

KENAZO SUBDIVISION

TWO PORTIONS OF SECTION 31, BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILROAD SURVEYS,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS
CONTAINING: 174,375 SQ.FT. OR 4.0031 ACRES

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION
KENAZO PARTNERS LLC, and VERCHAL PROPERTIES, LLC, as property owners of this land hereby present this plat.

I attest that the matters asserted in this plat are true and complete.
Witness my signature this _____ day of _____, 2024.

ROBERTO A. MORENO
KENAZO PARTNERS LLC
DATE
ROBERTO A. MORENO
VERCHAL PROPERTIES LLC
DATE

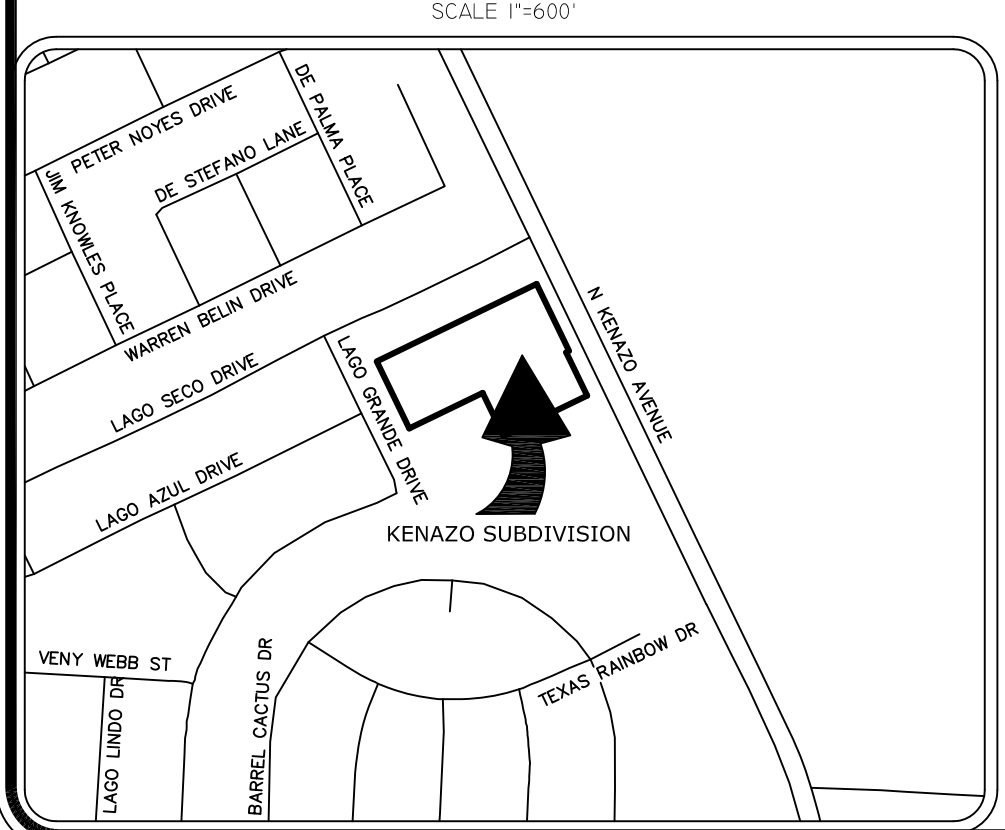
METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A PARCEL OF LAND BEING A PORTION OF SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEYS, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS, AND ALSO BEING THOSE PARCELS RECORDED IN CLERK'S FILE #20210104911, AND #20240009876, AND A PORTION THAT PARCEL RECORDED IN CLERK'S FILE #20240062587, AND DESCRIBED AS FOLLOWS:
COMMENCING AT A CITY MONUMENT FOUND AT THE INTERSECTION OF THE CENTERLINE OF LAGO SECO DRIVE (50' WIDE) WITH THE SOUTH ROW LINE OF N. KENAZO AVENUE (120' WIDE), FROM WHICH A CITY MONUMENT FOUND AT THE CENTERLINE INTERSECTION OF LAGO SECO DRIVE WITH LAGO GRANDE DRIVE (50' WIDE) BEARS SOUTH 61°14'10" WEST A DISTANCE OF 684.76' (BEARING BASIS); THENCE, ALONG THE SOUTHWESTERLY ROW LINE OF SAID N. KENAZO AVENUE, SOUTH 28°45'50" EAST A DISTANCE OF 125.87' TO A 1/2" REBAR FOUND FOR THE MOST EASTERLY CORNER OF LOT 50, BLOCK 5, EASTLAKE UNIT TWO (RECORDED IN CLERK'S FILE #20000073975), AND BEING THE "POINT OF BEGINNING"; THENCE, CONTINUING ALONG SAID SOUTHWESTERLY ROW LINE OF SAID N. KENAZO AVENUE, SOUTH 28°45'50" EAST AT 233.00' PASSING AN "X" CHISELED ON CONCRETE FOUND AT THE SOUTHEASTERLY CORNER OF SAID PARCEL RECORDED IN CLERK'S FILE #20210104911, AND CONTINUING AN ADDITIONAL DISTANCE OF 150.00' FOR A TOTAL DISTANCE OF 383.00' TO A POINT;
THENCE, LEAVING SAID SOUTHWESTERLY ROW OF SAID N. KENAZO AVENUE, SOUTH 61°14'10" WEST AT A DISTANCE OF 10.00' PASSING A 5/8" REBAR WITH CAP STAMPED "5372" SET AT THE SOUTHEASTERLY CORNER OF SAID PARCEL RECORDED IN CLERK'S FILE #20240009876, AND CONTINUING AN ADDITIONAL DISTANCE OF 293.40' FOR A TOTAL DISTANCE OF 300.40' TO A 1/2" REBAR FOUND AT THE MOST SOUTHERLY CORNER OF SAID PARCEL RECORDED IN CLERK'S FILE #20240009876;
THENCE, ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL RECORDED IN CLERK'S FILE #20240009876, NORTH 28°45'50" WEST A DISTANCE OF 150.00' TO A 1/2" REBAR FOUND AT THE MOST WESTERLY CORNER OF SAID PARCEL RECORDED IN CLERK'S FILE #20240009876, AND LYING ON THE SOUTHEASTERLY BOUNDARY LINE OF SAID PARCEL RECORDED IN CLERK'S FILE #20210104911;
THENCE, ALONG SAID SOUTHEASTERLY BOUNDARY LINE OF SAID PARCEL RECORDED IN CLERK'S FILE #20210104911, SOUTH 61°14'10" WEST A DISTANCE OF 254.60' TO A NAIL FOUND FOR THE MOST SOUTHERLY CORNER OF SAID PARCEL RECORDED IN CLERK'S FILE #20210104911, AND LYING ON THE NORTHEASTERLY BOUNDARY LINE OF EASTLAKE UNIT TWO (RECORDED IN CLERK'S FILE #20000073975), AND BEING THE MOST SOUTHERLY CORNER OF THIS PARCEL;
THENCE, ALONG THE SOUTHWESTERLY BOUNDARY LINE BETWEEN EASTLAKE OF SAID PARCEL RECORDED IN CLERK'S FILE #20210104911, NORTH 28°45'50" WEST A DISTANCE OF 233.00' TO THE MOST WESTERLY CORNER OF SAID PARCEL RECORDED IN CLERK'S FILE #20210104911, AND ALSO BEING THE MOST WESTERLY CORNER OF THIS PARCEL;
THENCE, WITH THE NORTHEASTERLY BOUNDARY LINE OF SAID PARCEL RECORDED IN CLERK'S FILE #20210104911, NORTH 61°14'10" EAST A DISTANCE OF 555.00' TO THE "POINT OF BEGINNING" AND CONTAINING 174,375 SQ. FT. OR 4.0031 ACRES.

PLAT NOTES

- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION. INSTRUMENT NO. _____ DATE _____
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION. INSTRUMENT NO. _____ DATE _____
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION. INSTRUMENT NO. _____ DATE _____
- "U.S. POSTAL SERVICE BE PROVIDED THROUGH A CENTRAL BOX"
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48032-0250 IS DATED SEPTEMBER 4, 1991 PROPERTY IS IN FLOOD HAZARD ZONE "X".
- PROVIDED CERTIFICATION THAT ALL UTILITIES HAVE APPROVED LOCATIONS OF EASEMENTS AND THAT SERVICE WILL BE PROVIDED TO DEVELOPMENT.
- ENSURE THAT PLAT COMPLIES WITH TBPLS REQUIREMENTS.
- WATER, SEWER, ELECTRIC AND GAS UTILITIES WILL BE AVAILABLE.
- BEARINGS REFERENCED TO WARRANTY DEED TO KENAZO PARTNERS LLC IN CLERK'S FILE NO. 20240009876 AND NO. 20210104911 AND TO VERCHAL PROPERTIES LLC IN CLERK'S FILE NO. 20240062587, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS. BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF N. KENAZO AVENUE AND BILL NEWKIRK DRIVE. ELEVATION = 4028.10 (WGS84) VIA STATIC GPS OBSERVATIONS USING OPUS PROCESSING
- GRADING AND DRAINAGE PLANS/PERMIT IS REQUIRED AT THE TIME OF THE BUILDING PERMIT.
- ALL DEVELOPED STORM WATER RUNOFF DISCHARGE VOLUMES SHALL BE RETAINED WITHIN SUBDIVISION'S LIMITS.
- PRIVATE DRAINAGE EASEMENTS WILL BE REQUIRED IF THESE LOTS ARE FURTHER SUBDIVIDED.
- LOT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING SIDEWALK, DRIVEWAYS AND PARKWAYS ABUTTING THEIR PROPERTY.
- SIDEWALK WILL BE REQUIRED ALONG THE LOT ABUTTING THE STREET RIGHT OF WAY AT THE TIME OF BUILDING PERMIT.
- ETJ LOCATION: KENAZO SUBDIVISION IS LOCATED WITHIN THE TOWN OF HORIZON CITY APPROXIMATELY 4.5 MILES SOUTHWEST OF THE CITY LIMITS OF EL PASO, TEXAS.

LOCATION MAP



ENGINEER:
SITEWORK ENGINEERING, LLC
444 EXECUTIVE CENTER, SUITE 134
EL PASO, TEXAS 79902
PHONE: (915) 351-8033

OWNER/DEVELOPER:
KENAZO PARTNERS LLC
2022 MURCHISON DRIVE SUITE 104
EL PASO, TEXAS 79902

OWNER/DEVELOPER:
VERCHAL PROPERTIES LLC
2022 MURCHISON DRIVE SUITE 104
EL PASO, TEXAS 79902

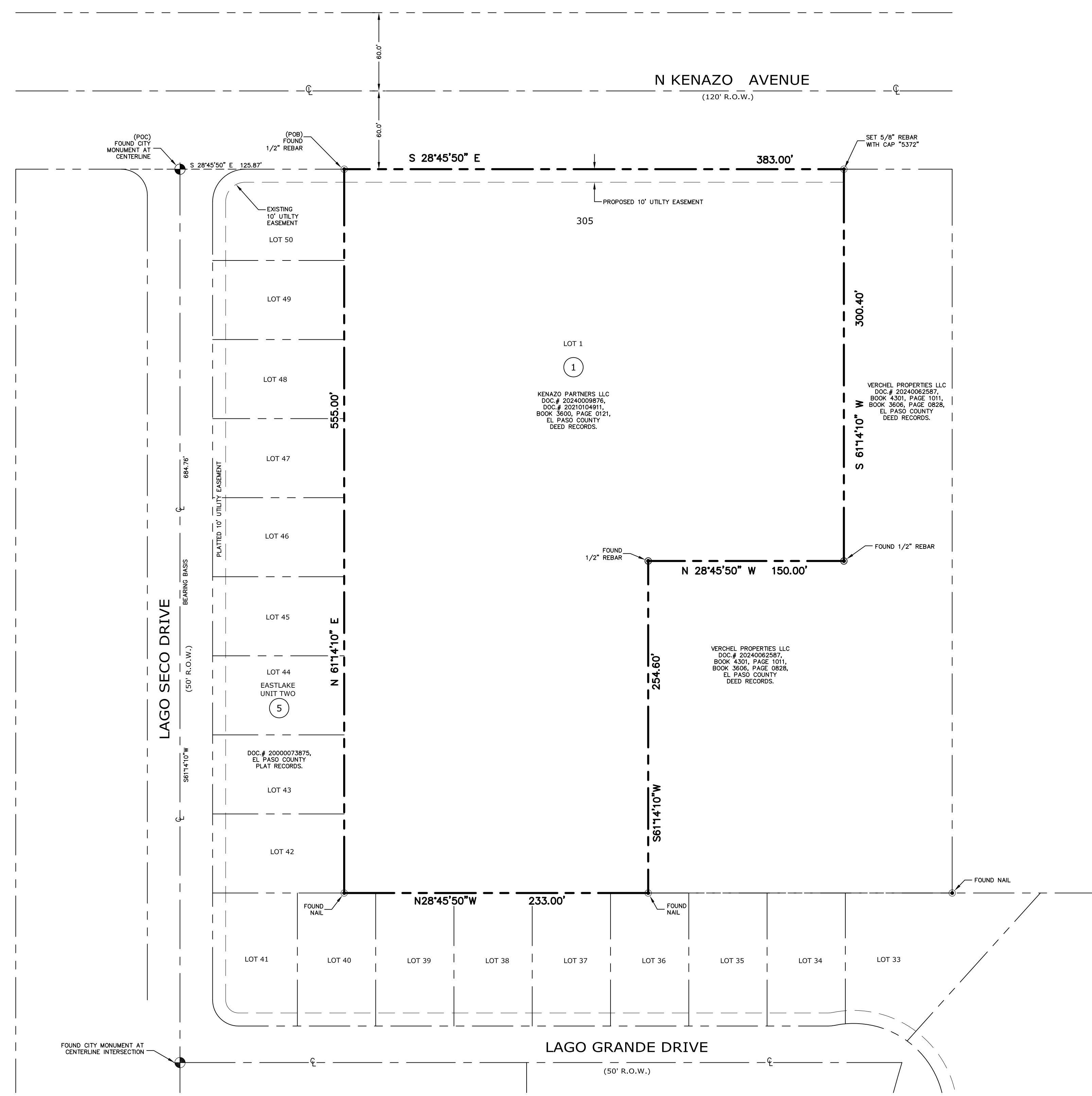
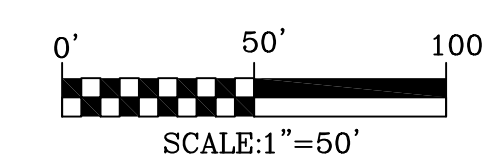
PLAT PREPARED BY:
PASO DEL NORTE SURVEYING, INC.
13998 BRADLEY ROAD
EL PASO, TEXAS 79938
PHONE: (915) 241-1841

TOTAL NUMBER OF LOTS
1

SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT
14521 Horizon Boulevard, El Paso, TX 79928

GENERAL NOTES

- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.



ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO
Before me, the undersigned authority, on this day personally appeared Roberto A. Moreno, Kenazo Partners LLC, known to me to be the person's whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations herein expressed.
Given under my hand and seal of office this ____ day of _____, 2024.
Notary Public in and for El Paso County My Commission Expires _____

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO
Before me, the undersigned authority, on this day personally appeared Roberto A. Moreno, Verchal Properties LLC, known to me to be the person's whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations herein expressed.
Given under my hand and seal of office this ____ day of _____, 2024.
Notary Public in and for El Paso County My Commission Expires _____

TOWN OF HORIZON CITY - CITY COUNCIL

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 _____, 2024.
Accepted and adopted by the City Council of Town of Horizon City this ____ day of _____, 2024.
Elvia Schuller, City Clerk Andres Renteria, Mayor

Approved for filing this ____ day of _____, 2024.

HUITT-ZOLLARS, INC. (Town Engineer)
by Isabel Vasquez, P.E.,

FILING

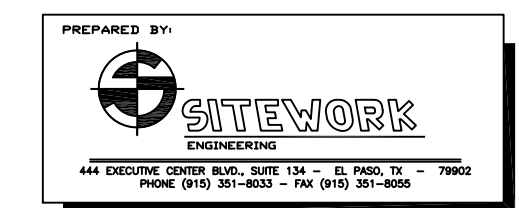
Filed and recorded in the office of the County Clerk of El Paso County, Texas, this ____ day of _____, 2024, in Volume _____ of the Plat Records, Page _____, File No. _____
County Clerk By Deputy

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

PRELIMINARY FOR REVIEW
NOT TO BE FILED FOR ANY REASON

John A. Eby, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 5372

SUBDIVISION IMPROVEMENT PLANS WERE PREPARED BY AND UNDER THE SUPERVISION OF JORGE A. GARCIA, REGISTERED PROFESSIONAL ENGINEER #86437
PRELIMINARY FOR REVIEW
NOT TO BE FILED FOR ANY REASON
JORGE A. GARCIA P.E., #86437



DATE OF REVISION: 12/10/2024
DATE OF REVISION: 10/07/2024
DATE OF REVISION: 9/12/2024
DATE OF PREPARATION: 8/21/2024

PASO DEL NORTE SURVEYING INC. TBPLS FIRM #10001200
13998 BRADLEY ROAD, EL PASO, TEXAS 79938 PH. 915-241-1841
FAX 915-855-6925
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