

BAIN OFFICE SUBDIVISION

TRACTS 10 & 10A, SECTION 43, AND
TRACTS 13A & 13A1, SECTION 42, BLOCK 78,
TOWNSHIP 3, T.&P. R.R. Co. SURVEYS, AND
A PORTION OF LOT 4, BLOCK 2, TEXLAND,
EL PASO COUNTY, TEXAS.
4.314 ACRES ±

PROPOSED LAND USE
COMMERCIAL
COMMERCIAL LOTS = 1

SCHOOL DISTRICT
CLINT
INDEPENDENT
SCHOOL DISTRICT

DEDICATION

BAIN INVESTMENTS, the owner of this land, does hereby present this map and dedicate their respective portions of property to the use of the public, the streets, drives, ponding area, drainage right-of-way, and utility easements as hereon laid down and designated, including easements for overhead service wires for pole type utilities and the right for installation of service poles alongside lot lines as may be required, easements for buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction, and the right to trim interfering trees and shrubs.

We certify that all utilities have been or will be installed in accordance to requirements by the local utility companies and the Town of Horizon City.

We attest that the matters asserted in this plat are true and complete

Witness my signature this _____ day of _____ 2024.

BAIN INVESTMENTS

ACKNOWLEDGEMENT

COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared XXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXX, BAIN INVESTMENTS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that executed the same as the act and deed for the purpose and consideration herein expressed.

Given under my hand and seal of office this _____ day of _____ 2024.

Notary Public in and for El Paso County, Texas

My Commission Expires _____

TOWN OF HORIZON CITY TOWN 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. _____.

_____ by Deputy

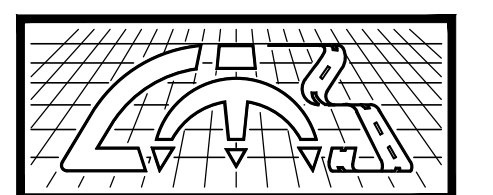
Subdivision improvement plans prepared by and under the supervision of:

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.

Sandra M. Hernandez, P.E.
Registered Professional Engineer
Registration No. 97224

LARRY L. DREWES, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 4869

SURVEYOR



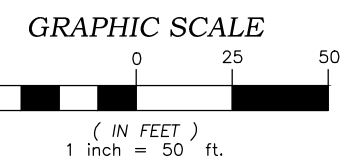
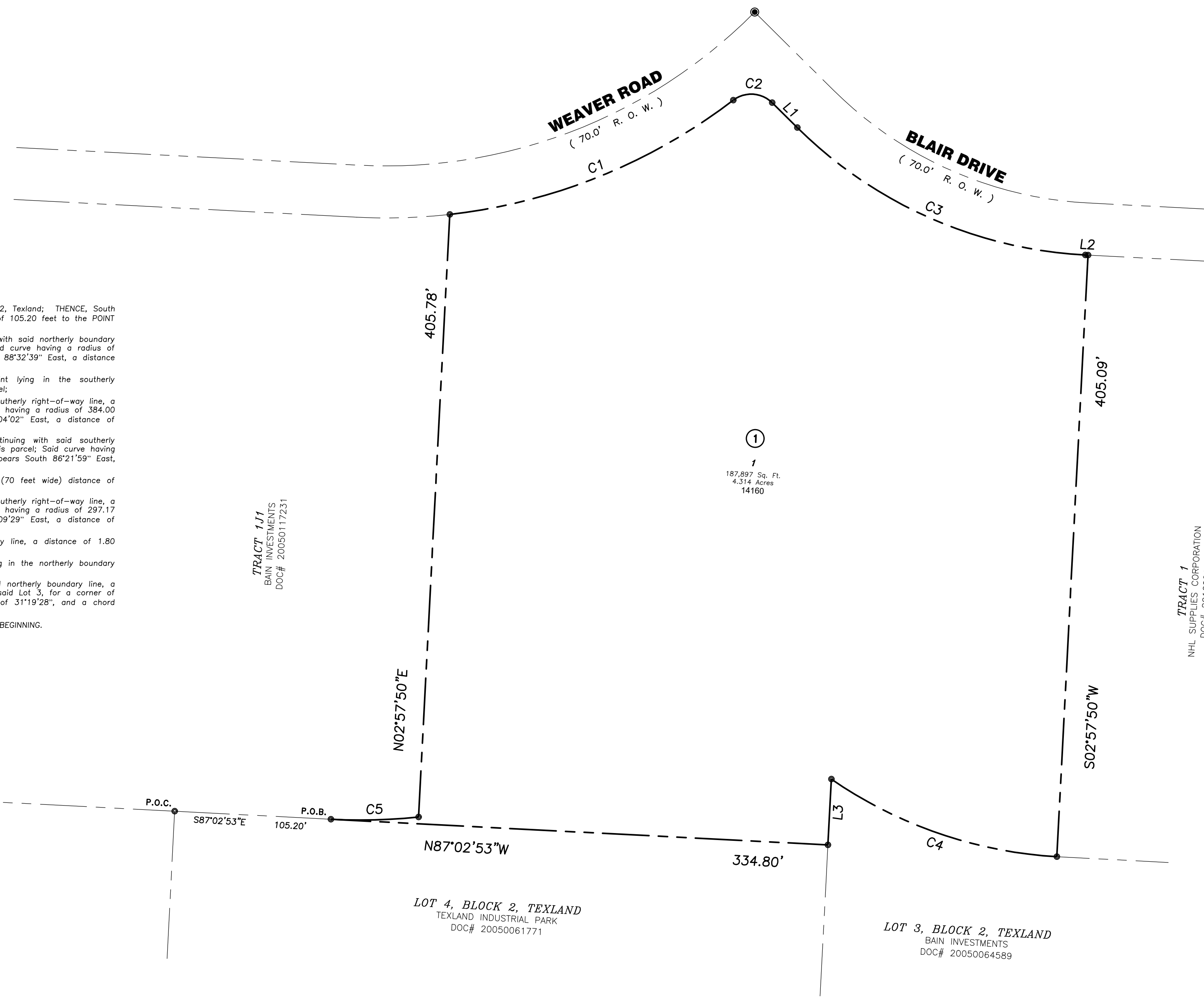
Land-Mark Professional Surveying, Inc.
1420 Bessemer Drive, Suite 'A',
El Paso, Texas 79935
(915) 598-1300
email: Larry@land-marksurvey.com
"Serving Texas, New Mexico and Arizona"

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



LEGEND

- SUBDIVISION BOUNDARY LINE
- - - STREET CENTERLINE
- - - EASEMENT LINE
- ⊙ EXISTING CITY MONUMENT
- ⊙ BLOCK NUMBER
- ⊙ LOT NUMBER
- ⊙ ADDRESS

METES & BOUNDS DESCRIPTION

COMMENCING, for reference, at the northwest corner of said Lot 4, Block 2, Texland; THENCE, South 87°02'53" East, with the northerly boundary line of said Lot 4, a distance of 105.20 feet to the POINT OF BEGINNING of this parcel description;
THENCE, Northeastly with the arc of a curve to the left and continuing with said northerly boundary line, a distance of 59.08 feet to a point, for a corner of this parcel; Said curve having a radius of 384.00 feet, a central angle of 08°48'56", and a chord which bears North 88°32'39" East, a distance of 59.02 feet;
THENCE, North 02°57'50" East, a distance of 405.78 feet to a point lying in the southerly right-of-way line of Weaver Road (70 feet wide), for a corner of this parcel;
THENCE, Northeastly with the arc of a curve to the left and with said southerly right-of-way line, a distance of 208.05 feet to a point, for a corner of this parcel; Said curve having a radius of 384.00 feet, a central angle of 31°02'32", and a chord which bears North 68°04'02" East, a distance of 205.51 feet;
THENCE, Southeastly with the arc of a curve to the right and continuing with said southerly right-of-way line, a distance of 28.69 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 82°10'51", and a chord which bears South 86°21'59" East, a distance of 28.29 feet;
THENCE, South 45°16'45" East, southerly right-of-way line of Blair Drive (70 feet wide) distance of 23.79 feet to a point, for a corner of this parcel;
THENCE, Southeastly with the arc of a curve to the left and with said southerly right-of-way line, a distance of 216.58 feet to a point, for a corner of this parcel; Said curve having a radius of 297.17 feet, a central angle of 41°45'26", and a chord which bears South 66°09'29" East, a distance of 211.82 feet;
THENCE, South 87°02'10" East, continuing with said southerly right-of-way line, a distance of 1.80 feet to a point lying in the, for a corner of this parcel;
THENCE, South 02°57'50" West, a distance of 405.09 feet to a point lying in the northerly boundary line of Lot 3, Block 2, Texland, for a corner of this parcel;
THENCE, Northwestly with the arc of a curve to the right and with said northerly boundary line, a distance of 162.46 feet to a point lying in the westerly boundary line of said Lot 3, for a corner of this parcel; Said curve having a radius of 297.16 feet, a central angle of 31°19'28", and a chord which bears North 71°01'07" West, a distance of 160.45 feet;
THENCE, North 87°02'53" West, a distance of 334.80 feet to the POINT OF BEGINNING.

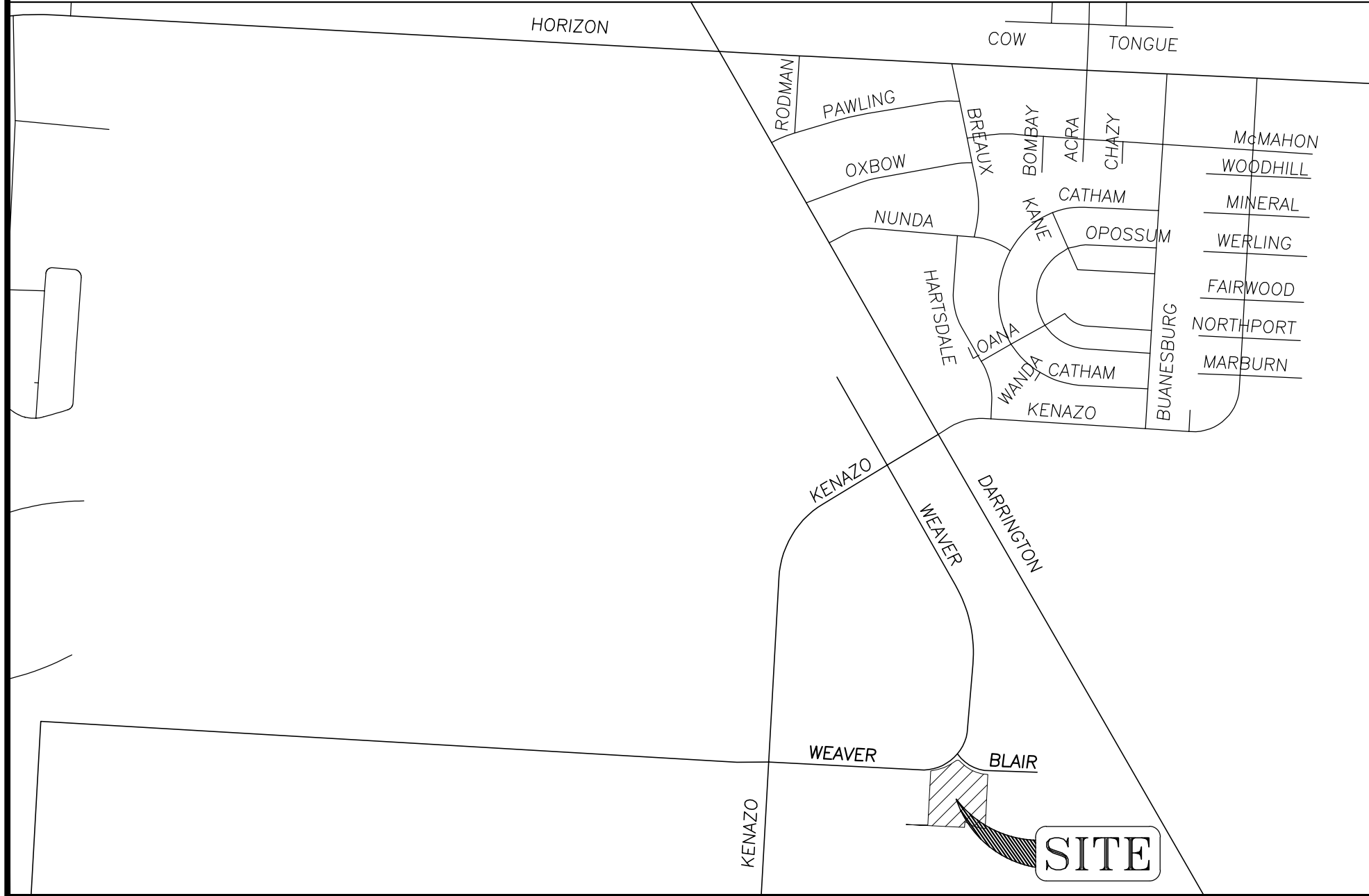
Said parcel contains 4.314 Acres (187,897 Square feet) more or less.

①
187,897 Sq. Ft.
4.314 Acres
14160

TRACT 1, J1
BAIN INVESTMENTS
DOC# 20050117231

TRACT 1
NHL SURVEYS CORPORATION
DOC# 20160015008

LOCATION MAP SCALE: 1"=1000'



BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF
KENAZO AVENUE & WEAVER ROAD,
ELEVATION 4020.01' (NAVD 88 DATUM)

PLAT NOTES AND RESTRICTIONS

1. BEARINGS ARE BASED ON UNDERLYING DEEDS.
2. ⊙ = THIS SYMBOL REPRESENTS ALL EXISTING STREET MONUMENTS LOCATIONS.
3. ☒ = 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.
4. 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.
5. ALL UTILITY EASEMENTS ARE 10 FEET WIDE UNLESS OTHERWISE SPECIFIED.
6. SET 5/8" REBAR WITH CAP STAMPED "LAND-MARK TX4869 NM11402" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
7. TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. _____ INSTRUMENT NO. _____
8. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. _____
9. BAIN OFFICE SUBDIVISION FOR 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.
10. PIPING SYSTEM DESIGNED TO DRAIN IN TO CITY POND
11. GRADING PLAN/PERMIT IS REQUIRED AT THE TIME OF THE BUILDING PERMIT.
12. ELEVATIONS ARE NAVD88 DATUM.

LINE	BEARING	LENGTH
L1	S45°16'45"E	23.79'
L2	S87°02'10"E	1.80'
L3	S02°57'07"W	44.32'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	384.00'	208.05'	205.51'	N68°04'02"E	31°02'32"
C2	20.00'	28.69'	26.29'	S86°21'59"E	82°10'51"
C3	297.17'	216.58'	211.82'	S66°09'29"E	41°45'26"
C4	297.16'	162.46'	160.45'	N71°01'07"W	31°19'28"
C5	384.00'	59.08'	59.02'	N88°32'39"E	8°48'56"