) 852-9093, Fax: (915) 629-8506
6101 W. Courtyard Dr. Bldg 1, Ste. 100, Austin, Texas 78730, Office: (512) 358-1049, Fax: (512) 358-5374

SURVEYOR
ZWA
Zamora, L.L.C.
Professional Land Surveyors
Job # 2078-01
1510 Zaragoza Road, Suite B-8 • El Paso, TX 79936
Office (915) 855-9009 • Fax (915) 855-9012

DATE OF PREPARATION: DECEMBER, 2017

ATTACHMENT 2

EMERALD PARK UNIT FOUR

A PORTION OF C.D. STEWART SURVEY NO. 320
EL PASO COUNTY, TEXAS.
CONTAINING 33.930 ACRES ±

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	31.42	20.00	090°00'00"	N36°33'59"E	28.28
C2	28.47	20.00	081°33'59"	S49°13'01"E	26.13
C3	11.55	823.00	000°48'14"	N50°06'43"W	11.55
C4	209.70	4611.72	002°36'19"	N88°15'57"W	209.68
C5	429.43	850.00	028°56'47"	N36°02'38"W	424.88
C6	10.86	400.00	001°33'22"	N88°18'19"W	10.86
C7	362.16	1600.00	012°58'08"	N12°35'56"W	361.39
C8	88.03	400.00	012°36'35"	S86°08'59"W	87.85
C9	609.35	2300.00	015°10'47"	S84°52'59"W	607.57
C10	158.13	850.00	010°39'32"	N16°14'28"W	157.90
C11	429.43	850.00	028°56'47"	N36°02'38"W	424.88
C12	337.73	2300.00	008°24'48"	S88°15'59"W	337.43
C13	271.61	2300.00	006°45'58"	S80°40'35"W	271.46
C14	167.81	1600.00	006°00'34"	N16°04'43"W	167.74
C15	194.35	1600.00	006°57'34"	N09°35'39"W	194.23
C16	30.55	20.00	087°31'19"	N54°40'22"W	27.67
C17	174.12	70.00	142°31'22"	S49°18'48"E	132.58
C18	15.43	30.00	029°28'38"	S74°09'50"W	15.26
C19	17.75	30.00	033°54'05"	N70°45'51"W	17.49
C20	192.59	70.00	157°37'59"	N47°22'11"E	137.34
C21	17.75	30.00	033°54'05"	S14°29'46"E	17.49
C22	31.42	20.00	090°01'06"	S47°27'49"W	28.29
C23	31.41	20.00	089°58'46"	N42°32'14"W	28.28
C24	31.41	20.00	089°58'54"	S42°32'11"E	28.28
C25	31.42	20.00	090°01'14"	N47°27'46"E	28.29
C26	31.42	20.00	090°01'06"	S47°27'49"W	28.29
C27	31.41	20.00	089°58'46"	N42°32'14"W	28.28
C28	31.42	20.00	090°01'14"	N47°27'46"E	28.29
C29	11.60	427.00	001°33'22"	N88°18'19"W	11.60
C30	17.75	30.00	033°54'05"	S72°07'58"E	17.49
C31	217.23	70.00	177°48'09"	S35°55'00"W	139.97
C32	17.75	30.00	033°54'05"	N36°02'02"W	17.49
C33	35.50	20.00	101°42'03"	N31°46'02"E	31.02
C34	177.18	2327.00	004°21'45"	S80°26'10"W	177.14
C35	27.09	20.00	077°36'57"	S62°56'14"E	25.07
C36	403.95	877.00	026°23'27"	N37°19'28"W	400.39
C37	557.30	823.00	038°47'53"	N30°18'39"W	546.71
C38	32.28	20.00	092°28'41"	N35°19'38"E	28.89
C39	40.21	30.00	076°48'11"	S49°18'46"E	37.27
C40	34.35	20.00	098°23'58"	N43°05'07"E	30.28
C41	356.05	1573.00	012°58'08"	N12°35'56"W	355.29
C42	27.16	20.00	077°48'13"	N57°59'08"W	25.12
C43	177.13	2273.00	004°27'53"	S80°52'50"W	177.08
C44	33.75	20.00	096°41'10"	S30°16'18"W	29.89
C45	109.08	877.00	007°07'34"	N14°28'30"W	109.01
C46	28.48	20.00	081°36'02"	S46°54'53"E	26.14
C47	47.04	30.00	089°49'50"	N47°22'11"E	42.36
C48	31.42	20.00	090°00'00"	N42°32'44"W	28.28
C49	88.97	373.00	013°39'57"	S85°37'18"W	88.76
C50	31.47	20.00	090°08'28"	S33°43'05"W	28.32
C51	148.74	1627.00	005°14'17"	N08°44'00"W	148.69
C52	93.97	427.00	012°36'35"	S86°08'59"W	93.78
C53	31.42	20.00	090°00'00"	N47°27'16"E	28.28
C54	31.41	20.00	089°58'54"	N42°32'11"W	28.28
C55	273.81	2273.00	006°54'07"	S89°01'19"W	273.65
C56	36.53	20.00	104°39'15"	S33°14'38"W	31.66
C57	126.49	1627.00	004°27'16"	N16°51'22"W	126.46
C58	29.85	20.00	085°31'34"	S57°23'31"E	27.16
C59	26.51	20.00	075°56'42"	S57°03'21"E	24.61
C60	304.66	2327.00	007°30'05"	S88°43'20"W	304.44
C61	31.42	20.00	090°01'06"	N47°27'49"E	28.29
C62	31.41	20.00	089°58'54"	N42°32'11"W	28.28

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C63	10.13	373.00	001°33'22"	N88°18'19"W	10.13
C64	57.60	30.00	110°00'00"	S35°55'00"W	49.15
C65	17.21	30.00	032°51'36"	N05°31'05"E	16.97
C66	71.74	70.00	058°43'23"	S07°24'49"E	68.64
C67	54.71	70.00	044°46'47"	S59°09'54"E	53.33
C68	47.67	70.00	039°01'12"	N78°56'07"E	46.76
C69	17.21	30.00	032°51'36"	S75°51'18"W	16.97
C70	1.77	30.00	003°22'57"	N89°24'22"W	1.77
C71	41.42	70.00	033°54'05"	S70°45'51"E	40.82
C72	53.80	70.00	044°02'00"	N70°16'06"E	52.48
C73	47.77	70.00	039°06'04"	N28°42'04"E	46.85
C74	49.60	70.00	040°35'50"	N11°08'53"W	48.57
C75	15.45	30.00	029°30'34"	S16°41'31"E	15.28
C76	2.30	30.00	004°23'31"	S00°15'31"W	2.30
C77	12.98	30.00	024°47'49"	S76°41'06"E	12.88
C78	4.77	30.00	009°06'16"	S59°44'03"E	4.76
C79	49.30	70.00	040°21'06"	N75°21'29"W	48.29
C80	43.47	70.00	035°34'59"	S66°40'29"W	42.78
C81	43.47	70.00	035°34'59"	S31°05'29"W	42.78
C82	43.47	70.00	035°34'59"	S04°29'30"E	42.78
C83	37.51	70.00	030°42'04"	S37°38'02"E	37.06
C84	77.09	2327.00	001°53'53"	S81°40'06"W	77.08
C85	100.10	2327.00	002°27'52"	S79°29'14"W	100.09
C86	43.21	877.00	002°49'24"	N25°32'27"W	43.21
C87	60.10	877.00	003°55'36"	N28°54'57"W	60.09
C88	60.11	877.00	003°55'38"	N32°50'34"W	60.10
C89	60.12	877.00	003°55'40"	N36°46'13"W	60.11
C90	60.28	877.00	003°56'17"	N40°42'12"W	60.27
C91	59.98	877.00	003°55'07"	N44°37'54"W	59.97
C92	60.14	877.00	003°55'44"	N48°33'20"W	60.13
C93	154.30	937.00	009°26'06"	N42°05'01"W	154.12
C94	20.90	937.00	001°16'41"	N46°09'43"W	20.90
C95	67.11	937.00	004°06'14"	N43°28'15"W	67.10
C96	67.31	937.00	004°06'58"	N39°21'39"W	67.30
C97	67.50	937.00	004°07'39"	N35°14'21"W	67.48
C98	67.67	937.00	004°08'16"	N31°06'24"W	67.65
C99	92.02	937.00	005°37'37"	N26°13'28"W	91.98
C100	56.35	937.00	003°26'44"	N25°08'02"W	56.34
C101	55.77	937.00	003°24'37"	N28°33'42"W	55.76
C102	56.43	937.00	003°27'03"	N31°59'32"W	56.43
C103	59.67	937.00	003°38'54"	N35°32'31"W	59.66
C104	60.71	823.00	004°13'35"	N47°35'48"W	60.70
C105	60.31	823.00	004°11'56"	N43°23'02"W	60.30
C106	60.09	823.00	004°11'01"	N39°11'34"W	60.08
C107	59.85	823.00	004°09'59"	N35°01'03"W	59.83
C108	59.86	823.00	004°10'02"	N30°51'03"W	59.84
C109	59.87	823.00	004°10'06"	N26°40'59"W	59.86
C110	60.09	823.00	004°10'59"	N22°30'27"W	60.07
C111	57.41	823.00	003°59'49"	N18°25'02"W	57.40
C112	57.91	823.00	004°01'53"	N14°24'11"W	57.89
C113	21.20	823.00	001°28'32"	N11°38'59"W	21.20
C114	16.45	1573.00	000°35'57"	N06°24'51"W	16.45
C115	59.62	1573.00	002°10'18"	N07°47'58"W	59.61
C116	59.50	1573.00	002°10'03"	N09°58'08"W	59.50
C117	61.50	1573.00	002°14'24"	N12°10'22"W	61.50
C118	54.97	1573.00	002°00'08"	N14°17'38"W	54.97
C119	55.00	1573.00	002°00'13"	N16°17'48"W	55.00
C120	49.00	1573.00	001°47'06"	N18°11'27"W	49.00
C121	87.73	2273.00	002°12'41"	S82°00'27"W	87.72
C122	89.40	2273.00	002°15'13"	S79°46'30"W	89.39
C123	33.27	877.00	002°10'25"	N16°57'04"W	33.27
C124	55.05	877.00	003°35'46"	N14°03'59"W	55.04

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C123	100.10	2327.00	002°27'52"	S79°29'14"W	100.09
C124	43.21	877.00	002°49'24"	N25°32'27"W	43.21
C125	60.10	877.00	003°55'36"	N28°54'57"W	60.09
C126	60.11	877.00	003°55'38"	N32°50'34"W	60.10
C127	60.12	877.00	003°55'40"	N36°46'13"W	60.11
C128	60.28	877.00	003°56'17"	N40°42'12"W	60.27
C129	59.98	877.00	003°55'07"	N44°37'54"W	59.97
C130	60.14	877.00	003°55'44"	N48°33'20"W	60.13
C131	20.90	937.00	001°16'41"	N46°09'43"W	20.90
C132	67.11	937.00	004°06'14"	N43°28'15"W	67.10
C133	67.50	937.00	004°07'39"	N35°14'21"W	67.48
C134	67.31	937.00	004°06'58"	N39°21'39"W	67.30
C135	67.67	937.00	004°08'16"	N31°06'24"W	67.65
C136	92.02	937.00	005°37'37"	N26°13'28"W	91.98
C137	154.30	937.00	009°26'06"	N42°05'01"W	154.12
C138	59.67	937.00	003°38'54"	N35°32'31"W	59.66
C139	56.43	937.00	003°27'03"	N31°59'32"W	56.43
C140	55.77	937.00	003°24'37"	N28°33'42"W	55.76
C141	56.35	937.00	003°26'44"	N25°08'02"W	56.34
C142	10.86	400.00	001°33'22"	N88°18'19"W	10.86
C143	167.81	1600.00	006°00'34"	N16°04'43"W	167.74
C144	194.35	1600.00	006°57'34"	N09°35'39"W	194.23
C145	362.16	1600.00	012°58'08"	N12°35'56"W	361.39
C146	88.03	400.00	012°36'35"	S86°08'59"W	87.85
C147	271.61	2300.00	006°45'58"	S80°40'35"W	271.46
C148	337.73	2300.00	008°24'48"	S88°15'59"W	337.43
C149	609.35	2300.00	015°10'47"	S84°52'59"W	607.57
C150	587.55	850.00	039°36'19"	N30°42'52"W	575.93
C151	429.43	850.00	028°56'47"	N36°02'38"W	424.88

Line Table		
Line #	Length	Direction
L1	54.00	N08°26'01"W
L2	63.03	N81°33'59"E
L3	54.00	N81°33'59"E
L4	90.93	N81°42'10"E
L5	23.65	N50°53'56"W
L6	103.80	N36°47'21"E
L7	54.00	N39°23'18"E
L8	107.08	N39°22'44"E
L9	113.69	S42°42'13"E
L10	369.04	S19°05'00"E
L11	19.43	S15°06'29"E
L12	26.20	N10°54'43"W
L13	76.98	N87°31'37"W
L14	76.97	N87°31'37"W
L15	76.97	S87°31'37"E
L16	88.18	S02°27'08"W
L17	77.78	N89°05'00"W
L18	92.13	N81°33'59"E
L19	85.72	S19°05'00"E
L20	108.16	S19°05'00"E
L21	44.38	S06°06'52"E
L22	58.26	N06°06'52"W
L23	89.29	S89°05'00"E
L25	54.75	N16°25'59"W

Line Table		
Line #	Length	Direction
L26	66.30	S16°25'59"E
L27	11.56	S16°25'59"E
L28	63.04	S15°06'29"E
L29	43.61	N15°06'29"W
L30	61.11	S14°32'41"E
L31	51.06	S13°13'27"E
L32	50.91	S12°18'27"E
L33	56.88	S11°12'38"E
L34	55.01	S10°04'57"E
L35	55.16	S09°13'57"E
L36	66.00	S08°58'42"E
L37	66.00	S08°58'42"E
L38	14.28	S09°13'57"E
L39	40.87	S09°13'57"E
L40	14.13	S10°04'57"E
L41	40.87	S10°04'57"E
L42	14.13	S11°12'38"E
L43	42.75	S11°12'38"E
L44	17.28	S12°18'27"E
L45	33.63	S12°18'27"E
L46	21.40	S13°13'27"E
L47	29.66	S13°13'27"E
L48	25.42	S14°32'41"E
L49	35.70	S14°32'41"E

Line Table		
Line #	Length	Direction
L50	47.00	S08°26'01"E
L51	45.18	S10°54'43"E
L52	45.18	N87°42'54"W
L53	56.83	S87°42'54"E
L54	56.83	S02°27'16"W
L55	89.29	S89°05'00"E
L56	61.40	N89°05'00"W
L57	61.40	N19°05'00"W
L58	98.83	S06°06'52"E
L60	7.66	S86°57'55"E

DESCRIPTION

DESCRIPTION OF A 33.930 ACRE TRACT OF LAND, SITUATED IN THE C.D. STEWART SURVEY NO. 320 IN EL PASO COUNTY TEXAS, SAID 33.930 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 the northeast corner of C.D. Stewart Survey No. 322;

THENCE N 02°21'59" E, with said common line for a distance of **212.45** feet to a point;

THENCE N 86°57'55" W, for a distance of **7.66** feet to a 5/8 inch iron rod with cap stamped "ZWA" set for southeast corner of the herein described tract and the **POINT OF BEGINNING;**

THENCE N 86°57'55" W, for a distance of **154.04** feet to a 5/8 inch iron rod 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 **209.70 feet**, a radius of **4611.72 feet**, a delta angle of **02°36'19"**, with a chord bearing of **N 88°15'57" W**, for a chord distance of **209.68 feet** to a 5/8 inch iron rod with cap stamped "ZWA" set;

THENCE N 87°42'54" W, for a distance of **962.27 feet** to a 5/8 inch iron rod with cap stamped "ZWA" set at the southwest corner of the herein described tract;

THENCE over and across C.D. Stewart Survey No. 320 with the west and north lines of the herein described tract, the following eighteen (18) courses and distances;

1) **N 01°35'01" W**, for a distance of **195.07 feet** to a 5/8 inch iron rod with cap stamped "ZWA" set;

2) **N 08°26'01" W**, for a distance of **54.00 feet** to a 5/8 inch iron rod with cap stamped "ZWA" set;

3) **N 81°33'59" E**, for a distance of **63.03** feet to a 5/8 inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the left;

4) along said curve to the left, having an arc length of **31.42 feet**, a radius of **20.00 feet**, a delta angle of **90°00'00"**, with a chord bearing of **N 36°33'59" E**, for a chord distance of **28.28 feet** to a 5/8 inch iron rod with cap stamped "ZWA" set;

5) **N 81°33'59" E**, for a distance of **54.00 feet** to a 5/8 inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the left;

6) along said curve to the left, having an arc length of **28.47 feet**, a radius of **20.00 feet**, a delta angle of **81°33'59"**, with a chord bearing of **S 49°13'01" E**, for a chord distance of **26.13** feet to a 5/8 inch iron rod with cap stamped "ZWA" set;

7) **N 81°42'10" E**, for a distance of **90.93** feet to a 5/8 inch iron rod with cap stamped "ZWA" set;

8) **N 08°26'01" W**, for a distance of **230.16 feet** to a 5/8 inch iron rod with cap stamped "ZWA" set;

9) **N 24°52'22" W**, for a distance of **202.47 feet** to a 5/8 inch iron rod with cap stamped "ZWA" set;

10) **N 34°25'14" W**, for a distance of **229.02 feet** to a 5/8 inch iron rod with cap stamped "ZWA";

11) **N 50°53'56" W**, for a distance of **23.65** feet to a 5/8 inch iron rod with cap stamped "ZWA" set;

12) **N 36°47'21" E**, for a distance of **103.80** feet to a 5/8 inch iron rod with cap stamped "ZWA" set on a curve to the left;

13) along said curve to the left, having an arc length of **11.55 feet**, a radius of **823.00 feet**, a delta angle of **00°48'14"**, with a chord bearing of **N 50°06'43" W**, for a chord distance of **11.55 feet** to a 5/8 inch iron rod with cap stamped "ZWA" set;

14) **N 39°23'18" E**, for a distance of **54.00** feet to a 5/8 inch iron rod with cap stamped "ZWA" set;

15) **N 39°22'44" E**, for a distance of **107.08** feet to a 5/8 inch iron rod with cap stamped "ZWA" set;

16) **S 42°42'13" E**, for a distance of **113.69** feet to a 5/8 inch iron rod with cap stamped "ZWA" set;

17) **N 29°18'05" E**, for a distance of **166.53** feet to a 5/8 inch iron rod with cap stamped "ZWA" set for the northwest corner of the herein described tract;

18) **S 86°57'46" E**, for a distance of **1100.15 feet** to a 5/8 inch iron rod with cap stamped "ZWA" set at the northeast corner of the herein described tract and being on the west line of Ashford street a 60' foot wide right of way;

THENCE S 02°27'08" W, for a distance of **1171.92 feet** to the **POINT OF BEGINNING**, and containing more less **33.930 acres** of land.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY
EMERALD PARK UNIT FOUR 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 EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.00, 212.001

THE FOLLOWING BENCH MARK INFORMATION IS GOVERNED BY THE PASEO DE ESTE MUNICIPAL UTILITY DISTRICT (PDEMUD) RULES AND REGULATIONS, ARTICLE II(A)(3)(f).

BEARING BASIS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT TXOAA (NGS PID NO. AB6217), HAVING VALUES 31°43'10.98685"(N), 106°14'29.61456"(W) COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

VERTICAL DATUM:
VERTICAL DATUM IS BASED ON WEST TEXAS AIRPORT REFERENCE POINT TX04A (NGS PID NO. AB6217) NAVD 88 DATUM AND REFERENCED TO NAD83, HAVING AN ELEVATION OF 4005.80. SEE BENCH MARK LIST.

Parcel Table		
BLOCK #	LOT #	AREA
5	27	6729.93
5	26	6433.64
5	25	6436.17
5	24	6434.07
5	23	6434.19
5	22	6432.09
5	21	6434.42
5	20	6436.75
5	19	6432.39
5	18	7122.83
5	17	11489.46
5	16	12868.50
5	15	7509.54
5	14	6659.15
5	13	6719.75
5	11	6765.00
5	10	6765.00
5	9	6765.00
5	8	6765.00
5	7	6765.00
5	6	6765.00
5	5	6765.00
5	4	6765.00
5	3	6765.06
5	2	8228.91
5	1	80439.40
5	12	6764.91
6	4	6730.06
6	3	6433.24
6	2	6433.36
6	1	6728.93
7	30	6577.00
7	29	6273.08
7	28	6417.41
7	27	6619.70

Parcel Table		
BLOCK #	LOT #	AREA
7	26	6815.84
7	25	6996.96
7	24	8380.35
7	23	6538.80
7	22	6052.00
7	21	6650.61
7	20	7659.13
7	19	16334.56
7	18	21003.81
7	17	10827.12
7	16	6265.54
7	15	6469.02
7	14	6378.47
7	13	6325.40
7	12	6295.61
7	11	6265.82
7	10	6236.03
7	9	6206.24
7	8	6176.44
7	7	6146.65
7	6	6116.86
7	5	6087.07
7	4	6057.28
7	3	6027.49
7	2	5996.10
7	1	6423.29
8	15	7926.03
8	14	6639.25
8	13	5995.00
8	12	5995.00
8	11	5995.00
8	10	5995.00
8	9	5995.00
8	8	6345.16
8	7	8659.99

Parcel Table		
BLOCK #	LOT #	AREA
8	6	8634.14
8	5	8845.07
8	4	8856.01
8	3	8666.94
8	2	8877.88
8	1	11218.72
9	18	6574.38
9	17	6093.36
9	16	5984.82
9	15	5965.90
9	14	6037.62
9	13	6175.11
9	12	6201.01
9	11	6201.01
9	10	6201.01
9	9	6447.43
9	8	8044.44
9	7	8231.66
9	6	8232.89
9	5	8234.12
9	4	8235.36
9	3	8236.59
9	2	9166.53
9	1	10108.17
10	15	6612.00
10	14	6612.00
10	13	6612.00
10	12	6612.00
10	11	6638.14
10	10	6640.10
10	9	6612.00
10	8	6612.00
10	7	6612.00
10	6	6612.04
10	5	6632.79

Parcel Table		
BLOCK #	LOT #	AREA
10	4	7207.84
10	3	7900.03
10	2	8673.63
10	1	10064.55
10	21	10144.72
10	20	7783.69
10	19	6612.00
10	18	6609.90
10	17	6614.10
10	16	6612.00
11	18	8038.83
11	17	6118.85
11	16	6262.17
11	15	6441.60
11	14	6562.13
11	13	7150.26
11	12	6629.90
11	11	6575.70
11	10	7813.55
11	9	8548.75
11	8	6785.08
11	7	6812.93
11	6	7018.18
11	5	6201.71
11	4	6091.09
11	3	6485.08
11	2	6465.46
11	1	6583.48
12	13	5931.42
12	12	6221.30
12	11	8476.71
12	10	8557.05
12	9	6490.39
12	8	6463.59
12	7	6487.53

Parcel Table		
BLOCK #	LOT #	AREA
12	6	6041.94
12	5	6054.92
12	4	6042.53
12	3	6190.05
12	2	6335.64
12	1	6433.13

HUNT COMMUNITIES

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FAX (915) 545 2631
CONTACT: MR. JOSE LARES, P.E.

SURVEYOR

ENGINEER
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Engineering Solutions
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SURVEYOR
ZWA
Zamora, L.L.C.
Professional Land Surveyors
Job # 2078-01
150 Zaragosa Road, Suite B-6 • El Paso, TX 79936
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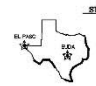


DATE OF PREPARATION: DECEMBER, 2017

EMERALD PARK UNIT FOUR

A PORTION OF C.D. STEWART SURVEY NO. 320
EL PASO COUNTY, TEXAS.
CONTAINING 33.930 ACRES ±

ENGINEERING REPORT FOR EMERALD PARK UNIT FOUR BY ROBERTO S. ROMERO

WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE

THE PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT (PDEMUD) NO. 1 WILL PROVIDE POTABLE WATER SERVICE TO EMERALD PARK UNIT FOUR SUBDIVISION. HUNT MISSION RIDGE, LLC (THE SUBDIVIDER) AND PDEMUD 1 HAVE ENTERED INTO A CONTRACT IN WHICH PDEMUD 1 HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST THIRTY YEARS AND THE PDEMUD 1 HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLY TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION.

THE PROPOSED WATER SYSTEM WILL TIE-INTO ONE (1) EXISTING EIGHT-INCH (8") WATER STUB-OUT AT THE WESTERN END OF JEFF WINTON DRIVE, AND FROM ONE (1) EXISTING EIGHT-INCH (8") WATER LINE APPROXIMATELY TWO-HUNDRED FEET (200') SOUTH OF THE INTERSECTION OF INVERNESS DRIVE AND JEFF WINTON DRIVE. THESE TIE-IN LINES WILL FEED OFF INTO EIGHT-INCH (8") WATER LINES THAT WILL RUN ALONG THE NORTH AND EAST SIDES OF EACH PROPOSED STREET RIGHT-OF-WAY. THE PROPOSED WATER LINES WILL SERVE EACH LOT WITH 3/4 INCH DIAMETER SERVICE LINES.

ONCE THE EIGHT-INCH (8") DIAMETER WATER LINES ARE INSTALLED, THE TOTAL ESTIMATED COST FOR THESE IMPROVEMENTS IS $XXX,XXX OR $X,XXX PER LOT. PRIOR TO OBTAINING WATER SERVICE, INDIVIDUAL LOT OWNERS MUST OBTAIN A WATER METER FROM PDEMUD 1 AND PAY ALL APPLICABLE FEES TO PDEMUD 1. ADDITIONALLY, INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR THE COST AND INSTALLATION OF ANY SERVICE LINE REQUIRED FROM THE METER BOX TO THEIR DWELLING. THE SUBDIVIDER HAS ALSO INSTALLED SIX (12) FIRE HYDRANT ASSEMBLIES AT A COST OF $X,XXX. THE WATER FACILITIES WILL BE FULLY OPERABLE ON THE DATE OF MARCH 27, 2019.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

PDEMUD 1 WILL PROVIDE SEWAGE SERVICE TO EMERALD PARK UNIT FOUR SUBDIVISION. THE SUBDIVIDER AND PDEMUD 1 HAVE ENTERED INTO A CONTRACT IN WHICH PDEMUD 1 HAS PROMISED TO PROVIDE SEWER SERVICE TO THE SUBDIVISION FOR AT LEAST THIRTY YEARS. THE PROPOSED SEWER COLLECTION SYSTEM WILL TIE-INTO ONE (1) REGIONAL WASTEWATER LINE APPROXIMATELY FOUR-HUNDRED AND NINETY FEET (490') WEST OF THE EMERALD SUN DRIVE AND EMERALD GLASS DRIVE INTERSECTION. THE PROPOSED SEWER SYSTEM WILL TIE INTO A 12-INCH (12") LINE.

THE PROPOSED SEWER COLLECTION SYSTEM WITHIN THIS SUBDIVISION WILL CONSIST OF EIGHT-INCH (8') SEWER LINES THAT WILL RUN ALONG THE SOUTH AND WEST SIDES OF EACH PROPOSED STREET RIGHT-OF-WAY. THE PROPOSED SEWER SYSTEM WILL ALSO INCLUDE SIXTEEN (16) MANHOLES AND ONE-HUNDRED FOURTY-FIVE (145) FOUR (4") INCH SERVICE LATERALS TO SERVICE INDIVIDUAL LOTS.

THE PROPOSED SEWER SYSTEM WILL BE CONSTRUCTED BY THE DEVELOPER DURING THE SUBDIVISION CONSTRUCTION PHASE OF EMERALD PARK UNIT FOUR SUBDIVISION. THE ESTIMATED COST OF THESE SEWER FACILITIES IS $XXX,XXX OR $X,XXX PER LOT. BEFORE OBTAINING SEWER SERVICE, INDIVIDUAL LOT OWNERS MUST PAY ALL APPLICABLE FEES TO PDEMUD 1. THE WASTEWATER FACILITIES WILL BE FULLY OPERABLE ON THE DATE OF MARCH 27, 2019

CERTIFICATION

I CERTIFY THAT THE WATER AND WASTEWATER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL WATER AND WASTEWATER FACILITIES, DISCUSSED ABOVE ARE AS FOLLOW:

WATER FACILITIES: THESE FACILITIES WILL BE INSTALLED AND COMPLETELY CONSTRUCTED, EXCEPT FOR THE WATER METERS AND INSTALLATION, AND WILL COST $XXX,XXX OR $X,XXX PER LOT.

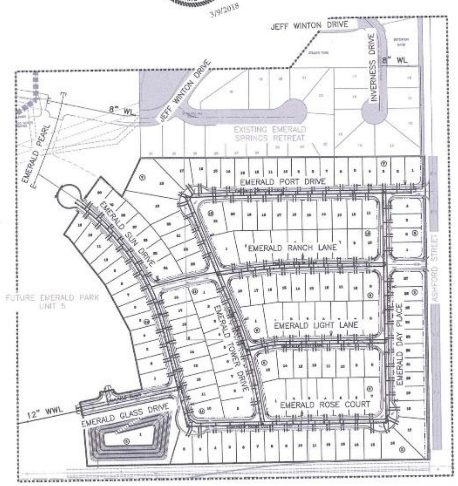
SEWAGE FACILITIES: THESE FACILITIES WILL BE INSTALLED AND COMPLETELY CONSTRUCTED, EXCEPT FOR THE INSTALLATION AND HOOK-UP FEES OF INDIVIDUAL LOTS, AND WILL COST $XXX,XXX OR $X,XXX PER LOT OWNERS ARE RESPONSIBLE FOR THE COST AND INSTALLATION OF ANY SERVICE LINE REQUIRED FROM THE WASTEWATER SERVICE LATERAL TO THEIR DWELLING.

THE WATER AND SEWAGE FACILITIES TO BE INSTALLED BY THE DEVELOPER WILL BE CONSTRUCTED WITHIN TWO (2) YEARS OF THE FILING OF THE FINAL PLAT FOR THIS SUBDIVISION.

ROBERTO S. ROMERO
TEXAS LICENSE 114517

STATE OF TEXAS
ROBERTO S. ROMERO
114517
LICENSED
PROFESSIONAL ENGINEER
3/9/2018

3/9/2018
DATE



MAP OF WATER AND WASTEWATER SYSTEMS
MAPA DE SISTEMAS DE AGUA POTABLE Y SANEAMIENTO

DISTRIBUCION DE AGUA: DESCRIPCION, COSTOS Y FECHA DE INICIO DE OPERACIONES

EL DISTRITO MUNICIPAL REGIONAL DE PASEO DEL ESTE NUMERO 1 (PDEMUD 1) PROVEERA EL SERVICIO DE AGUA POTABLE A LA SUBDIVISION "EMERALD PARK UNIT 4". HUNT MISSION RIDGE, L.L.C. (EL PROPIETARIO DEL PROYECTO) Y PDEMUD 1 HAN ESTABLECIDO UN CONTRATO EN EL CUAL PDEMUD 1 SE COMPROMETE A PROVEER DE SUFICIENTE AGUA A LA SUBDIVISION POR LO MENOS DE TREINTA AÑOS Y PDEMUD 1 HA PROPORCIONADO LA DOCUMENTACION NECESARIA PARA GARANTIZAR LA CALIDAD Y CANTIDAD DEL SUMINISTRO DE AGUA DISPONIBLE A LARGO PLAZO, PARA ABASTECER EL DESARROLLO COMPLETO DE LA SUBDIVISION.

EL NUEVO SISTEMA DE AGUA POTABLE SERA CONECTADO A UN (1) CABO EXISTENTE DE AGUA DE OCHO (8") PULGADAS AL TERMINO OESTE DE LA CALLE JEFF WINTON, Y A UNA (1) LINEA EXISTENTE DE AGUA POTABLE DE OCHO (8") PULGADAS APROXIMADAMENTE DOSCIENTOS (200') PIES SUR DE LA INTERCCION DE INVERNESS DRIVE Y JEFF WINTON DRIVE. DE ESTAS CONEXIONES SE INSTALARAN LINEAS DE AGUA POTABLE DE OCHO (8") PULGADAS LAS CUALES SERAN SITUADAS AL NORTE Y ESTE DENTRO DEL DERECHO DE PASO DE CADA CALLE PROPUESTA. LAS LINEAS DE AGUA QUE ESTAN SIENDO PROPUESTAS PROVEERAN EL SERVICIO DE AGUA A CADA UNO DE LOS LOTES POR MEDIO DE LINEAS DE SERVICIO DE (3/4) DE PULGADA DE DIAMETRO.

EL COSTO TOTAL ESTIMADO POR ESTAS MEJORAS ES DE $XXX,XXX O DE $X,XXX POR CADA LOTE. ANTES DE OBTENER EL SERVICIO DE AGUA POTABLE, LOS PROPIETARIOS DE CADA LOTE DEBERAN OBTENER UN MEDIDOR DE AGUA DE PDEMUD 1 Y NECESITARAN PAGAR TODAS LAS CUOTAS PERTINENTES A PDEMUD 1. ADEMAS, CADA PROPIETARIO ES RESPONSABLE DE PAGAR EL COSTO Y LA INSTALACION DE CUALQUIER LINEA DE SERVICIO QUE SEA NECESARIA DEL MEDIDOR DE AGUA A SU PROPIEDAD. EL PROPIETARIO DEL PROYECTO HA INSTALADO TAMBIEN UN TOTAL DE DOCE (12) UNIDADES DE HIDRANTES A UN COSTO DE $X,XXX. EL SISTEMA DE AGUA POTABLE PROPUESTO ESTARA LISTO PARA EL INICIO DE OPERACIONES EL DIA VEINTISIETE DE MARZO DEL 2019.

SISTEMA DE SANEAMIENTO: DESCRIPCION, COSTOS Y FECHA DE INICIO DE OPERACIONES

PDEMUD 1 PROVEERA EL SERVICIO DE DRENAJE A LA SUBDIVISION "EMERALD PARK UNIT FOUR". EL PROPIETARIO DEL PROYECTO Y PDEMUD 1 HAN ESTABLECIDO UN CONVENIO EN EL CUAL PDEMUD 1 SE HA COMPROMETIDO A PROVEER EL SERVICIO DE SANEAMIENTO A LA SUBDIVISION POR LO MENOS DE TREINTA AÑOS. EL NUEVO SISTEMA SERA CONECTADO A UNA (1) LINEA REGIONAL DE DRENAJE APROXIMADAMENTE CUATROCIENTOS NOVENTA (490') PIES AL OESTE DE LA INTERSECCION DE EMERALD SUN DRIVE Y EMERALD GLASS DRIVE. EL NUEVO SISTEMA SERA CONECTADO A UNA LINEA DE DOCE (12") PULGADAS.

El SISTEMA PROPUESTO DE DRENAJE DENTRO DE LA SUBDIVISION CONSISTIRA DE LINEAS DE OCHO (8") PULGADAS QUE SUIGEN DENTRO EL DERECHO DE PASO DE CADA CALLE DEL FRACCIONAMIENTO SITUADAS AL SUR Y OESTE DE LAS LINEAS CENTRALES DE CADA CALLE. EL SISTEMA DE DRENAJE INCLUYE DIEZ Y SEIS (16) ALCANTARILLAS Y CIENTOCUARENTA Y CINCO (145) LINEAS DE SERVICIO LATERALES DE CUATRO PULGADAS (4") PARA SERVIR LOTES INDIVIDUALMENTE.

EL SISTEMA DE DRENAJE PROPUESTO SERA CONSTRUIDO POR EL URBANIZADOR DURANTE LA FASE DE CONSTRUCCION DE LA SUBDIVISION EMERALD PARK UNIT FOUR. EL COSTO ESTIMADO DE ESTE SISTEMA DE DRENAJE ES DE $XXX,XXX O $X,XXX POR CADA LOTE. ANTES DE OBTENER SERVICIO DE DRENAJE, CADA PROPIETARIO DEBERA PAGAR LAS CUOTAS REQUERIDAS A PDEMUD 1. EL SISTEMA DE DRENAJE SANITARIO INICIARA SUS OPERACIONES EL DIA VEINTISIETE DE MARZO DEL 2019.

CERTIFICACION

YO CERTIFICO QUE LOS SERVICIOS DE AGUA Y DRENAJE MENCIONADOS ANTERIORMENTE ESTAN DE ACUERDO CON EL MODELO DE REGLAS APROBADAS BAJO LA SECCION 16.343 DEL CODIGO DE AGUA DE TEJAS. YO CERTIFICO QUE LOS COSTOS ESTIMADOS DE INSTALACION DEL SISTEMA DE AGUA Y DRENAJE MENCIONADOS ANTERIORMENTE, SON:

SISTEMA DE AGUA: ESTE SISTEMA SERA INSTALADO Y CONSTRUIDO EN SU TOTALIDAD, CON EXCEPCION DE LOS MEDIDORES DE AGUA, Y COSTARA $XXX,XXX O $X,XXX POR LOTE.

SISTEMA DE DRENAJE: ESTE SISTEMA SERA INSTALADO Y CONSTRUIDO EN SU TOTALIDAD, CON EXCEPCION DEL COSTO DE LAS CONECCIONES PARA CADA LOTE, Y COSTARA $XXX,XXX O $X,XXX POR LOTE. LOS PROPIETARIOS DE CADA LOTE SON RESPONSABLES POR EL COSTO Y LA INSTALACION DE CUALQUIER LINEA DE SERVICIO QUE SEA NECESARIA, DE LA LINEA DE SERVICIO LATERAL A SUS PROPIEDADES.

EL SISTEMA DE AGUA Y DRENAJE INSTALADO POR EL URBANIZADOR SERA CONSTRUIDO DENTRO DE DOS (2) AÑOS DESPUES DE ARCHIVAR EL PLANO FINAL DE LA SUBDIVISION.

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DRAINAGE REPORT
BY ROBERTO S. ROMERO, P.E.

EMERALD PARK UNIT FOUR SUBDIVISION IS ON A HIGHPOINT THAT SLOPES IN SOUTHERLY AND NORTHERLY DIRECTIONS. THE SUBDIVISION IS DESIGNED TO CAPTURE AND CONTAIN STORMWATER RUNOFF WITHIN ITS BOUNDARIES. THE FRONT PORTIONS OF THE LOTS WITHIN THE SUBDIVISION HAVE BEEN GRADED SLIGHTLY SO THAT THE FRONT YARD SLOPES DOWN TOWARD THE STREETS. ALL FINISH FLOOR LOT ELEVATIONS ARE TYPICALLY 1.25-FEET, AS A MINIMUM, ABOVE THE AVERAGE TOP OF CURB ELEVATION IN FRONT OF THE LOT. ALL THE STREETS HAVE BEEN CONSTRUCTED WITH CURBS AND GUTTERS AT AN ELEVATION TYPICALLY A FEW INCHES LOWER THAN THE ADJOINING LOTS. THE SUBDIVISION STREETS CAPTURE RUNOFF FROM THE LOTS AND CARRY IT ALONG THE CONCRETE CURB AND GUTTER TO CONCENTRATE THE GENERATED RUNOFF INTO NEW DRAINAGE INLETS. THE RUNOFF IS COLLECTED AND CONVEYED BY MEANS OF STORM SEWER SYSTEMS TO DISCHARGE INTO A RETENTION BASIN LOCATED WITHIN THE SUBDIVISION BOUNDARY, WHICH IS DESIGNED WITH SUFFICIENT POND CAPACITY TO RETAIN A 100-YEAR DESIGN RAINFALL.

ASHFORD STREET, ADJACENT TO THE SUBDIVISION, CONVEYS RUNOFF IN A NORTHERLY AND SOUTHERLY DIRECTION, RESPECTIVE TO THE HIGH POINT. THE RUNOFF IS CAPTURED BY EXISTING DRAINAGE STRUCTURES. RUNOFF ALONG THE HORIZON BOULEVARD PARKWAY ADJACENT TO THE SUBDIVISION IS CAPTURED BY A NATURAL ARROYO THAT FLOWS IN A WESTERLY DIRECTION INTO FEMA FLOOD ZONE "A". OFFSITE RUNOFF WEST OF THE SUBDIVISION FLOWS IN A WESTERLY DIRECTION INTO THE EXISTING NATURAL ARROYO WEST OF THE SUBDIVISION.

ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM MAP, COMMUNITY PANEL NUMBER 480212 0250B, DATED SEPTEMBER 4, 1991, THIS PROPERTY APPEARS TO LIE WITHIN ZONE 'X' AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN.

THE ABOVE MEASURES PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, AVOID CONCENTRATING RUNOFF ONTO OTHER LOTS, AND COORDINATE INDIVIDUAL LOT DRAINAGE WITH THE GENERAL STORM DRAINAGE PATTERN FOR THE AREA. THE MAP AT THE BOTTOM ILLUSTRATES THE FLOW PATTERNS FOR THE RUNOFF.

CERTIFICATION

UNDER LOCAL GOVT. CODE 232.021(4), 'FLOODPLAIN' MEANS ANY AREA IN THE 100-YEAR FLOODPLAIN THAT IS SUSCEPTIBLE TO BEING INUNDATED BY WATER FROM ANY SOURCE OR THAT IS IDENTIFIED BY FEMA UNDER THE NATIONAL FOOD INSURANCE ACT. BY MY SIGNATURE BELOW, I CERTIFY THAT EMERALD PARK UNIT FOUR SUBDIVISION LIES WITHIN A FLOOD ZONE DESIGNATION OF 'X' AS DESIGNATED IN PANEL NO. 480212 0250B DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "X" INDICATES AREAS OF MINIMAL FLOODING.

ROBERTO S. ROMERO
TEXAS LICENSE 114517

STATE OF TEXAS
ROBERTO S. ROMERO
114517
LICENSED
PROFESSIONAL ENGINEER
3/9/2018

3/9/2018
DATE

REPORTE DE DESAGÜE

EL FRACCIONAMIENTO DE "EMERALD PARK UNIT FOUR" SE ENCUENTRA EN UN PUNTO ALTO FORMANDO UNA LIGERA PENDIENTE AL SUR Y AL NORTE. EL FRACCIONAMIENTO ESTA DISEÑADO PARA CAPTURAR Y LLEVAR LA ESCORRENTIA PLUVIAL DENTRO DE SUS LIMITES. LA PARTE FRONTAL DE LOS LOTES HA SIDO NIVELADA DE MANERA QUE ESTA FORME UNA LIGERA PENDIENTE CUESTA ABAJO HACIA LAS CALLES. LA ELEVACION FINAL DEL SUELO DE TODOS LOS LOTES ES, POR LO MENOS, 1.25'-PIES MAS ALTA QUE LA ELEVACION DE LA ACERA QUE SE ENCUENTRA ENFRENTE DE LOS LOTES. POR LO GENERAL, TODAS LAS CALLES HAN SIDO CONSTRUIDAS CON EL BORDE DE LA ACERA A UNAS CUANTAS PULGADAS DE ELEVACION MAS BAJAS QUE LOS LOTES CONTIGUOS. LAS CALLES DE LA SUBDIVISION CAPTURAN LA ESCORRENTIA GENERADA POR LOS LOTES Y LA LLEVAN POR MEDIO DEL BORDE DE LA ACERA HASTA LAS NUEVAS ENTRADAS DE DESAGÜE. DESPUES ESTA ES LLEVADA POR MEDIO DE UN SISTEMA DE DESAGÜE HASTA UN ESTANQUE DE RETENCION DENTRO DE LOS LIMITES DE LA SUBDIVISION, DISEÑADO CON CAPACIDAD SUFICIENTE PARA CONTENER LAS TORMENTAS DE 100-AÑOS.

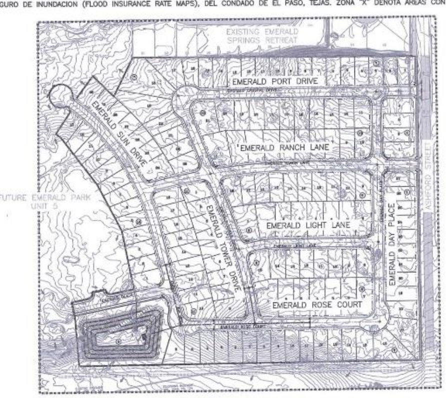
LA CALLE ASHFORD STREET, ADJUNTA A LA SUBDIVISIÓN, TRANSMITE ESCORRENTIAS EN DIRECCIONES NORTE Y SUR. LAS ESCORRENTIAS SON CAPTURADAS POR ESTRUCTURAS DE DRENAJE EXISTENTES. LA ESCORRENTIA A LO LARGO DE HORIZON BOULEVARD ES CAPTURADA POR UN ARROYO NATURAL QUE FLUYE EN UNA DIRECCION HACIA EL OESTE A LA ZONA "A" DE FEMA. LA ESCORRENTIA AL OESTE DE LA SUBDIVISION FLUYE EN UNA DIRECCION OESTE HACIA EL ARROYO NATURAL EXISTENTE.

EN EL MAPA FIRM DE LA AGENCIA FEDERAL PARA EL MANEJO DE EMERGENCIAS (FEMA), COMMUNITY PANEL NO. 480212 0250B, CON FECHA DEL 4 DE SEPTIEMBRE DE 1991, ESTA PROPIEDAD SE ENCUENTRA DENTRO DE LA ZONA "X" LA CUAL NO ES CONSIDERADA COMO ZONA DE PELIGRO DE INUNDACION SUJETA A UNA TORMENTA DE 500-AÑOS.

LAS MEDIDAS MENCIONADAS ANTERIORMENTE PROPORCIONAN DESAGÜES EFECTIVOS LEJOS DE CUALQUIER EDIFICIO, EVITAN LA CONCENTRACION DE LA ESCORRENTIA EN OTROS LOTES Y COORDINAN EL DESAGÜE DE CADA LOTE CON EL SISTEMA DE DESAGÜE DEL AREA. EL MAPA DE ABAJO MUESTRA EL CAMINO QUE SIGUE LA ESCORRENTIA.

CERTIFICACION

BAJO EL CODIGO LOCAL DE GOBIERNO 232.021(4), "PLANICIE DE INUNDACION" (FLOODPLAIN) SIGNIFICA CUALQUIER AREA LOCALIZADA EN LA PLANICIE DE INUNDACION DE LAS TORMENTAS DE 100-AÑOS QUE SON SUSCEPTIBLES A INUNDARSE CON AGUA PROCEDENTE DE CUALQUIER FUENTE IDENTIFICADA POR FEMA BAJO EL ACTO NACIONAL DE ASEGURANZA DE INUNDACION (NATIONAL FLOOD INSURANCE ACT). CON MI FIRMA, CERTIFICO QUE LA SUBDIVISION "EMERALD PARK UNIT FOUR" SE ENCUENTRA EN LA ZONAS "X", DE ACUERDO AL PANEL NO. 480212 0250B, CON FECHA DEL 4 DE SEPTIEMBRE DE 1991, DE LOS MAPAS DE TARIFA DEL SEGURO DE INUNDACION (FLOOD INSURANCE RATE MAPS), DEL CONDADO DE EL PASO, TEJAS. ZONA "X" DENOTA AREAS CON MINIMA INUNDACION.



MAP OF DRAINAGE SYSTEM
MAPA DEL SISTEMA DE DESAGÜE

ATTACHMENT 3

TRE & ASSOCIATES
Engineering Solutions

April 4, 2018

Via Hand Delivery

Mr. Nelson Ortiz
Planning and Inspections Department
City of El Paso
811 Texas Avenue
El Paso, Texas 79901

Re: Emerald Park Unit Four
Modification Requests
TRE No.: 1502-11528-14

Dear Mr. Ortiz:

On behalf of Hunt Emeralds, LLC, TRE & Associates, LLC is respectfully requesting a modification from the maximum characters for a street name as follows:

- **Exception for Street Names – Maximum of Thirteen (13) Letters and Spaces**

  We are asking for a modification request from the maximum characters allowed for a street name referenced in Section 19.16.040.A.2.d to allow for a character count greater than thirteen (13). This exception is being requested in order to meet a character and space count of up to twenty-one (21) letters and spaces for the proposed street names within the subdivision.

We respectfully request the above mentioned modification and exception request to the roadway standards. Should you have any questions or need any additional information, please do not hesitate to contact me or Robert Romero, P.E. at 915-852-9093.

Sincerely,

TRE & ASSOCIATES, LLC

Alex Valenzuela

AV:rr
Cc: TRE & Associates, LLC – File

110 Mesa Park Drive, Ste. 200 El Paso, Texas 79912 P (915) 852-9093 F (915) 629-8506
6101 W. Courtyard Drive, Bldg. One, Ste. 100 Austin, Texas 78730 P (512) 358-4049 F (512) 366-5374
www.tr-eng.com TBPE Firm No. 13987

ATTACHMENT 4

CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 12/07/2017 FILE NO. SUSU18-00014

SUBDIVISION NAME: EMERALD PARK UNIT FOUR

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A PORTION OF C.D. STEWARD SURVEY NO. 320 EL PASO COUNTY, TEXAS. CONTAINING 33.930 ACRES +/-

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	23.745	145	Office		
Duplex			Street & Alley	8.338	
Apartment			Ponding & Drainage	1.847	
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		145
Industrial			Total (Gross) Acreage	33.930 +/-	

3. What is existing zoning of the above described property? N/A Proposed zoning? N/A

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes____ No____

5. What type of utility easements are proposed: Underground____ Overhead____ Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)
STORM SEWER RCP SYSTEM CONVEYING RUNOFF TO RETENTION POND

7. Are special public improvements proposed in connection with development? Yes ____ No X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ____ No ____
If answer is "Yes", please explain the nature of the modification or exception

9. Remarks and/or explanation of special circumstances: N/A

10. **Improvement Plans submitted?** Yes X No ____

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No ____

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890| (915) 212-0085

12. Owner of record HUNT EMERALDS, LLC 4401 NORTH MESA ST., EL PASO, TX 79912 (915) 533-1122.
(Name & Address) (Zip) (Phone)

13. Developer HUNT MISSION RIDGE, LLC 4401 NORTH MESA ST., EL PASO, TX 79912 (915) 533-1122.
(Name & Address) (Zip) (Phone)

14. Engineer TRE & ASSOCIATES, LLC 110 MESA PARK DRIVE SUITE 200, EL PASO 79912 (915) 852-9093.
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: Hunt Emeralds, LLC, President

REPRESENTATIVE:

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

ATTACHMENT 5

PLANNING AND INSPECTION DEPARTMENT – PLANNING:
Planning staff's recommendation is **APPROVAL** of Emerald Park Unit Four on a major combination basis subject to the following condition and requirement:

- Staff recommends that the City Plan Commission require the applicant landscape the rear of all double frontage lots pursuant to Section 19.16.080.D of the former subdivision code.
- Include a note on the final plat stating that a temporary turnaround easement will be provided for Emerald Sun Drive and that the temporary turnaround easement be executed and referenced on the final plat prior to recordation in order to comply with Section 19.16.020.C. of the former subdivision code.

Developer/Engineer shall address the following comments:

- Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
  a: Current certificate tax certificate(s)
  b: Current proof of ownership.
  c: Release of access document, if applicable.
  d: Set of restrictive covenants, if applicable.
- Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
- Revise note number 19 to Lot 1.
- Staff recommends that the applicant/developer coordinate with Horizon City.

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT:
We have reviewed subject plats and recommend **Approval**, no objections to proposed plat.

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS:
We have reviewed **Emerald Park Unit Four**, a major combination plat map, and on behalf of CID Parks Planning Division we offer Applicant / Engineer the following comments:

Please note that this is a Residential subdivision composed of **145** residential lots and does not include any "Parkland" in the form of parks, trails, and or open space; Per City Standards **a total of 1.45 acres of "Parkland"** would have been required however . . . . . .

This subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area but not with-in the areas of potential annexation by the City, therefore meeting the requirements to be excluded from the calculation for "Parkland / fees" as **IT IS NOT** identified on the official map as described per ordinance Title 19 – Subdivision & Development Plats**, Chapter 19.20 - Parks & Open Space** as noted below:

Section 19.20.020 - Dedication Required

A. Dedication Required. All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

EL PASO WATER:
EPWater does not object to this request.

The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo Del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD receives wholesale water and wastewater service from the El Paso Water – Public Service Board (EPWater-PSB) in accordance with the Paseo del Este Wholesale Contract and EPWater-PSB Rules and Regulations No. 11.

CENTRAL APPRAISAL DISTRICT:
No objections.

EL PASO COUNTY:
The additional ROW is consistent with the adjacent subdivision. It is our understanding that the extra ROW will be landscaped with a hike and bike trail within it and the Paseo Del Este MUD will be maintaining the landscaping. Therefore, we are requesting the landscape easement per the interlocal agreement between the County and PDEMUD be shown on the plat.

Address red lines on plat regarding the radius and double frontage lots.

~~**CITY OF HORIZON:**~~
~~We have the following comments:~~

~~1. It is suggested that drainage calculations for both Emerald Crystal Drive and Emerald Ranch Lane be provided as the preliminary plat indicates that runoff will be drained onto Ashford Street and will ultimately enter Horizon Boulevard which is a TXDOT facility.~~

~~2. With Ashford providing the only points of ingress and egress, there will likely be a significant impact to the amount of traffic along Ashford and at its intersection with Horizon Boulevard. The traffic signal timing may need to be adjusted to account for this and there may be additional impacts to the timing of other signals along Horizon Boulevard.~~