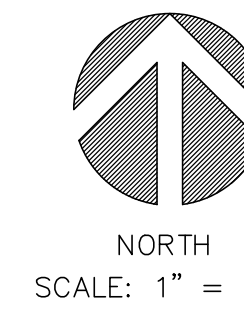


WEAVER & KENAZO SUBDIVISION

TRACT 1-J-1, SECTION 43, BLOCK 78, TOWNSHIP 3
T.&P. RAILWAY Co. SURVEYS, EL PASO COUNTY, TEXAS.
9.984 ACRES ±

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	20.00'	31.58'	28.40'	N44°43'20"E	90°27'56"
C2	384.00'	62.72'	62.64'	N85°32'08"W	092°1'24"
C3	384.00'	59.08'	59.02'	S85°32'08"W	08°48'53"

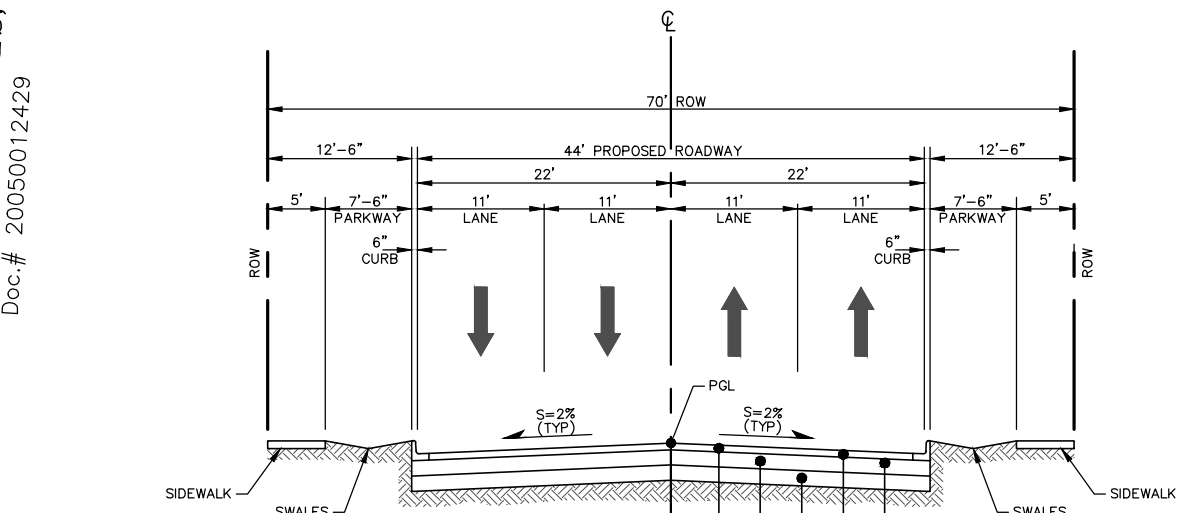


PROPOSED LAND USE
COMMERCIAL
COMMERCIAL LOTS = 1

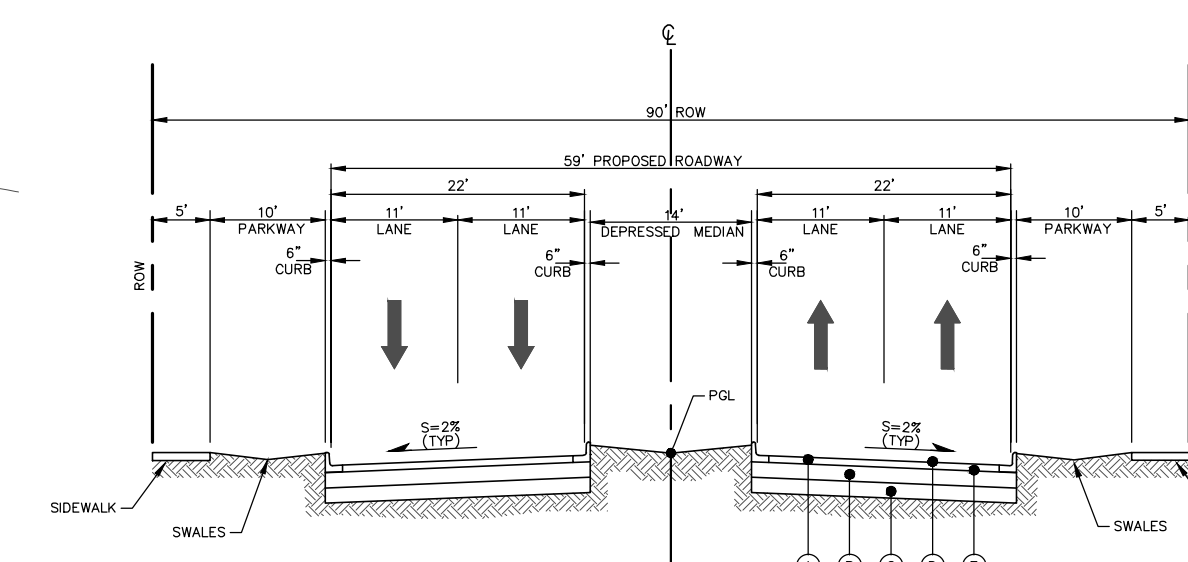
SCHOOL DISTRICT
CLINT
INDEPENDENT
SCHOOL DISTRICT

LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- STREET CENTERLINE
- EASEMENT LINE
- WATER LINE
- GAS LINE
- SEWER LINE
- STORM SEWER
- ① BLOCK NUMBER
- 1 LOT NUMBER
- 14572 ADDRESS

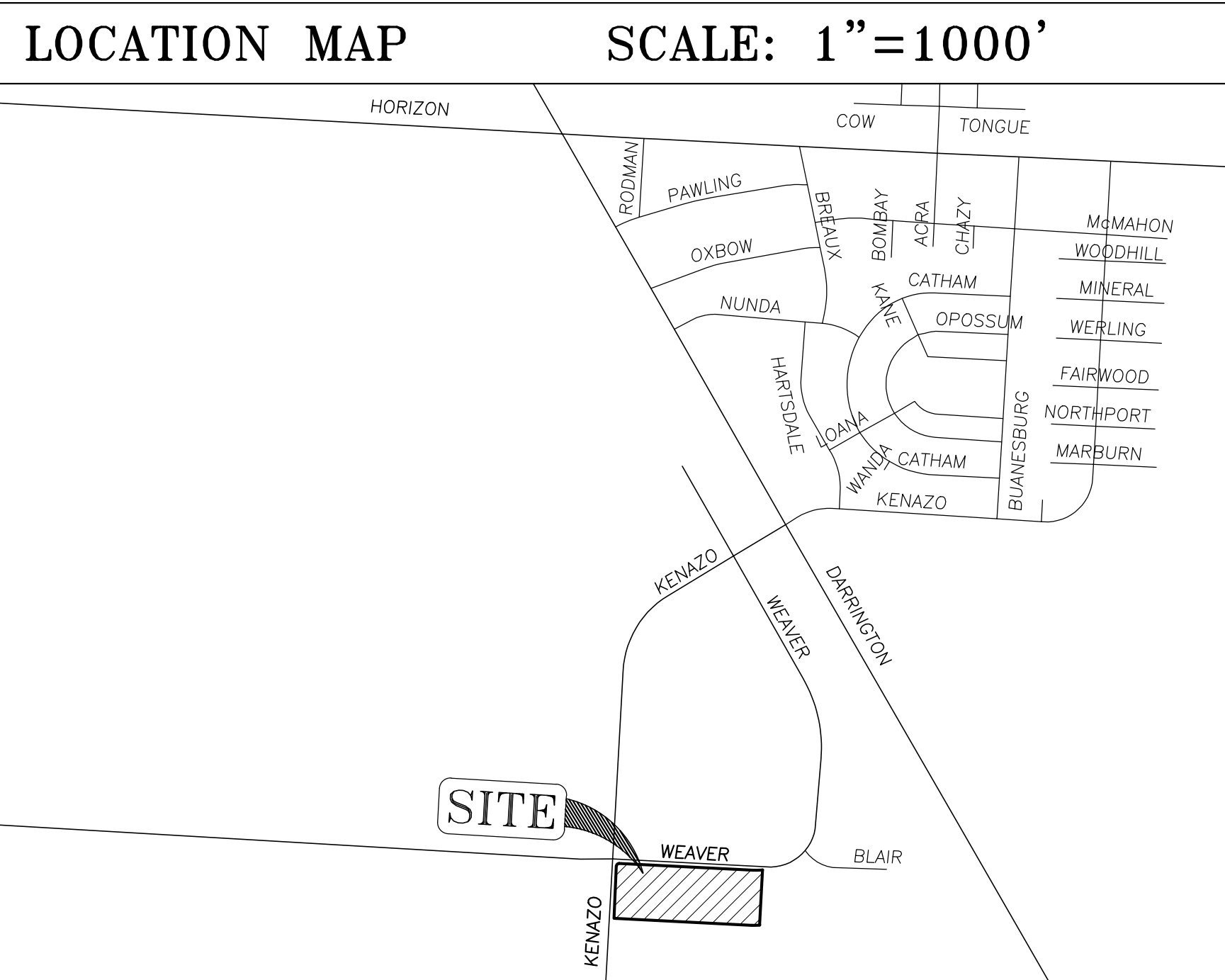
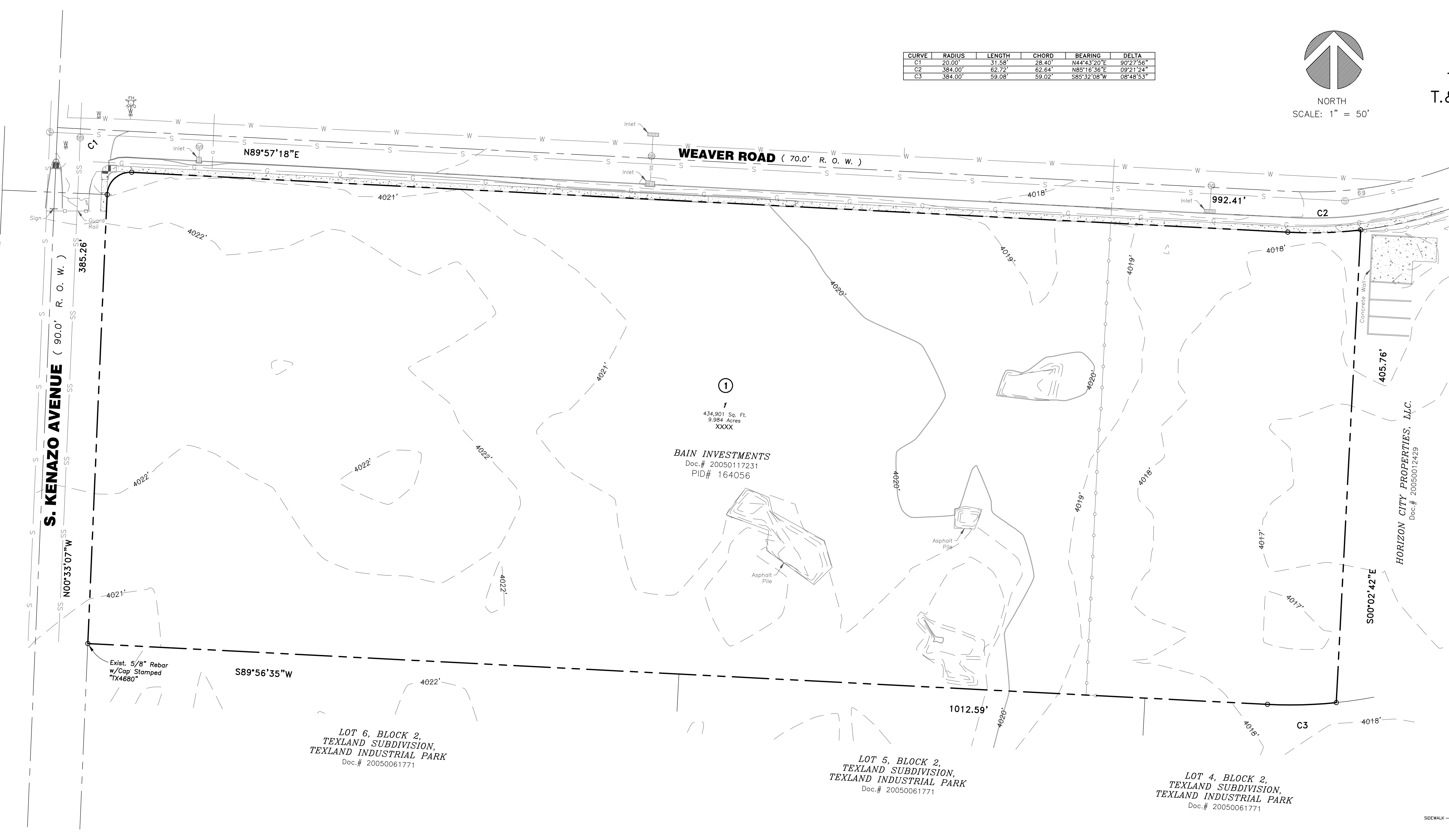


PROPOSED TYPICAL SECTION
WEAVER ROAD
(MINOR ARTERIAL)
STA 0+00 TO STA 43+85



PROPOSED TYPICAL SECTION
KENAZO AVENUE
(MAJOR ARTERIAL)
STA 30+59 TO STA 44+60

- ① HOT MIX ASPHALTIC CONCRETE (HMAC), TxDOT ITEM 340, TYPE C - 2.5"
- ② CRUSHED STONE BASE COURSE, TxDOT TYPE A, GRADE 2 - 8"
- ③ PREPARED AND COMPACTED SUITABLE SUBGRADE OR SELECT FILL SOL. MATERIAL - 8"
- ④ ASPHALT SEAL COAT
- ⑤ ASPHALT PRIME COAT



PLAT NOTES AND RESTRICTIONS

- BEARINGS ARE BASED ON UNDERLYING DEEDS.
- = THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENTS LOCATIONS.
- ☐ = THIS SYMBOL REPRESENTS U.S. POSTAL SERVICE COLLECTION BOX UNITS. POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
- ACCORDING TO THE FEDERAL EMERGENCY MAPPING AGENCY, FLOOD INSURANCE RATE MAP, PANEL NO. 480212 0250B, DATED SEPTEMBER 4, 1991, THIS PROPERTY APPEARS TO LIE WITHIN ZONE "X" WHICH BY DEFINITION IS NOT A SPECIAL FLOOD HAZARD ZONE.
- ALL UTILITY EASEMENTS ARE 10 FEET WIDE UNLESS OTHERWISE SPECIFIED.
- SET 5/8" REBAR WITH CAP STAMPED "LAND-MARK TX4869 NM11402" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. _____ INSTRUMENT NO. _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. _____
- WEAVER & KENAZO SUBDIVISION BY THE HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT 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 AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION WITHIN TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
- LOT 1 IS SUBJECT TO ON-SITE PONDING OF STORMWATER RUN-OFF. LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING ADEQUATE PROVISIONS TO RETAIN ALL STORMWATER RUN-OFF GENERATED FROM THEIR RESPECTIVE LOT.
- ELEVATIONS ARE NAVD88 DATUM.

METES & BOUNDS DESCRIPTION

COMMENCING, for reference, at an existing 1/2" dia. rebar at the northwest corner of said Section 43; Thence, South 0°31'59" East, 54.96 feet to a point at the south boundary line of Horizon Industrial Park Unit One, a subdivision of record in Book 39 of Page 20; Thence, with the south boundary line of Horizon Industrial Park Unit One, North 89°26'52" East, 90.13 feet to a point for the POINT OF BEGINNING hereof;

THENCE, with the south boundary line of Horizon Industrial Park Unit One, the following three courses:

- along a curve to the right 31.58 feet through a central angle of 90°27'56", having a radius of 20.00 feet having a chord direction of North 44°43'20" East 28.40 feet to a point;
- With the south right-of-way line of Weaver Road North 89°57'18" East, 992.41 feet;
- along a curve to the left 62.71 feet through a central angle of 92°1'24", having a radius of 384.00 feet, having a chord direction of North 85°16'36" East, 62.64 feet to the westerly boundary line of an unrecorded contract of sale into Teraco;

Thence, with the west boundary line of said 2 acre Teraco contract of sale, South 0°02'42" East, 405.76 feet to the north boundary line of that certain 70.0178 acre parcel described in Book 2951 at Page 1615;

Thence, with the boundary line of said 70.0178 acre parcel, the following three courses:

- along a curve to the right 59.08 feet through a central angle of 8°48'53", having a radius of 384.00 feet, having a chord direction of South 85°32'08" West, 59.02 feet to a point;
- South 89°56'35" West, 1012.59 feet to an existing 1/2" dia. rebar with plastic cap found marked TX 4680;
- South 00°33'07" East 1011.86 feet, to the POINT OF BEGINNING containing 9.984 acres or 434,901 square feet.

OWNER
BAIN INVESTMENTS
14160 BLAIR DRIVE
HORIZON CITY, TEXAS 79928
VOICE: (915) 852-8620
CONTACT: SCOTT BAIN

ENGINEER
SANDRA HERNANDEZ
10710 GATEWAY NORTH,
SUITE B-5, BOX# 255,
EL PASO, TEXAS 79924
PHONE: (915) 238-4699

SURVEYOR

Land-Mark Professional Surveying, Inc.
1420 Bessener Drive, Suite 'A',
El Paso, Texas 79935
(915) 598-1300
email: Larry@Land-marksurvey.com
"Serving Texas, New Mexico and Arizona"

PRELIMINARY

TO BE CONSIDERED BY THE
CITY PLAN COMMISSION
RECOMMENDATIONS CONCERNING
THIS PLAT MUST BE FILED BY: