


PLAT NOTES AND RESTRICTIONS:

- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO DESERT BREEZE UNIT THREE IN ACCORDANCE WITH THE TEXAS WATER CODE, WATER AND SEWER REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES TO SERVE THIS SUBDIVISION WITHIN TWO (2) YEARS OF DATE OF THE FILING OF THIS PLAT.
- 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 EACH LOT. THE SIDEWALK SHALL BE LOCATED ON THE REAR AND SIDES OF EACH LOT WHERE THE LOT ADJUTS 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 #490 212 0250 B, DATED SEPTEMBER 4, 1991. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE FLOOD HAZARD ZONE IS PROHIBITED UNLESS THE HOUSING OAKA (FLOOD INSURANCE SECTION 4001 THROUGH 4127), FLOOD INSURANCE ACT OF 1968 (42 U.S.C. 1901-1906).
- LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE SIDEWALKS, DRIVEWAYS, AND PARKWAYS ADJUTING THEIR PROPERTY.
- THE STORM WATER RUNOFF FROM DESERT BREEZE UNIT THREE WILL BE CONNECTED INTO THE EXISTING STORM DRAINAGE SYSTEM. THE STORM DRAINAGE SYSTEM SHALL BE MAINTAINED AND RETENTION PONDS, NO DWELLING/ OCCUPANCY SHALL BE PERMITTED ON LOTS. THESE LOTS SHALL BE BE DEDED TO AND MAINTAINED BY TOWN OF HORIZON CITY.
- IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE 233.025(6), IT IS HEREBY AGREED THAT ALL PURCHASE CONTRACTS MADE BETWEEN AND A PURCHASER OF LAND IN THIS SUBDIVISION WILL CONTAIN A STATEMENT DESCRIBING WHEN WATER, SEWER, TRAIL, TRAIL, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
- VEHICULAR ACCESS TO LOTS ADJUTING HORIZON BOULEVARD (FM281) RIFTON COURT SHALL BE PROVIDED TO THE LOTS ADJUTING HORIZON BOULEVARD. RIFTON COURT 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 GROUND, 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:10,624,315.28', E:483,009.46' ELEVATION = 4022.19' (GRAPHICALLY DEPICTED ON PLAT)







SUBDIVISION AREA TABLE

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.
TOTAL	578,113.00 SQ.FT.	13.27 AC.

RIGHT-OF-WAY TABLE

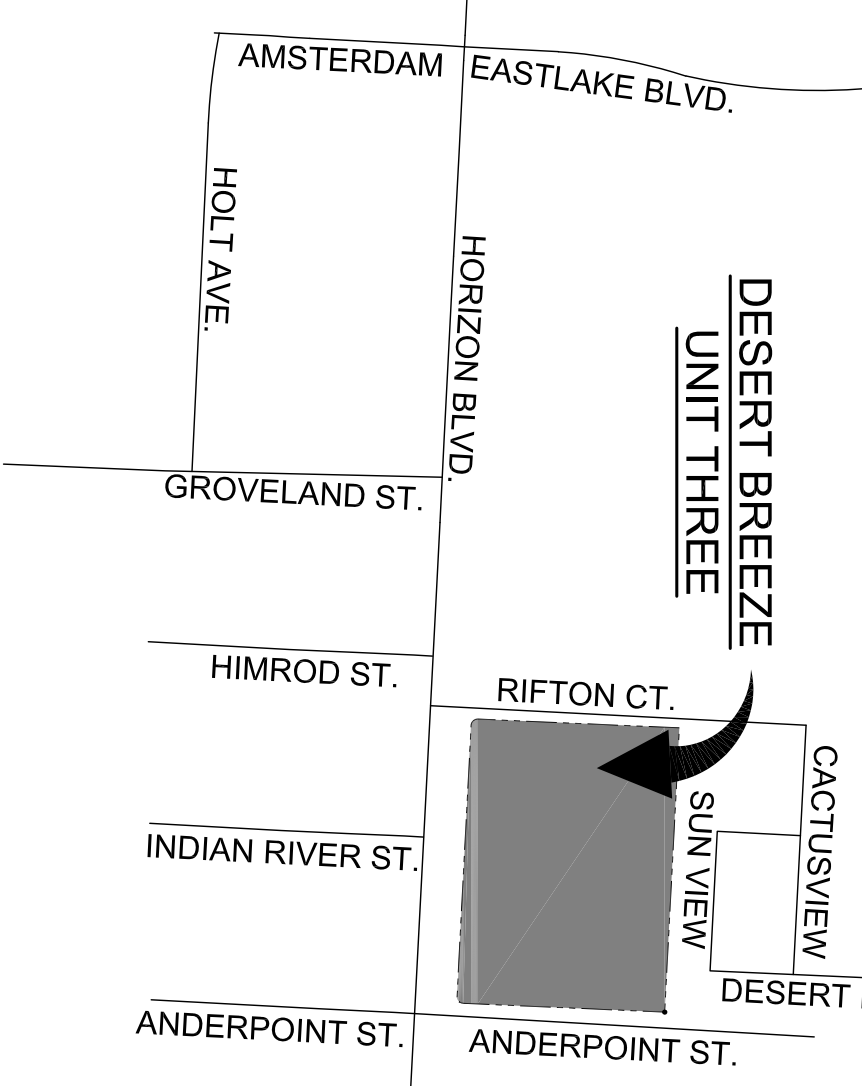
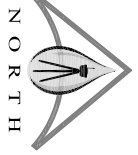
STREET NAME	LINEAR FEET
CRYSTAL BREEZE WAY	889.33 FT.
CACTUS PARK WAY	322.65 FT.
CACTUS BREEZE WAY	702.75 FT.

LEGEND

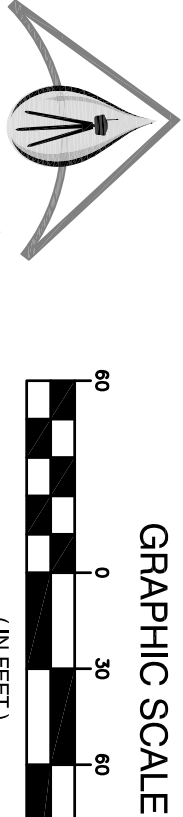
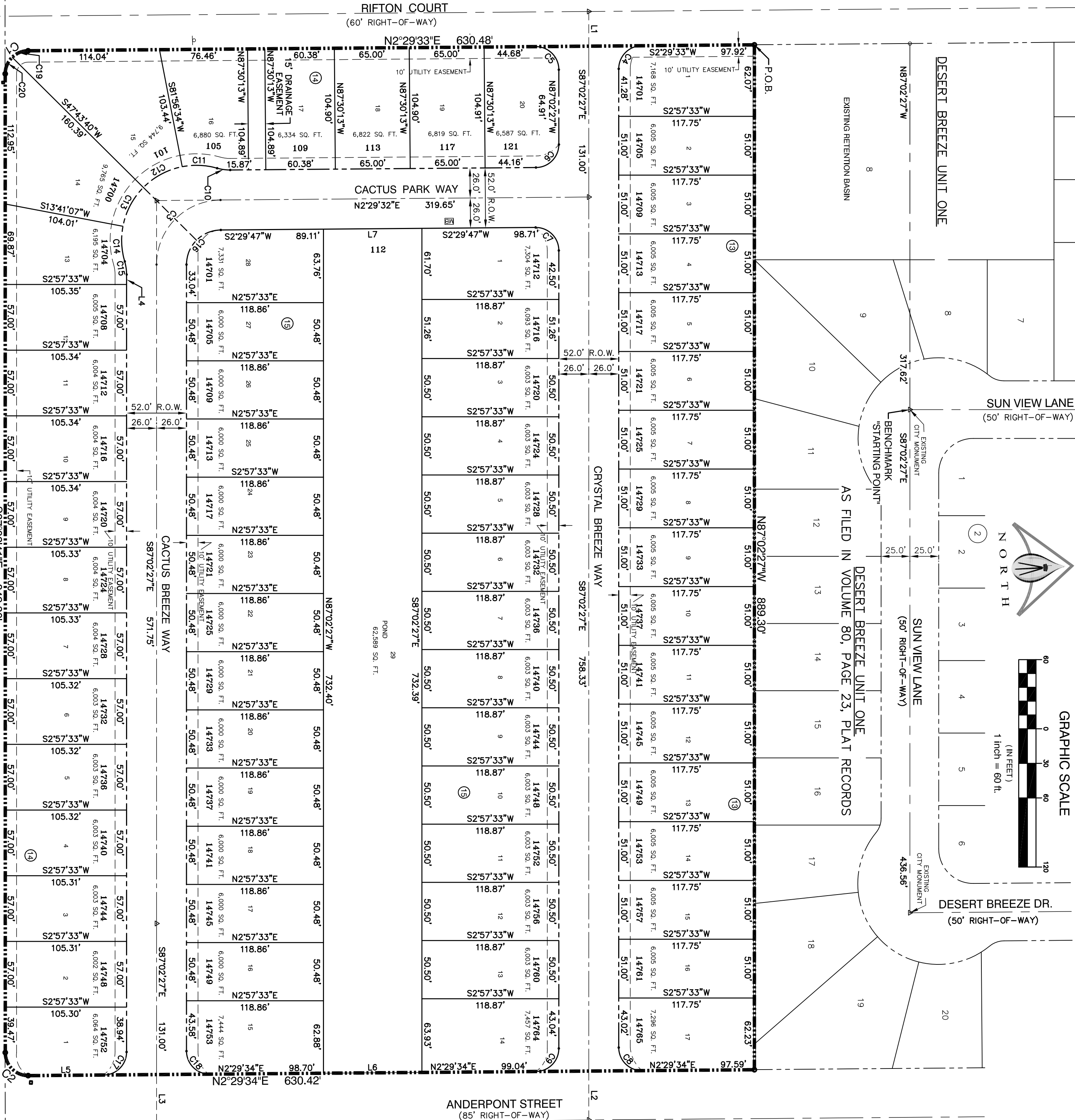
-  PROPOSED CITY MONUMENT
-  SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED TX 5572, UNLESS OTHERWISE NOTED
-  BOUNDARY LINE
-  PROPERTY LINE
-  CENTERLINE
-  U.S. POSTAL SERVICE COLLECTION BOX

LOCATION MAP

SCALE: 1"=600'



HORIZON HIGH SCHOOL CAMPUS
CLINT INDEPENDENT SCHOOL DISTRICT
HORIZON HIGH SCHOOL
AS FILED IN FILE NO. 20160045316, PLAT RECORDS



HORIZON CITY UNIT SIXTY-FOUR
AS FILED IN VOLUME 20, PAGE 33,
PLAT RECORDS

HORIZON CITY UNIT SIXTY-FOUR
AS FILED IN VOLUME 20, PAGE 33,
PLAT RECORDS

HORIZON CITY
UNIT FORTY-SEVEN
AS FILED IN VOLUME 20, PAGE 10,
PLAT RECORDS

DESERT BREEZE

BEING A PORTION OF SECTION 32, BLOCK 78, TOWNSHIP 33, TEXAS
AND PACIFIC RAILROAD COMPANY SURVEYS.
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.
CONTAINING IN ALL 578,113 SQUARE FEET OR 13.272 ACRES OF LAND MORE OR LESS

OWNERS DEDICATION, CERTIFICATION

COUNTY OF EL PASO

HUNT COMMUNITIES GP LLC, OWNER(S) OF THE 13.272 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED DESERT BREEZE UNIT THREE, HEREBY SUBDUCE THE LAND DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE USE OF THE PUBLIC THE STREET RIGHT-OF-WAYS, PONDS, OVERHEAD OR SERVICE WIRES FOR POLE TOP UTILITIES, AND BURRED SERVICE WIRES CONDUITS AND PIPES FOR UNDERGROUND UTILITIES AND THE RIGHT TO INGRESS AND EGRESS FOR SERVICE AND CONSTRUCTION AND THE RIGHT TO INTERFERE WITH AND SHUTTER-SPECIFIC IMPROVEMENTS TO BE DEDED TO THE TOWN OF HORIZON CITY, TEXAS ARE THE RIGHT RIGHT-OF-WAYS, SECTION 233.032 AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET THE MINIMUM STATE STANDARDS;
- THE ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET THE MINIMUM STATE STANDARDS; AND
- GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET THE MINIMUM STATE STANDARDS.

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

HUNT PEYTON ESTYTES, LLC
B: HUNT COMMUNITIES DEVELOPMENT CO., LLC, ITS SOLE MEMBER

BY: JOSE LARRES, VICE PRESIDENT

ACKNOWLEDGEMENT

COUNTY OF EL PASO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025
BY JOSE LARRES AS VICE PRESIDENT OF HUNT COMMUNITIES GP LLC, A TEXAS LIMITED LIABILITY COMPANY WHO STATED THAT (S)HE EXECUTED SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC IN AND FOR EL PASO COUNTY, TEXAS

MY COMMISSION EXPIRES _____

TOWN OF HORIZON CITY PLANNING AND ZONING COMMISSION

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS _____ DAY OF _____, 2025 A.D.

SECRETARY _____ CHAIRPERSON _____

CITY COUNCIL FOR TOWN OF HORIZON CITY

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS _____ DAY OF _____, 2025 A.D.
ACCEPTED AND ADAPTED BY THE CITY COUNCIL OF THE TOWN OF HORIZON CITY THIS _____ DAY OF _____, 2025 A.D.

ELVIA SCHULTER, CITY CLERK _____ ANDRES RENTERIA, MAYOR _____

ISABEL VASQUEZ, P.E.
HUNT-ZOLLARS, INC., TOWN ENGINEER
APPROVED FOR FILING THIS _____ DAY OF _____, 2025 A.D.

COUNTY CLERKS RECORDING CERTIFICATE

I BEARING THIS CERTIFICATE, COUNTY CLERK OF EL PASO COUNTY, CERTIFY THAT THE PLAT INSTRUMENT NO. _____

COUNTY CLERK _____ DATE _____

BY DEPUTY _____ DATE _____

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TECHNICAL STANDARDS, REGISTERED PUBLIC LAND SURVEYOR No. 2449

CHARLES HENRY GUTIERREZ, R.P.L.S. 5572
FIRM REGISTRATION / LICENSE NO. 10060700

PREPARED BY AND UNDER THE SUPERVISION OF ISAAC RODRIGUEZ,
REGISTERED PROFESSIONAL ENGINEER NO. 143538

ISAAC D. RODRIGUEZ, P.E.
ENGINEERING FIRM F-2103

PRINCIPAL CONTACTS:

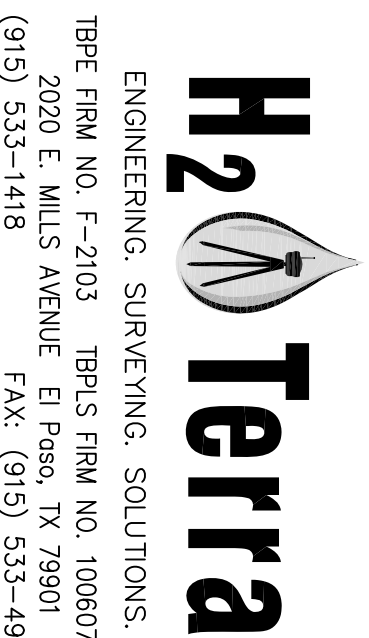
NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:				
DEVELOPER:	JOSE L. LARRES JR. P.E., HUNT COMMUNITIES	601 N. WESLA, SUITE 1800	EL PASO, TEXAS 79901	915-286-2418
ENGINEER:	CHARLES HENRY GUTIERREZ, P.E.	2001 E. MILLS AVE	EL PASO, TEXAS 79901	915-533-1418
SURVEYOR:	CHARLES HENRY GUTIERREZ, P.E.	2001 E. MILLS AVE	EL PASO, TEXAS 79901	915-533-1418

DESERT BREEZE UNIT THREE

REVISION NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	APPROVED BY

PREPARED: FEBRUARY 7, 2025

SHEET 1 OF 2



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

SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT
14521 HORIZON BOULEVARD,
EL PASO, TEXAS 79928
915-545-1002

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	\$466.00

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