

KENAZO SUBDIVISION

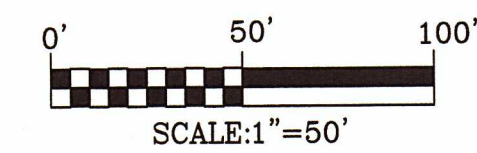
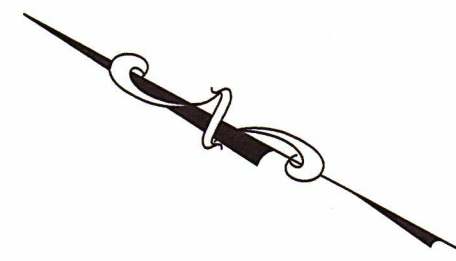
TWO PORTIONS OF SECTION 31, BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILROAD SURVEYS,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS
CONTAINING: 174,375 SQ.FT. OR 4.0031 ACRES

TOTAL NUMBER OF LOTS
1

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

SURVEY NOTES

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

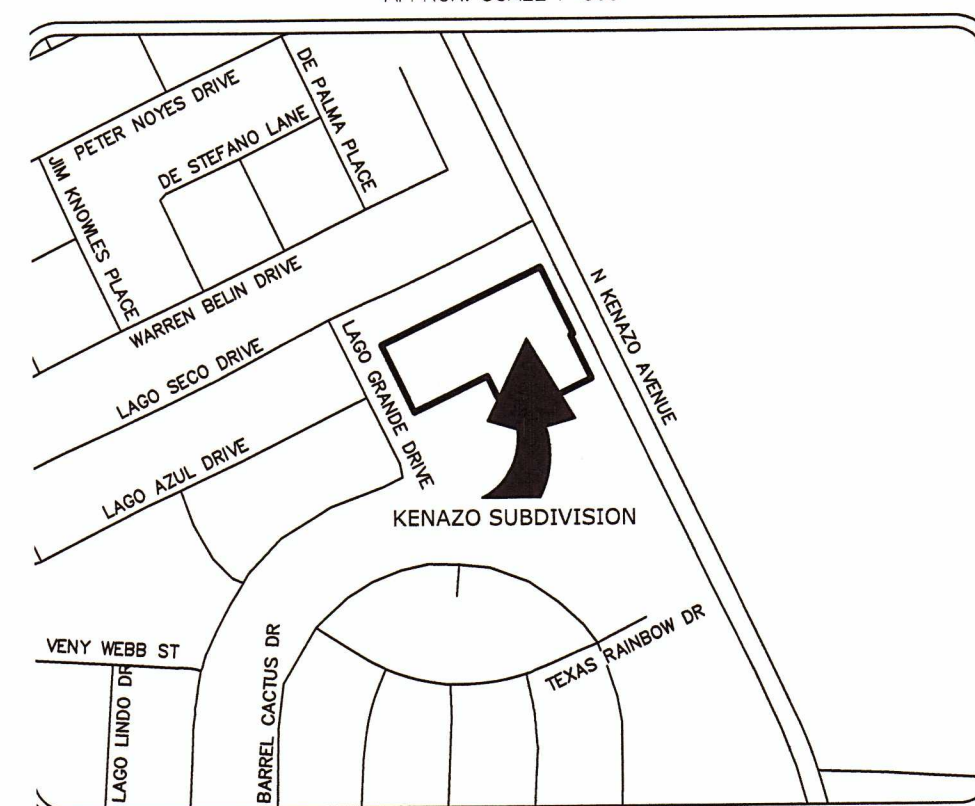


PLAT NOTES

- 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 _____
- "U.S. POSTAL SERVICE BE PROVIDED THROUGH A CENTRAL BOX."
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48022-0250 B, 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 VERCHEL 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.

LOCATION MAP

APPROX. SCALE 1"=600'

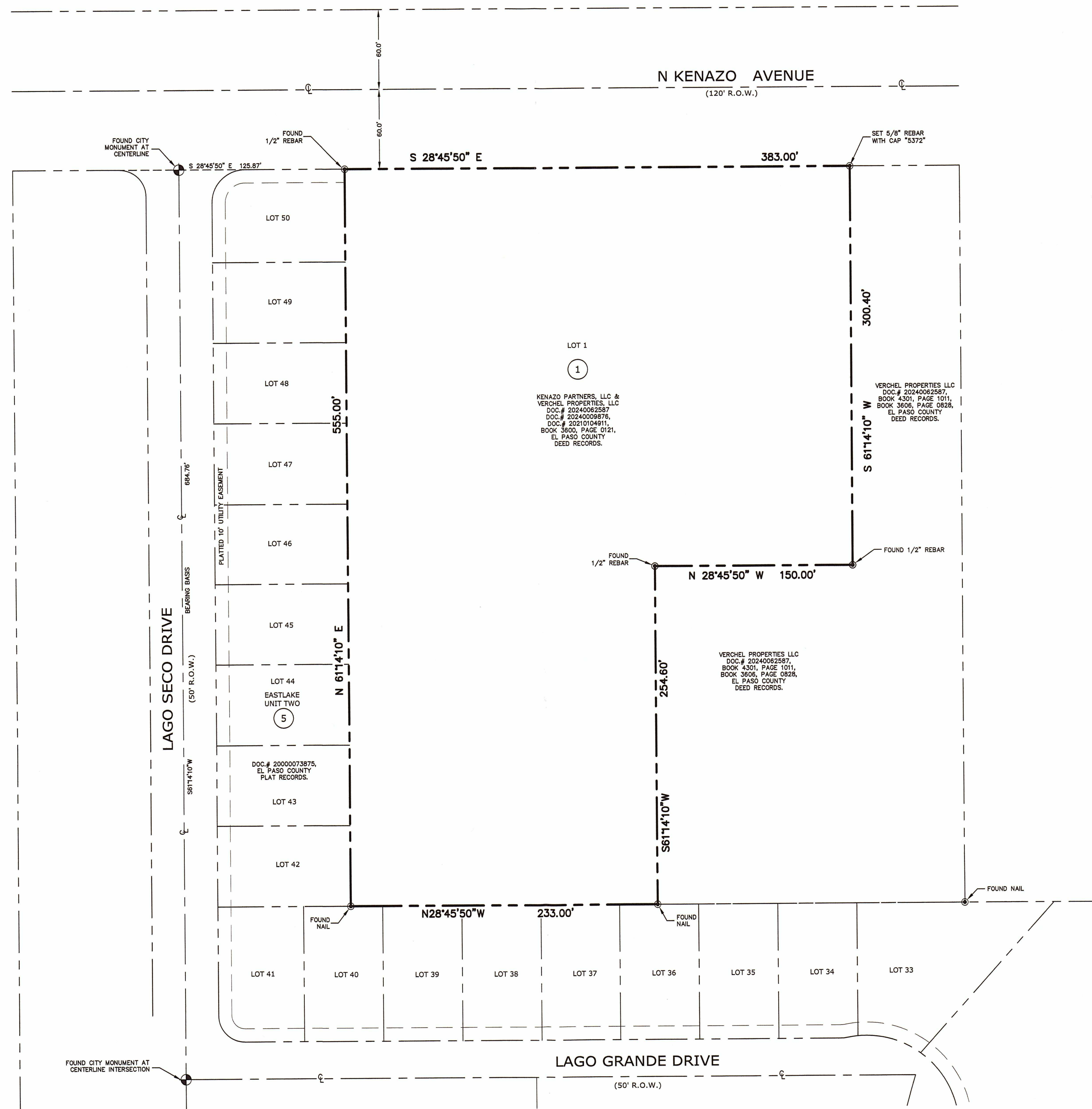


ENGINEER:
SITWORK ENGINEERING, LLC
444 EXECUTIVE CENTER, SUITE 134
EL PASO, TEXAS 79902
PHONE: (915) 351-8033

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

OWNER/DEVELOPER:
VERCHEL 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



OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION
KENAZO PARTNERS LLC, and VERCHEL 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
VERCHEL PROPERTIES LLC

DATE

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Roberto A. Moreno, Kenazo Partners LLC, AND VERCHEL 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



DATE OF REVISION: 10/07/2024
DATE OF REVISION: 9/12/2024
DATE OF PREPARATION: 8/29/2024

PASO DEL NORTE SURVEYING INC.
13998 BRADLEY ROAD, EL PASO, TEXAS 79938

TBPLS FIRM #10001202
PH. 915-241-1841
FAX 915-855-6925
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