

# DESERT BREEZE

## UNIT THREE

BEING A PORTION OF SECTION 32, BLOCK 78, TOWNSHIP3, TEXAS  
AND PACIFIC RAILROAD COMPANY SURVEYS,  
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS,  
CONTAINING IN ALL 578,113 SQUARE FEET OR 13.27 ACRES OF LAND MORE OR LESS  
OWNER'S DEDICATION, CERTIFICATION

# PRELIMINARY PLAT

### PLAT NOTES AND RESTRICTIONS:

- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO DESERT BREEZE UNIT THREE BY HORIZON REGIONAL W.U.D. IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON RIFTON COURT AND HORIZON BOULEVARD AND WILL BE CONSTRUCTED TO SERVE THIS SUBDIVISION WITHIN TWO (2) YEARS OF DATE OF THE FILING OF THIS PLAT.
- BUILDINGS SHALL BE SET BACK AS FOLLOWS: FRONT LOT SETBACK A MINIMUM OF 20 FEET, SIDE LOT SETBACK A MINIMUM OF 5 FEET, SIDE LOT ABUTTING STREET (ROAD) A MINIMUM OF 10 FEET, AND BACK LOT SETBACK A MINIMUM BE 20 FEET. THESE SETBACKS DISTANCES SHALL NOT CONFLICT WITH SEPARATION OR SETBACK DISTANCES REQUIRED BY RULES GOVERNING PUBLIC UTILITIES, ON-SITE SEWAGE FACILITIES, OR DRINKING WATER SUPPLIES.
- THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENT LOCATIONS.
- PROPERTY CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
- SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED TX 5572, UNLESS OTHERWISE NOTED, AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
- BUILDER SHALL CONSTRUCT A 5 (FIVE) FOOT WIDE CONCRETE SIDEWALK AS PART OF THE CONSTRUCTION OF IMPROVEMENTS. THE SIDEWALKS ARE LOCATED ALONG FRONT, REAR AND SIDES OF EACH LOT WHERE THE LOT ABUTS A PUBLIC ROAD. RIFTON COURT AND ANDREPOINT STREET SHALL BE CONSTRUCTED BY THE DEVELOPER.
- BUILDER SHALL CONSTRUCT CONCRETE DRIVEWAYS BETWEEN THE ROAD CURB AND THE PROPERTY LINE AS PART OF THE CONSTRUCTION OF IMPROVEMENTS.
- THIS PROPERTY LIES IN ZONE X, AS DESIGNATED BY F.E.M.A.: COUNTY OF EL PASO, COMMUNITY PANEL #480 212 0250 B, DATED SEPTEMBER 4, 1991. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE SIDEWALKS, DRIVEWAYS, AND PARKWAYS ABUTTING THEIR PROPERTY.
- THE STORM WATER RUNOFF FROM DESERT BREEZE UNIT THREE WILL BE CONVEYED INTO THE ON-SITE RETENTION BASIN. LOT 25, BLOCK 3, ARE DESIGNATED AS PONDING AREA AND RETENTION PONDS. NO DWELLING / OCCUPANCY SHALL BE PERMITTED ON LOTS. THESE LOTS SHALL BE DEEDED TO AND MAINTAINED BY TOWN OF HORIZON CITY.
- IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE 232.022(6), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN A PURCHASER OF LAND IN THIS SUBDIVISION WILL CONTAIN A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
- VEHICULAR ACCESS TO LOTS ABUTTING HORIZON BOULEVARD (FM1281), RIFTON COURT AND ANDREPOINT STREET BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE EL PASO COUNTY CLERK'S OFFICE. INSTRUMENT NO. \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATE \_\_\_\_\_
- TAX CERTIFICATE(S) FOR DESERT BREEZE UNIT THREE ARE FILED IN THE EL PASO COUNTY CLERK'S OFFICE. INSTRUMENT NO. \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATE \_\_\_\_\_
- RESTRICTIVE COVENANTS FOR DESERT BREEZE UNIT THREE ARE FILED IN THE EL PASO COUNTY CLERK'S OFFICE. INSTRUMENT NO. \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATE \_\_\_\_\_

### BENCHMARK NOTES:

- BEARINGS, DISTANCES, AND COORDINATES SHOWN ARE BASED ON GPS OBSERVATIONS USING GRID, NAD 83, TEXAS CENTRAL ZONE.
- FOUND CITY MONUMENT LOCATED AT THE HEEL OF SUN VIEW DRIVE IN FRONT OF LOTS 9 AND 10, BLOCK 1, DESERT BREEZE UNIT ONE. HAVING A STATE PLANE COORDINATE VALUE: N:10,624,315.26', E:483,009.46' ELEVATION = 4022.19' (GRAPHICALLY DEPICTED ON PLAT)

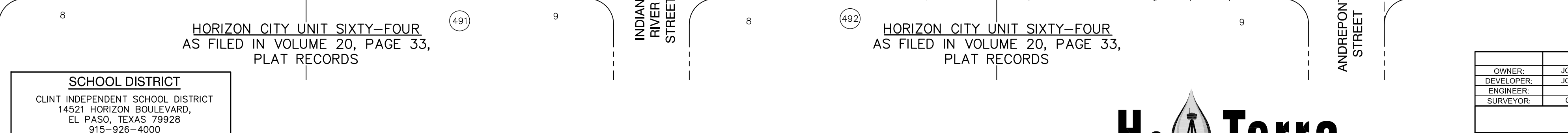
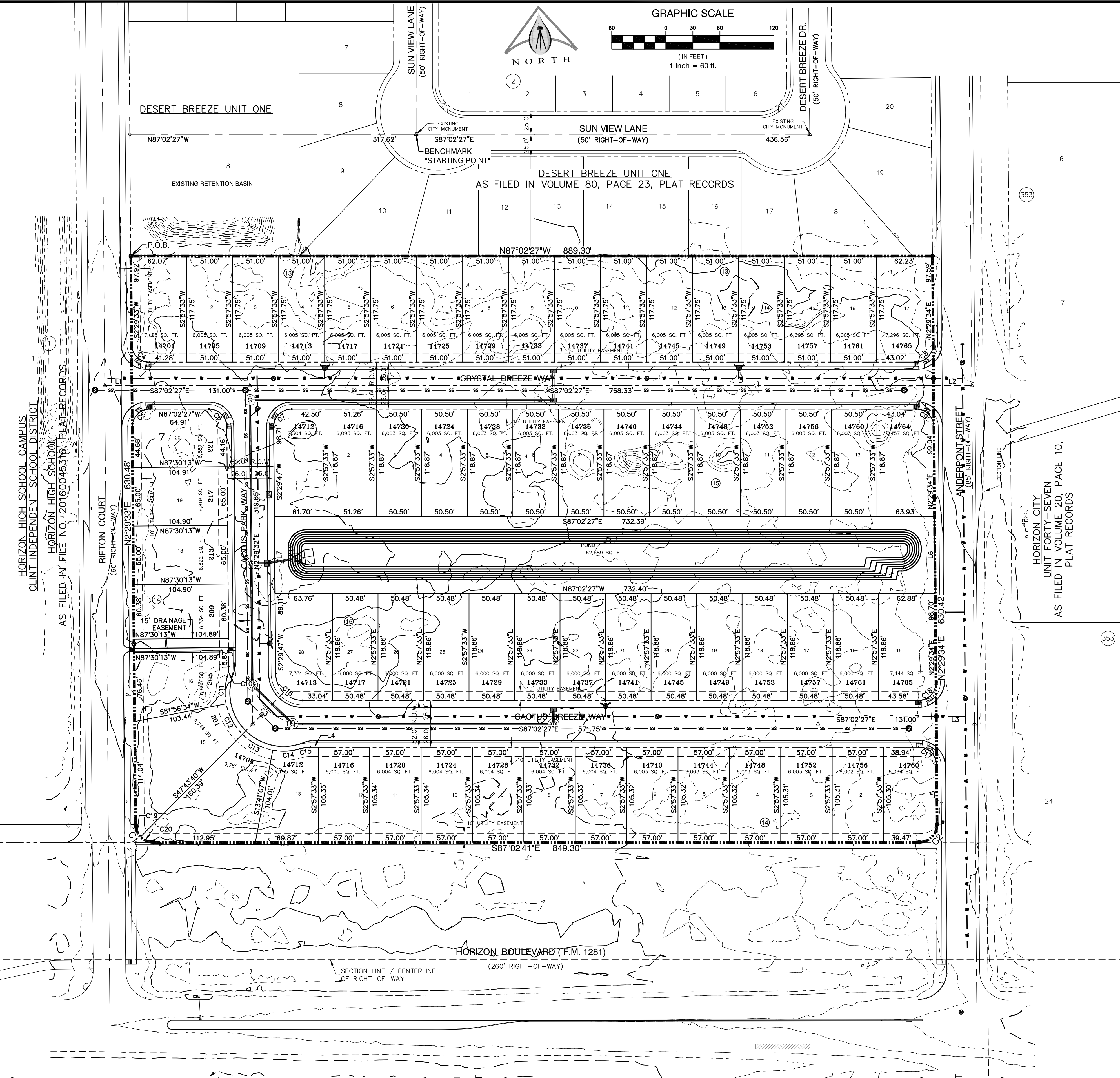
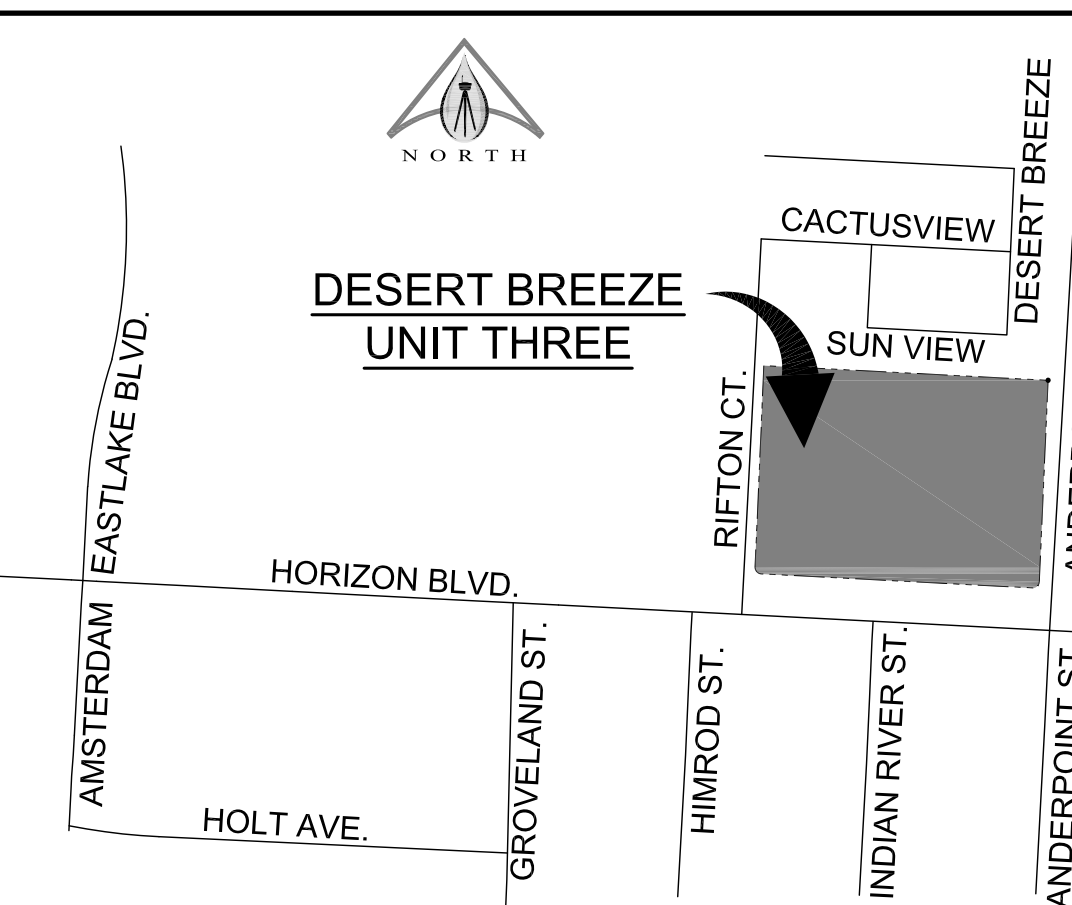
PARCEL DESIGNATION	SQUARE FOOTAGE	ACRES
RESIDENTIAL	411,002.86 SQ.FT.	9.43 AC.
POND	62,589.00 SQ.FT.	1.44 AC.
RIGHT-OF-WAY	104,521.14 SQ.FT.	2.40 AC.
<b>TOTAL</b>	<b>578,113.00 SQ.FT.</b>	<b>13.27 AC.</b>

STREET NAME	LINEAR FEET
CRYSTAL BREEZE WAY	889.33 FT.
CACTUS PARK WAY	322.65 FT.
CACTUS BREEZE WAY	702.75 FT.

### LEGEND

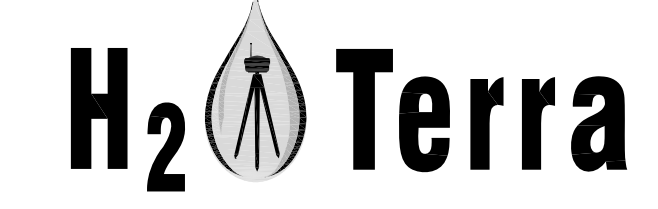
- PROPOSED CITY MONUMENT
- SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED TX 5572, UNLESS OTHERWISE NOTED
- BOUNDARY LINE
- PROPERTY LINE
- CENTERLINE
- U.S. POSTAL SERVICE COLLECTION BOX

### LOCATION MAP SCALE: 1"=600'



**SCHOOL DISTRICT**  
CLINT INDEPENDENT SCHOOL DISTRICT  
14521 HORIZON BOULEVARD,  
EL PASO, TEXAS 79928  
915-926-4000

NORTHEAST SERVICE AREA IMPACT FEES			
METER SIZE	METER CAPACITY RATIO	WATER	WASTEWATER
LESS THAN 1 INCH	1	\$1,178.00	\$291.00
1 INCH	1.67	\$1,967.00	\$486.00



ENGINEERING, SURVEYING, SOLUTIONS.  
TBPE FIRM NO. F-2103 TBPLS FIRM NO. 10060700  
2020 E. MILLS AVENUE EL PASO, TX 79901  
(915) 533-1418 FAX: (915) 533-4972

PRINCIPAL CONTACTS:					
OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JOSE L. LARES, JR. P.E.	601 N. MESA, SUITE 1900	EL PASO, TEXAS 79901	915-298-0418	-
DEVELOPER:	JOSE L. LARES, JR. P.E.	601 N. MESA, SUITE 1900	EL PASO, TEXAS 79901	915-298-0418	-
ENGINEER:	ISAC RODRIGUEZ, P.E.	2020 E. MILLS AVE.	EL PASO, TEXAS 79901	915-533-1418	915-533-4972
SURVEYOR:	CHARLES HENRY GUTIERREZ, P.L.S.	2020 E. MILLS AVE.	EL PASO, TEXAS 79901	915-533-1418	915-533-4972

DESERT BREEZE UNIT THREE					
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY	

PREPARED: FEBRUARY 7, 2025

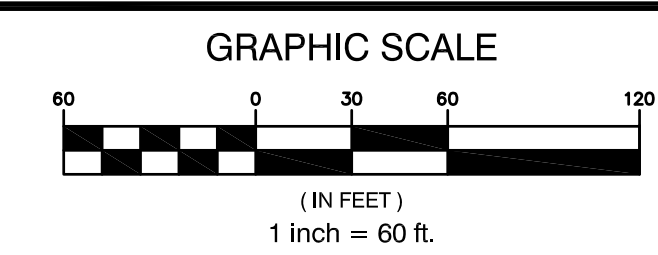
SHEET 1 OF 2

V:\Hunt Communities GP LLC\031622-7 Desert Breeze Unit 3\05-CA00\03 - Plats\02-Final\PRELIMINARY PLAT 2-7-25.DWG 02/14/25 8:20AM

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BEING A PORTION OF SECTION 32, BLOCK 78, TOWNSHIP3, TEXAS  
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TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.  
CONTAINING IN ALL 578.113 SQUARE FEET OR 13.272 ACRES OF LAND MORE OR LESS



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.25'	19.84'	28.17'	S42°16'34"E	89°32'14"
C2	20.00'	31.25'	19.84'	28.17'	N48°11'12"E	89°32'14"
C3	56.00'	87.51'	55.55'	78.88'	S42°16'20"E	89°32'14"
C4	20.00'	31.25'	19.84'	28.17'	S42°16'27"E	89°32'14"
C5	20.00'	31.58'	20.16'	28.40'	S47°43'33"W	90°27'46"
C6	20.00'	31.25'	19.84'	28.17'	N42°16'20"W	89°32'14"
C7	20.00'	31.58'	20.16'	28.40'	S47°43'40"W	90°27'46"
C8	20.00'	31.58'	20.16'	28.40'	N47°43'34"E	90°27'46"
C9	20.04'	31.32'	19.88'	28.23'	N42°23'37"W	89°32'14"
C10	40.00'	11.49'	5.78'	11.45'	N10°43'20"E	16°27'05"
C11	65.00'	30.64'	15.61'	30.35'	N5°26'43"E	27°00'19"
C12	65.00'	38.82'	20.01'	38.24'	N25°09'53"W	34°12'54"
C13	65.00'	38.62'	19.90'	38.05'	N59°17'36"W	34°02'34"
C14	65.00'	30.83'	15.71'	30.54'	N89°54'13"W	27°10'39"
C15	40.00'	11.49'	5.78'	11.45'	S84°44'01"W	16°27'05"
C16	30.00'	46.88'	29.76'	42.25'	S42°16'20"E	89°32'14"
C17	20.00'	31.25'	19.84'	28.17'	N42°16'26"W	89°32'14"
C18	20.05'	31.66'	20.21'	28.47'	N47°52'18"E	90°27'46"
C19	20.02'	15.28'	8.04'	14.92'	S19°24'06"E	43°45'06"
C20	19.98'	15.97'	8.44'	15.55'	S64°10'13"E	45°47'08"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S87°02'27"E	30.00'
L2	S87°02'27"E	42.50'
L3	S87°02'27"E	42.50'
L4	N87°02'27"W	8.68'
L5	N2°29'34"E	65.63'
L6	S2°29'34"W	85.46'
L7	N2°29'47"E	85.46'

### METES AND BOUNDS DESCRIPTION

Description of 13.271-acre parcel of land being a portion of Section 32, Block 78, Township 3, Texas and Pacific Railroad Surveys, Horizon City, El Paso County, Texas, being more particularly described by metes and bounds as follows to wit:

Commencing at an existing City monument at the intersection of Sun View Lane (50-foot Right-of-Way, Desert Breeze Subdivision Unit One as filed on March 16, 2005 in Volume 80, Page 23, Doc. #2005002552 plat records of El Paso County, Texas) and Cactus View Lane (50-foot Right-of-Way) from which another City monument at the intersection of Sun View Lane and Desert Breeze Drive (50-foot right-of-way) bears South 87°02'27" East, a distance of 426.56 feet; Thence, North 87°02'27" West, a distance of 317.62 feet to a point on the easterly right-of-way of Rifton Street (70-foot right-of-way) Thence, South 02°29'33" West, along said right-of-way line, a distance of 135.00 feet to a nail set on a rock wall being the Point of Beginning of this description;

Thence South 87°02'27" East along the southerly boundary line of Desert Breeze Unit One as filed on March 16, 2005 in Volume 80, Page 23, Doc. #2005002552 plat records of El Paso County, Texas, a distance of 889.30 feet to a found nail on rockwall, said nail lying along the westerly right-of-way line of Anderpont Street;

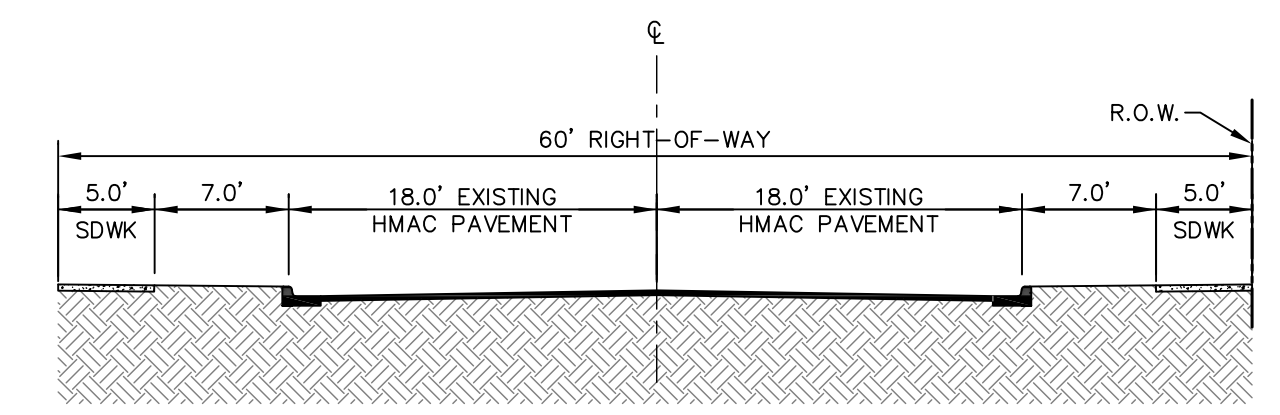
Thence South 02°29'34" West, along said westerly right-of-way line 630.42 feet to a found 5/8" rebar with cap busted;

Thence 31.25 feet continuing along said right-of-way line, along the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 89°32'14", and a chord which bears South 48°11'12" West, a distance of 28.17 feet to a found 5/8" rebar with plastic cap "Roe Engineering" on the northerly right-of-way line of Horizon Boulevard (200-foot right-of-way);

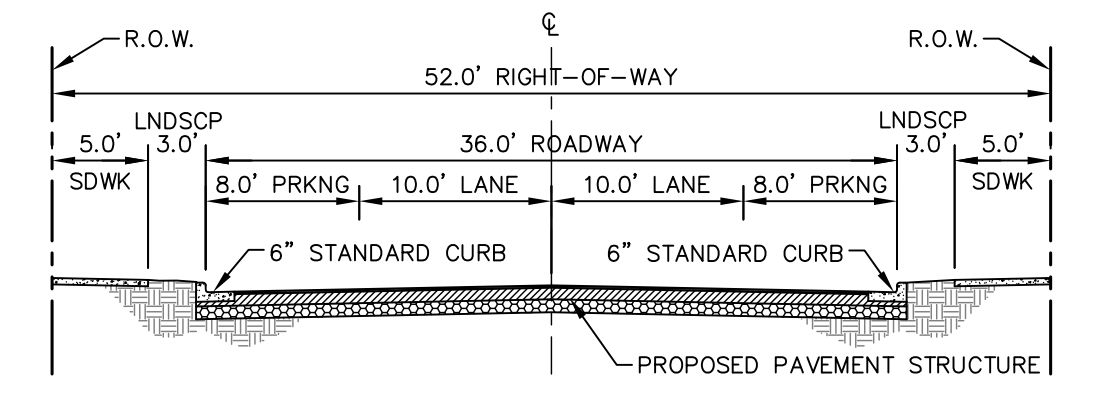
Thence North 87°02'41" East, along said northerly right-of-way line, a distance of 849.30 feet to a found 5/8" rebar with cap stamped busted;

Thence, 31.25 feet along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 89°32'14", and a chord which bears North 42°16'34" West, a distance of 28.17 feet to a found 5/8" rebar with cap busted, said rebar lying along the easterly right-of-way of Rifton Street (70-foot right-of-way);

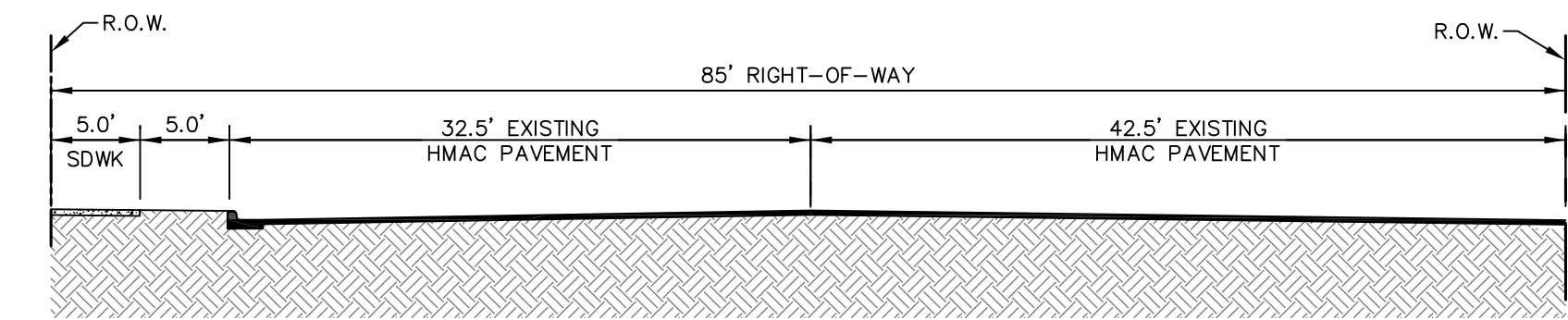
Thence, North 02°29'33" East, a distance of 630.48 feet to the Point of Beginning and containing in all 578,099 square feet or 13.271 acres of land more or less.



RIFTON COURT (60' RIGHT-OF-WAY)  
SCALE: 1"=10'



RESIDENTIAL SUBCOLLECTOR STREET (52' RIGHT-OF-WAY)  
SCALE: 1"=10'



ANDERPONT STREET (85' RIGHT-OF-WAY)  
SCALE: 1"=10'

V:\Hunt Communities GP LLC\031622-7 Desert Breeze Unit 3\05-CADD\03 - Plots\02\_Final\PRELIMINARY PLAT 2-7-25.DWG 02/14/25 8:19AM

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**H<sub>2</sub>O Terra**  
ENGINEERING, SURVEYING, SOLUTIONS.  
TBPE FIRM NO. F-2103 TBPLS FIRM NO. 10060700  
2020 E. MILLS AVENUE El Paso, TX 79901  
(915) 533-1418 FAX: (915) 533-4972

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	JOSE L. LARES, JR. P.E.	HUNT COMMUNITIES	601 N. MESA, SUITE 1900	EL PASO, TEXAS 79901	915-298-0418
	ISAGAC RODRIGUEZ, P.E.	143538	2020 E. MILLS AVE	EL PASO, TEXAS 79901	915-533-1418
	CHARLES HENRY GUTIERREZ, P.P.L.S.	3572	2020 E. MILLS AVE	EL PASO, TEXAS 79901	915-533-1418

DESERT BREEZE UNIT THREE				
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PREPARED: FEBRUARY 7, 2025

SHEET 2 OF 2