

Prepared for:
January 8, 2025
(Emigrant Road)

METES AND BOUNDS DESCRIPTION

Description of a 60 foot right of way of Emigrant Road out of Horizon Country Club Estates Unit Three as recorded in Volume 27, Page 20, Plat Records of El Paso County, Texas and being more particularly described by Metes and Bounds as follows:

The **“TRUE POINT OF BEGINNING”** being a found 5/8” rebar with a cap marked Landmark TX. 5586 on the intersection of the westerly right of way line of Emigrant Road with the common line of Lots 10 and 11, Block 22, Horizon Country Club Estates Unit Two from which a found 5/8” rebar with a cap marked Landmark TX. 5586 on the intersection of the westerly right of way line of Emigrant Road with the common line of Lots 2 and 3, Block 22, Horizon Country Club Estates Unit Two bears South 33°04’20” East a distance of 325.00 feet;

Thence along the westerly right of way line of Emigrant Road, North 33°04’20” West a distance of 36.00 feet to a point of curve from which a found ½” rebar bears South 09°27’08” West a distance of 0.67 feet;

Thence, 31.42 feet along the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 90°00’00” and a chord which bears North 78°04’20” West a distance of 28.28 feet to a set ½” rebar with cap marked TX 5152 on the southerly right of way line of Dilley Drive;

Thence along said right of way line, North 56°55’40” East a distance of 100.00 feet to a set ½” rebar with cap marked TX 5152;

Thence leaving said right of way line, 31.42 feet along the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 90°00’00” and a chord which bears South 11°55’40” West a distance of 28.28 feet to a found ½” rebar with cap marked TX 5152 on the easterly right of way line of Emigrant Road;

Thence long said right of way line, South 33°04’20” East a distance of 432.00 feet to a point of curve from which a found ½” rebar with cap marked TX 6223 bears, South 79°44’10” East a distance of 0.24 feet and a 1/2” rebar bears South 18°37’30” East a distance of 0.43 feet;

Thence, 31.42 feet along the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 90°00'00" and a chord which bears South 78°04'20" East a distance of 28.28 feet to a point on the southerly right of way line of Delake Drive from which a found ½" rebar with cap marked TX 6233 bears, South 70°39'36" West a distance of 0.31 feet;

Thence along the southerly right of way line of Delake Drive, South 56°55'40" West a distance of 100.00 feet to a point from which a found ½" rebar with cap marked TX 6233 bears, North 76°41'22" East a distance of 0.31 feet;

Thence, 31.42 feet along the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 90°00'00" and a chord which bears North 11°55'40" East a distance of 28.28 feet to a point on the westerly right of way line of Emigrant Road from which a found ½" rebar with cap marked TX 6233 bears, North 70°53'38" East a distance of 0.31 feet;

Thence along said right of way line of Emigrant Road, North 33°04'20" West a distance of 396.00 feet to the **TRUE POINT OF BEGINNING** and containing 28,663 Square Feet or 0.6580 Acres of land more or less.

Note: A drawing of even date accompanies this description.



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