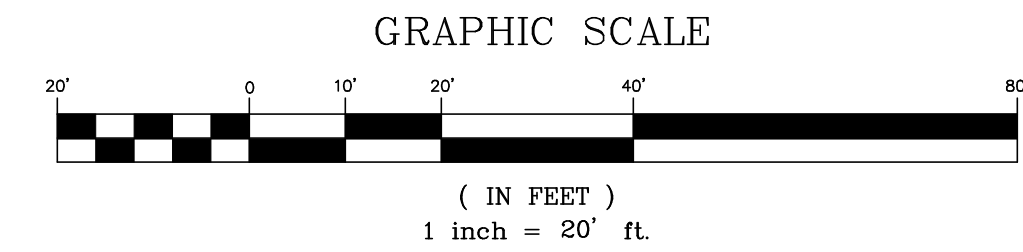
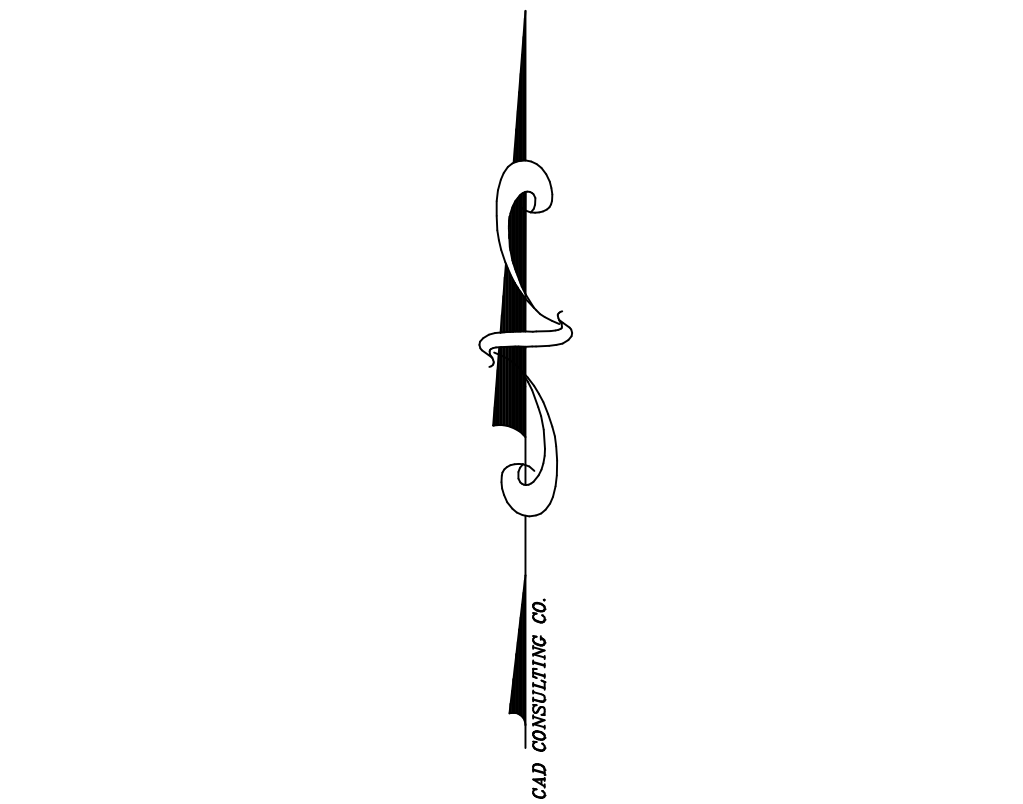


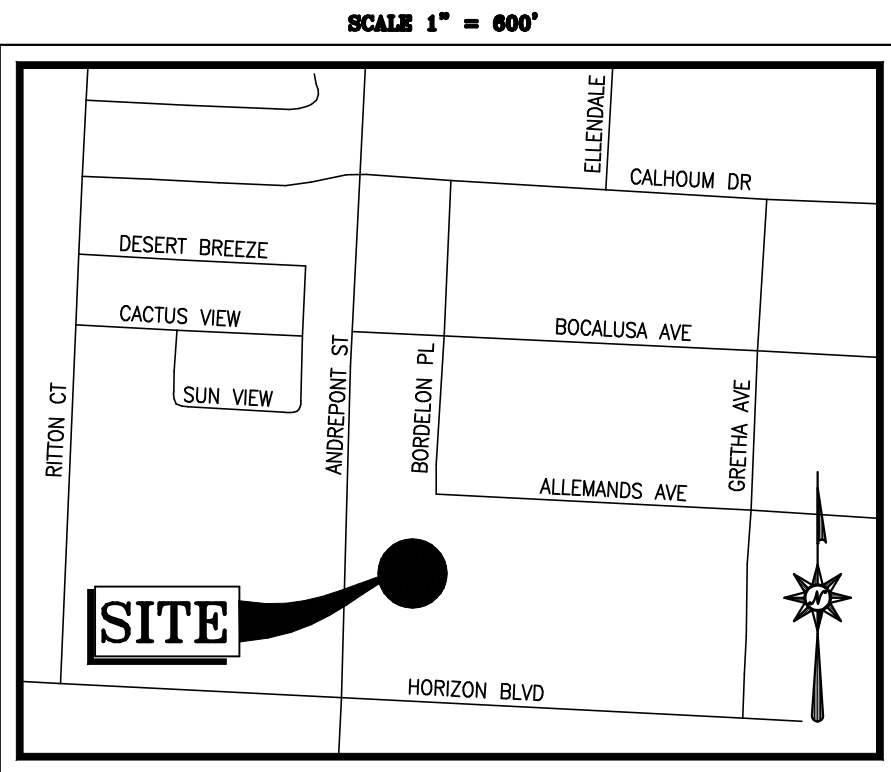
- PLAT NOTES AND RESTRICTIONS:
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
 - SET 1/2" REBAR AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
 - TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
 - THIS PROPERTY LIES IN ZONE "X", AS DESIGNATED BY F.E.M.A.; CITY OF EL PASO, COMMUNITY PANEL NO. 480212-0250-B, DATED SEPTEMBER 04, 1991.
 - WATER SUPPLY SERVICES WILL BE PROVIDED BY THE HORIZON REGIONAL M.U.D. IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE.
 - NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
 - THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL COORDINATE 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.
 - BUILDINGS SETBACK SHALL MEET THE MINIMUM REQUIRED BY EL PASO COUNTY'S SUBDIVISION REGULATIONS (SECTION 2.6, SETBACKS), 20 FEET FROM THE FRONT PROPERTY LINES, 20 FEET FROM REAR PROPERTY LINES, 5 FEET FROM SIDE PROPERTY LINES, AND 10 FEET FROM SIDE PROPERTY LINES ADJUTING STREET RIGHT-OF-WAYS.
 - THE FINISHED FLOOR ELEVATION OF ANY RESIDENCE SHALL BE AT LEAST 18" ABOVE THE AVERAGE HEIGHT OF THE CURB IN FRONT OF THE LOT, OR AT LEAST 12" ABOVE THE NATURAL GROUND LEVEL SURROUNDING THE FOUNDATION, WHICHEVER IS HIGHER.
 - LOT OWNER IS RESPONSIBLE TO MAINTAIN THE SIDEWALK, PARKWAY AND DRIVEWAYS ABUTTING THEIR PROPERTY, INCLUDING DOUBLE FRONTAGE LOTS.
 - THE OWNER/SUBDIVIDER OF MARTINEZ SUBDIVISION HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES, UNLESS OTHERWISE APPROVED IN WRITING, BY THE EL PASO COUNTY PLANNING AND DEVELOPMENT DEPARTMENT.
 - LOT OWNER WILL OBTAINED A PERMIT FROM EL PASO COUNTY PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
 - ALL STORMWATER RUN-OFF DISCHARGE VOLUMES SHALL BE RETAINED WITHIN THIS SUBDIVISION LIMITS IN COMPLIANCE WITH PROVISIONS OF (DSC, 19.19.010A, AND DDM 11.1)
 - THIS PROPERTY LIES IN THE CLINT INDEPENDENT SCHOOL DISTRICT.



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	65.68	70.00	53°45'33"	63.30

LOCATION MAP AND ETJ STATUS

MARTINEZ SUBDIVISION IS LOCATED WITHIN EL PASO COUNTY, TEXAS, APPROXIMATELY 6.3 MILES EAST OF THE CITY LIMITS OF EL PASO, TEXAS; 30 FEET EAST OF THE TOWN OF HORIZON, TEXAS AND NOT WITHIN THE 5 MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF EL PASO, UNDER LOCAL GOVERNMENT CODE 212.00, 212.001

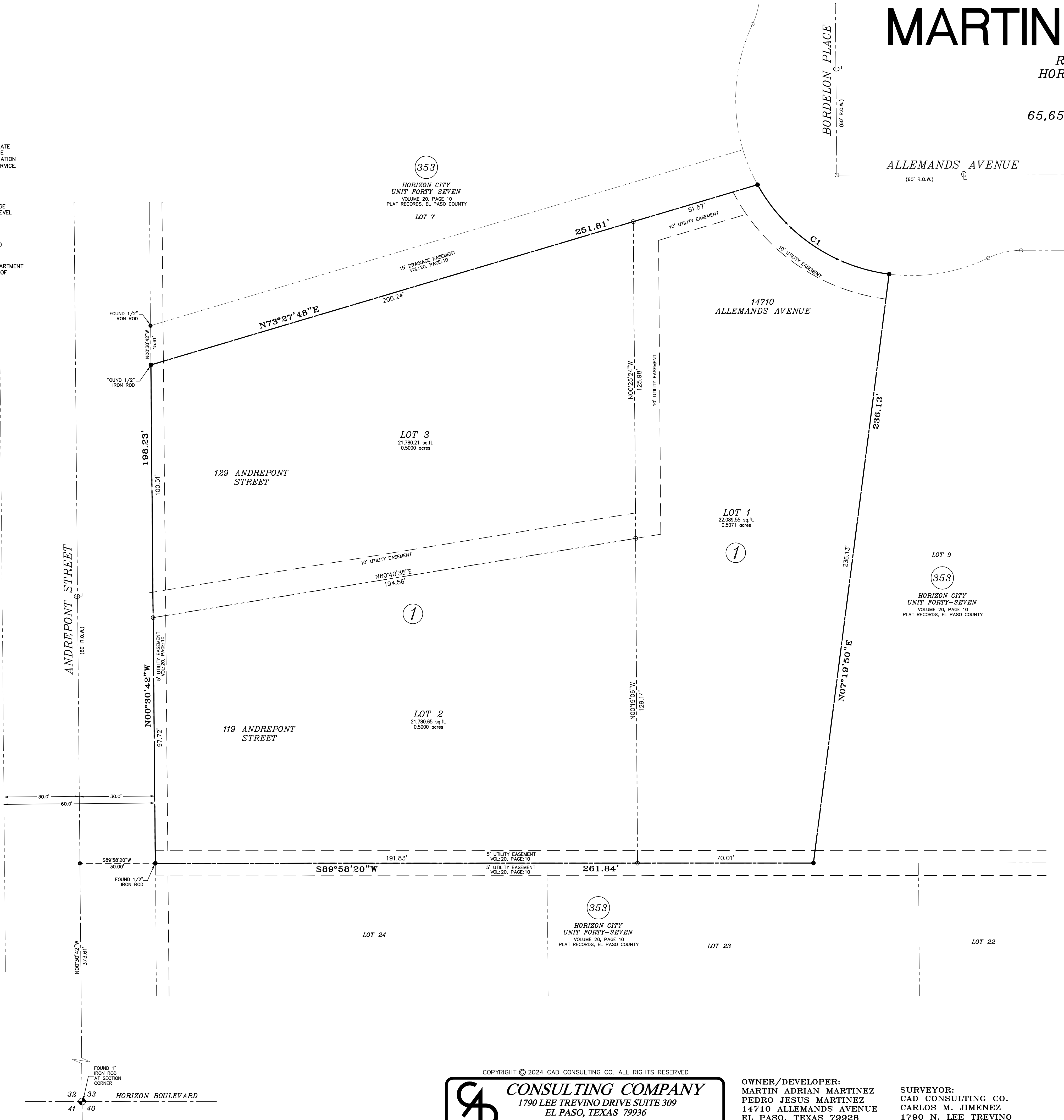


JOB# MARTINEZ SUBDIVISION DATE OF PREPARATION: 10/12/2024 REVISED DATE: 12-18-24

MARTINEZ SUBDIVISION

REPLAT OF LOT 8, BLOCK 353
HORIZON CITY UNIT FORTY-SEVEN
EL PASO COUNTY, TEXAS

CONTAINING:
65,650.43 SQ. FT. OR 1.5071 ACRES ±



STATE OF TEXAS
COUNTY OF EL PASO

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

We, MARTIN ADRIAN MARTINEZ and PEDRO JESUS MARTINEZ, as owners of the 5.0489 acres of land encompassed with the proposed Subdivision, hereby subdivide the land as described in this subdivision plat and dedicate to public utility easements and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

I certify that I have complied with the requirement of Texas Local Government Code 232.032 and that:

- the water quality and connections to the lots meet, or will meet, the minimum state standards;
 - electrical connections provided to the lots meet, or will meet, the minimum state standards; and
 - gas connections, if available, provided to the lots meet, or will meet, the minimum state standards;
- each lot will have a septic system installed.
- I attest that the matters asserted in this plat are true and complete.

MARTIN ADRIAN MARTINEZ, Owner DATE

PEDRO JESUS MARTINEZ, Owner DATE

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

BEFORE ME, the undersigned authority, on this day personally appeared MARTIN ADRIAN MARTINEZ and PEDRO JESUS MARTINEZ, proved to me through their Texas Department of Public Safety Drivers License to be the persons whose names are subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 2025.

Notary Public in and for El Paso County My Commission Expires

EL PASO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 232.028(a)

WE THE UNDERSIGNED CERTIFY that this plat of MARTINEZ SUBDIVISION, was reviewed and approved by the El Paso County Commissioners Court on _____, 2025.

Attest: _____
El Paso County Judge Date El Paso County Clerk Date

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____, COUNTY CLERK OF EL PASO COUNTY, certify that the plat bearing this certificate was filed and recorded under Instrument Number _____ in the Plat Records of El Paso County.

El Paso County Clerk Date

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.

Carlos M. Jimenez, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 3950
Firm No. 10099300

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CAD CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 309
EL PASO, TEXAS 79936
TEL(915) 633-6422 FAX(915) 633-6424

OWNER/DEVELOPER:
MARTIN ADRIAN MARTINEZ
PEDRO JESUS MARTINEZ
14710 ALLEMANDS AVENUE
EL PASO, TEXAS 79928
PHONE: (915) 633-6422

SURVEYOR:
CAD CONSULTING CO.
CARLOS M. JIMENEZ
1790 N. LEE TREVINO
EL PASO, TEXAS 79936