

April 26, 2010

TO: Commissioner's Court

FROM: Robert Rivera, P.E.
County Engineer/Public Works Director

SUBJECT: Subdivision Plat Approval for **The Estates at Emerald Park Unit Two**

Northtowne Village Joint Venture, is requesting the recording and approval of the above-mentioned subdivision plat by Commissioner's Court of El Paso County. I am recommending approval of the above-mentioned subdivision plat since they have satisfactory met the requirements as identified in the El Paso County Subdivision Regulations.

The following specific information of the Subdivision Plat:

Subdivision Name:

The Estates at Emerald Park Unit Two

Legal Description of Subdivision:

**Being a portion of Tract 1, 1E, 1A, 1A2, 2, C.D. Stewart Survey No. 320
El Paso County, Texas
Containing 35.640 Acres**

Precinct Number where Subdivision is located:

Precinct No. 3

Water Service Provider:

Paseo Del Este Municipal Utility District No. 10,1,11

Subdivision Bond Number:

#929495904

Subdivision Construction Agreement Effective Date:

N/A

Located in the Extra Territorial Jurisdiction of:

City of El Paso

If have any questions regarding this matter please call me at (915) 546-2015.

THE ESTATES AT EMERALD PARK UNIT TWO

PORTION OF TRACTS 1, 1E, 1A, 1A2, 2,
C.D. STEWART SURVEY NO. 320,
EL PASO COUNTY, TEXAS
CONTAINING 35,6402 ACRES±

OWNERS DEDICATION, CERTIFICATION, AND ATTENTION

1. INTENTIONALLY ALIENS UNIT TWO, AND A PORTION OF UNIT ONE, TRACTS 1, 1E, 1A, 1A2, 2, C.D. STEWART SURVEY NO. 320, EL PASO COUNTY, TEXAS TO THE CITY OF EL PASO.
2. THE SAID UNIT TWO, AND A PORTION OF UNIT ONE, TRACTS 1, 1E, 1A, 1A2, 2, C.D. STEWART SURVEY NO. 320, EL PASO COUNTY, TEXAS, IS BEING DEDICATED, CERTIFIED, AND ATTENDED TO THE CITY OF EL PASO.
3. THE SAID UNIT TWO, AND A PORTION OF UNIT ONE, TRACTS 1, 1E, 1A, 1A2, 2, C.D. STEWART SURVEY NO. 320, EL PASO COUNTY, TEXAS, IS BEING DEDICATED, CERTIFIED, AND ATTENDED TO THE CITY OF EL PASO.
4. THE SAID UNIT TWO, AND A PORTION OF UNIT ONE, TRACTS 1, 1E, 1A, 1A2, 2, C.D. STEWART SURVEY NO. 320, EL PASO COUNTY, TEXAS, IS BEING DEDICATED, CERTIFIED, AND ATTENDED TO THE CITY OF EL PASO.
5. THE SAID UNIT TWO, AND A PORTION OF UNIT ONE, TRACTS 1, 1E, 1A, 1A2, 2, C.D. STEWART SURVEY NO. 320, EL PASO COUNTY, TEXAS, IS BEING DEDICATED, CERTIFIED, AND ATTENDED TO THE CITY OF EL PASO.

I, ATTEST THAT THE MATTERS ASSERTED IN THIS PLAN ARE TRUE AND CORRECT.

EL PASO COUNTY CLERK

STATE OF TEXAS
COUNTY OF EL PASO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THE DAY HERETOFORE REFERRED TO IN THE FOREGOING, THE SAID UNIT TWO, AND A PORTION OF UNIT ONE, TRACTS 1, 1E, 1A, 1A2, 2, C.D. STEWART SURVEY NO. 320, EL PASO COUNTY, TEXAS, WAS PRESENTED TO ME BY THE CITY OF EL PASO. I HAVE EXAMINED THE SAID UNIT TWO, AND A PORTION OF UNIT ONE, TRACTS 1, 1E, 1A, 1A2, 2, C.D. STEWART SURVEY NO. 320, EL PASO COUNTY, TEXAS, AND HAVE FOUND THAT THE MATTERS ASSERTED IN THIS PLAN ARE TRUE AND CORRECT.

NOTARY PUBLIC

STREET	LENGTH	WIDTH	REMARKS
EMERALD HILLS STREET	1,552.81 LF	20.00 LF	100' WIDE
EMERALD HILLS STREET	435.54 LF	20.00 LF	100' WIDE
EMERALD HILLS STREET	1,072.48 LF	20.00 LF	100' WIDE
EMERALD HILLS STREET	1,072.48 LF	20.00 LF	100' WIDE
EMERALD HILLS STREET	1,072.48 LF	20.00 LF	100' WIDE
EMERALD HILLS STREET	1,072.48 LF	20.00 LF	100' WIDE
EMERALD HILLS STREET	1,072.48 LF	20.00 LF	100' WIDE
EMERALD HILLS STREET	1,072.48 LF	20.00 LF	100' WIDE
EMERALD HILLS STREET	1,072.48 LF	20.00 LF	100' WIDE
EMERALD HILLS STREET	1,072.48 LF	20.00 LF	100' WIDE
EMERALD HILLS STREET	1,072.48 LF	20.00 LF	100' WIDE
EMERALD HILLS STREET	1,072.48 LF	20.00 LF	100' WIDE
EMERALD HILLS STREET	1,072.48 LF	20.00 LF	100' WIDE
EMERALD HILLS STREET	1,072.48 LF	20.00 LF	100' WIDE
EMERALD HILLS STREET	1,072.48 LF	20.00 LF	100' WIDE
EMERALD HILLS STREET	1,072.48 LF	20.00 LF	100' WIDE
EMERALD HILLS STREET	1,072.48 LF	20.00 LF	100' WIDE

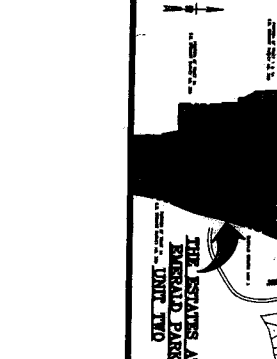
SWAYNE NOTES

1. THIS SUBDIVISION IS BEING SUBMITTED TO THE CITY OF EL PASO FOR THE PURPOSE OF THE CITY OF EL PASO'S CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 212.009 (G) AND 212.010 (D).

2. THE SAID SUBDIVISION IS BEING SUBMITTED TO THE CITY OF EL PASO FOR THE PURPOSE OF THE CITY OF EL PASO'S CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 212.009 (G) AND 212.010 (D).

3. THE SAID SUBDIVISION IS BEING SUBMITTED TO THE CITY OF EL PASO FOR THE PURPOSE OF THE CITY OF EL PASO'S CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 212.009 (G) AND 212.010 (D).

4. THE SAID SUBDIVISION IS BEING SUBMITTED TO THE CITY OF EL PASO FOR THE PURPOSE OF THE CITY OF EL PASO'S CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 212.009 (G) AND 212.010 (D).



THE ESTATES AT EMERALD PARK UNIT TWO

OWNER: CITY OF EL PASO

DESIGNER: BROCK & BUSTILLOS INC.

DATE: 08/11/2024

PRINCIPAL CONTACTS

NAME	ADDRESS	PHONE	FAX
WILLIAM M. BUCK	4000 CORONA DRIVE, EL PASO, TX 79904	(915) 551-2000	(915) 551-2008
DAVID BUCK	4112 WOODBRIDGE DRIVE, EL PASO, TX 79904	(915) 554-4321	(915) 554-4323
DAVID BUCK	4175 WOODBRIDGE DRIVE, EL PASO, TX 79904	(915) 554-4321	(915) 554-2617

BROCK & BUSTILLOS INC.

SUBDIVISION

CONTACT: ISAAC CAJANHO, P.E.

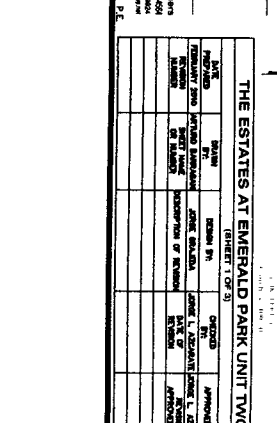
ENGINEERS

JOHN L. BOGART, P.E. (915) 791-8070

CITY OF EL PASO

THE ESTATES AT EMERALD PARK UNIT TWO

NO.	NAME	STATUS	DATE	APPROVED BY
1	EL PASO COUNTY CLERK	FILED	08/11/2024	[Signature]
2	EL PASO COUNTY CLERK	FILED	08/11/2024	[Signature]



LEGAL DESCRIPTION

Block One Four

A PORTION OF LAND BEING PART OF THE COMMERCIAL TRACTS OF THE CITY OF EL PASO, TEXAS, AND BEING SUBJECT TO A DEED OF CONVEYANCE TO THE CITY OF EL PASO, TEXAS, IN ACCORDANCE WITH THE CITY CHARTER AND LOCAL ORDINANCES, IS BEING OFFERED FOR SALE BY THE STEWART SURVEY, NO. 320, EL PASO COUNTY, TEXAS, AS SHOWN ON THE ATTACHED SURVEY MAP, AND IS BEING OFFERED FOR SALE AS INDICATED BY THE ATTACHED SURVEY MAP AND THE LEGAL DESCRIPTION SET FORTH IN THE FOLLOWING PARAGRAPHS. THE TRACTS ARE BEING OFFERED FOR SALE AS SHOWN ON THE ATTACHED SURVEY MAP AND THE LEGAL DESCRIPTION SET FORTH IN THE FOLLOWING PARAGRAPHS. THE TRACTS ARE BEING OFFERED FOR SALE AS SHOWN ON THE ATTACHED SURVEY MAP AND THE LEGAL DESCRIPTION SET FORTH IN THE FOLLOWING PARAGRAPHS.

PLAT NOTES AND RESTRICTIONS

1. THE SUBDIVISION OF LOT 1 OF THE COMMERCIAL TRACTS OF THE CITY OF EL PASO, TEXAS, AND BEING SUBJECT TO A DEED OF CONVEYANCE TO THE CITY OF EL PASO, TEXAS, IN ACCORDANCE WITH THE CITY CHARTER AND LOCAL ORDINANCES, IS BEING OFFERED FOR SALE BY THE STEWART SURVEY, NO. 320, EL PASO COUNTY, TEXAS, AS SHOWN ON THE ATTACHED SURVEY MAP, AND IS BEING OFFERED FOR SALE AS INDICATED BY THE ATTACHED SURVEY MAP AND THE LEGAL DESCRIPTION SET FORTH IN THE FOLLOWING PARAGRAPHS. THE TRACTS ARE BEING OFFERED FOR SALE AS SHOWN ON THE ATTACHED SURVEY MAP AND THE LEGAL DESCRIPTION SET FORTH IN THE FOLLOWING PARAGRAPHS.

**THE ESTATES AT
EMERALD PARK
UNIT TWO**

PORTION OF TRACTS 1, 1E, 1A, 1A2, 2,
C.D. STEWART SURVEY NO. 320,
EL PASO COUNTY, TEXAS
CONTAINING 35.6402 ACRES ±

UNIT ONE PLAT

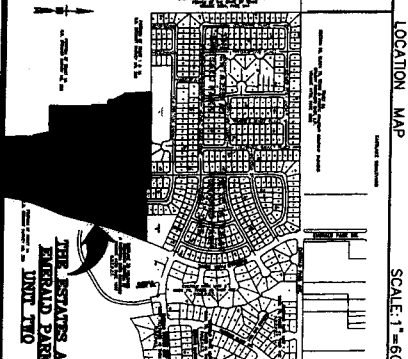
LOT 1	1.00	0.00	0.00	0.00	0.00
LOT 2	1.00	0.00	0.00	0.00	0.00
LOT 3	1.00	0.00	0.00	0.00	0.00
LOT 4	1.00	0.00	0.00	0.00	0.00
LOT 5	1.00	0.00	0.00	0.00	0.00
LOT 6	1.00	0.00	0.00	0.00	0.00
LOT 7	1.00	0.00	0.00	0.00	0.00
LOT 8	1.00	0.00	0.00	0.00	0.00
LOT 9	1.00	0.00	0.00	0.00	0.00
LOT 10	1.00	0.00	0.00	0.00	0.00

UNIT TWO PLAT

LOT 1	1.00	0.00	0.00	0.00	0.00
LOT 2	1.00	0.00	0.00	0.00	0.00
LOT 3	1.00	0.00	0.00	0.00	0.00
LOT 4	1.00	0.00	0.00	0.00	0.00
LOT 5	1.00	0.00	0.00	0.00	0.00
LOT 6	1.00	0.00	0.00	0.00	0.00
LOT 7	1.00	0.00	0.00	0.00	0.00
LOT 8	1.00	0.00	0.00	0.00	0.00
LOT 9	1.00	0.00	0.00	0.00	0.00
LOT 10	1.00	0.00	0.00	0.00	0.00

UNIT THREE PLAT

LOT 1	1.00	0.00	0.00	0.00	0.00
LOT 2	1.00	0.00	0.00	0.00	0.00
LOT 3	1.00	0.00	0.00	0.00	0.00
LOT 4	1.00	0.00	0.00	0.00	0.00
LOT 5	1.00	0.00	0.00	0.00	0.00
LOT 6	1.00	0.00	0.00	0.00	0.00
LOT 7	1.00	0.00	0.00	0.00	0.00
LOT 8	1.00	0.00	0.00	0.00	0.00
LOT 9	1.00	0.00	0.00	0.00	0.00
LOT 10	1.00	0.00	0.00	0.00	0.00



LOCATION MAP
SCALE: 1"=600'

PRINCIPAL CONTACTS

NAME		PHONE		FAX	
PROJECT MANAGER		(410) 691-3000		(410) 691-3008	
PROJECT SUPERVISOR		(410) 694-2323		(410) 694-2333	
CONTRACT MANAGER		(410) 694-2323		(410) 694-2333	
GENERAL CONTRACTOR		(410) 694-2323		(410) 694-2333	
ARCHITECT		(410) 694-2323		(410) 694-2333	
GENERAL CONTRACTOR		(410) 694-2323		(410) 694-2333	
ARCHITECT		(410) 694-2323		(410) 694-2333	

BROCK & BUSTILLOS INC.
SURVEYOR

10111 17th Street, Suite 100
Dallas, Texas 75244
CONTACT: ISAAC CARROLL, P.E., S.A.S.
PH: 972-973-8888

ENGINEER
CSA
10111 17th Street, Suite 100
Dallas, Texas 75244
CONTACT: JAMES L. AZUBARTE, P.E.

THE ESTATES AT EMERALD PARK UNIT TWO
(SHEET TWO)

DATE	BY	REVISION
01/20/00	JACOB BUSTILLOS	ISSUED FOR PERMITS
02/20/00	JACOB BUSTILLOS	REVISED FOR PERMITS
03/20/00	JACOB BUSTILLOS	REVISED FOR PERMITS
04/20/00	JACOB BUSTILLOS	REVISED FOR PERMITS
05/20/00	JACOB BUSTILLOS	REVISED FOR PERMITS
06/20/00	JACOB BUSTILLOS	REVISED FOR PERMITS
07/20/00	JACOB BUSTILLOS	REVISED FOR PERMITS
08/20/00	JACOB BUSTILLOS	REVISED FOR PERMITS
09/20/00	JACOB BUSTILLOS	REVISED FOR PERMITS
10/20/00	JACOB BUSTILLOS	REVISED FOR PERMITS

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXISTING SUBDIVISION OF EL PASO COUNTY.
THE ESTATES AT EMERALD PARK UNIT TWO ARE LOCATED WITHIN A 600' x 600' AREA OF THE CITY OF EL PASO, TEXAS, AS SHOWN ON THE ATTACHED SURVEY MAP AND THE LEGAL DESCRIPTION SET FORTH IN THE FOLLOWING PARAGRAPHS. THE TRACTS ARE BEING OFFERED FOR SALE AS SHOWN ON THE ATTACHED SURVEY MAP AND THE LEGAL DESCRIPTION SET FORTH IN THE FOLLOWING PARAGRAPHS.

1. THE SUBDIVISION OF LOT 1 OF THE COMMERCIAL TRACTS OF THE CITY OF EL PASO, TEXAS, AND BEING SUBJECT TO A DEED OF CONVEYANCE TO THE CITY OF EL PASO, TEXAS, IN ACCORDANCE WITH THE CITY CHARTER AND LOCAL ORDINANCES, IS BEING OFFERED FOR SALE BY THE STEWART SURVEY, NO. 320, EL PASO COUNTY, TEXAS, AS SHOWN ON THE ATTACHED SURVEY MAP, AND IS BEING OFFERED FOR SALE AS INDICATED BY THE ATTACHED SURVEY MAP AND THE LEGAL DESCRIPTION SET FORTH IN THE FOLLOWING PARAGRAPHS. THE TRACTS ARE BEING OFFERED FOR SALE AS SHOWN ON THE ATTACHED SURVEY MAP AND THE LEGAL DESCRIPTION SET FORTH IN THE FOLLOWING PARAGRAPHS.

2. THE SUBDIVISION OF LOT 2 OF THE COMMERCIAL TRACTS OF THE CITY OF EL PASO, TEXAS, AND BEING SUBJECT TO A DEED OF CONVEYANCE TO THE CITY OF EL PASO, TEXAS, IN ACCORDANCE WITH THE CITY CHARTER AND LOCAL ORDINANCES, IS BEING OFFERED FOR SALE BY THE STEWART SURVEY, NO. 320, EL PASO COUNTY, TEXAS, AS SHOWN ON THE ATTACHED SURVEY MAP, AND IS BEING OFFERED FOR SALE AS INDICATED BY THE ATTACHED SURVEY MAP AND THE LEGAL DESCRIPTION SET FORTH IN THE FOLLOWING PARAGRAPHS. THE TRACTS ARE BEING OFFERED FOR SALE AS SHOWN ON THE ATTACHED SURVEY MAP AND THE LEGAL DESCRIPTION SET FORTH IN THE FOLLOWING PARAGRAPHS.

3. THE SUBDIVISION OF LOT 3 OF THE COMMERCIAL TRACTS OF THE CITY OF EL PASO, TEXAS, AND BEING SUBJECT TO A DEED OF CONVEYANCE TO THE CITY OF EL PASO, TEXAS, IN ACCORDANCE WITH THE CITY CHARTER AND LOCAL ORDINANCES, IS BEING OFFERED FOR SALE BY THE STEWART SURVEY, NO. 320, EL PASO COUNTY, TEXAS, AS SHOWN ON THE ATTACHED SURVEY MAP, AND IS BEING OFFERED FOR SALE AS INDICATED BY THE ATTACHED SURVEY MAP AND THE LEGAL DESCRIPTION SET FORTH IN THE FOLLOWING PARAGRAPHS. THE TRACTS ARE BEING OFFERED FOR SALE AS SHOWN ON THE ATTACHED SURVEY MAP AND THE LEGAL DESCRIPTION SET FORTH IN THE FOLLOWING PARAGRAPHS.

4. THE SUBDIVISION OF LOT 4 OF THE COMMERCIAL TRACTS OF THE CITY OF EL PASO, TEXAS, AND BEING SUBJECT TO A DEED OF CONVEYANCE TO THE CITY OF EL PASO, TEXAS, IN ACCORDANCE WITH THE CITY CHARTER AND LOCAL ORDINANCES, IS BEING OFFERED FOR SALE BY THE STEWART SURVEY, NO. 320, EL PASO COUNTY, TEXAS, AS SHOWN ON THE ATTACHED SURVEY MAP, AND IS BEING OFFERED FOR SALE AS INDICATED BY THE ATTACHED SURVEY MAP AND THE LEGAL DESCRIPTION SET FORTH IN THE FOLLOWING PARAGRAPHS. THE TRACTS ARE BEING OFFERED FOR SALE AS SHOWN ON THE ATTACHED SURVEY MAP AND THE LEGAL DESCRIPTION SET FORTH IN THE FOLLOWING PARAGRAPHS.

THE ESTATES AT EMERALD PARK UNIT TWO
 (EMERALD PARK UNIT TWO)

DATE	DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY
PREPARED BY	ARTHUR MARRAS	JAMES G. GILSON	JAMES L. AZULAYTE	JAMES L. AZULAYTE
REVISION	OF THE PLAN	OF THE PLAN	OF THE PLAN	OF THE PLAN

THE ESTATES AT EMERALD PARK UNIT TWO
 (EMERALD PARK UNIT TWO)

THE ESTATES AT EMERALD PARK UNIT TWO
 (EMERALD PARK UNIT TWO)

THE ESTATES AT EMERALD PARK UNIT TWO
 (EMERALD PARK UNIT TWO)

THE ESTATES AT EMERALD PARK UNIT TWO
 (EMERALD PARK UNIT TWO)

THE ESTATES AT EMERALD PARK UNIT TWO
 (EMERALD PARK UNIT TWO)

THE ESTATES AT EMERALD PARK UNIT TWO
 (EMERALD PARK UNIT TWO)

THE ESTATES AT EMERALD PARK UNIT TWO
 (EMERALD PARK UNIT TWO)

THE ESTATES AT EMERALD PARK UNIT TWO
 (EMERALD PARK UNIT TWO)

THE ESTATES AT EMERALD PARK UNIT TWO
 (EMERALD PARK UNIT TWO)

THE ESTATES AT EMERALD PARK UNIT TWO
 (EMERALD PARK UNIT TWO)

THE ESTATES AT EMERALD PARK UNIT TWO
 (EMERALD PARK UNIT TWO)

THE ESTATES AT EMERALD PARK UNIT TWO
 (EMERALD PARK UNIT TWO)

THE ESTATES AT EMERALD PARK UNIT TWO
 (EMERALD PARK UNIT TWO)

THE ESTATES AT EMERALD PARK UNIT TWO
 (EMERALD PARK UNIT TWO)

THE ESTATES AT EMERALD PARK UNIT TWO
 (EMERALD PARK UNIT TWO)

THE ESTATES AT EMERALD PARK UNIT TWO
 (EMERALD PARK UNIT TWO)

THE ESTATES AT EMERALD PARK UNIT TWO
 (EMERALD PARK UNIT TWO)

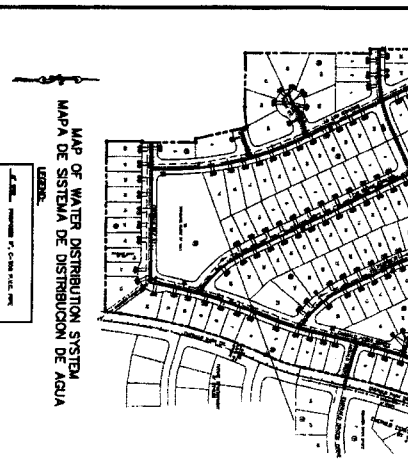
THE ESTATES AT EMERALD PARK UNIT TWO
 (EMERALD PARK UNIT TWO)

THE ESTATES AT EMERALD PARK UNIT TWO
 (EMERALD PARK UNIT TWO)



**MAP OF TOPOGRAPHY AND DRAINAGE
 MAPA TOPOGRAFICO Y DE DRENAJE**

LEGEND:
 1. ELEVATION
 2. DRAINAGE
 3. LOT LINES
 4. STREETS



**MAP OF WATER DISTRIBUTION SYSTEM
 MAPA DE SISTEMA DE DISTRIBUCION DE AGUA**

LEGEND:
 1. WATER MAIN
 2. SERVICE MAIN
 3. VALVE
 4. SERVICE CONNECTION

THE ESTATES AT EMERALD PARK UNIT TWO
 (EMERALD PARK UNIT TWO)

THE ESTATES AT EMERALD PARK UNIT TWO
 (EMERALD PARK UNIT TWO)

THE ESTATES AT EMERALD PARK UNIT TWO
 (EMERALD PARK UNIT TWO)

THE ESTATES AT EMERALD PARK UNIT TWO
 (EMERALD PARK UNIT TWO)