

LOCATION MAP AND ETJ STATUS

DARRINGTON PARK REPLAT B SUBDIVISION is located within El Paso County on the south side of Diamond Springs Drive, approximately 0.20 miles west of Darrington and Diamond Springs Drive intersection. The only nearby municipality is the City of El Paso. According to the official map in the office of the Secretary of the City of El Paso, (population 974,000), DARRINGTON PARK REPLAT B SUBDIVISION lies within Horizon City's file-mile extra-territorial jurisdiction (ETJ) under Local Government Code 212.001.

PLAT NOTES AND RESTRICTIONS:

- Building shall be set back as follows: Setback from roads and right-of-ways shall be a minimum of 20 feet, from side property lines shall be a minimum of 5 feet, and from back property lines shall be 25 feet. These setbacks distances shall not conflict with separation or setback distances required by rules governing public utilities, on-site sewerage facilities, or drinking water supplies.
- The finished floor elevation of any structures 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.
- Each lot owner will be responsible to comply with the El Paso County 50% development rule.
- Each lot owner will construct concrete driveways between the edge of asphalt and the property line as part of the construction of improvements.
- U.S. Postal Service delivery will be provided through neighborhood delivery and collection box units.
- Each lot owner will obtain a permit from the El Paso County Planning & Development Department prior to cutting any existing County Road for installation of utilities, construction of driveways, or any other purpose.
- This Subdivision is not within a special flood hazard area. Flood Zone **Unshaded "X"** as designated in Panel No. 480212-0250B, Dated September 4, 1991, of the flood insurance rate maps, El Paso County, Texas. Zone **"X"** indicated areas determined to be outside 500-year floodplain.
- Each drainage easement shall be kept clear of fences, buildings, plantings, and other obstructions that would interfere with the operation and maintenance of the drainage swales.
- The developer will provide adequate storm runoff and ponding provisions prior to sale of any lots.
- Each lot owner will install all utility service lines to the property lines unless otherwise approved, in writing by the El Paso County Planning & Development Department.
- Lot owner is responsible to maintain the sidewalk, parkway and driveways abutting their property, including double frontage lots.
- All lots within Darrington Park Replat B are restricted to non-residential purposes only.
- Further subdividing or replating of these lots is not allowed if it does not comply with all or requires a variance of the then-effective subdivision regulations.
- Restrictive Covenants for Darrington Park Replat B are filed in the El Paso County Clerk's Office, Instrument No. _____, Book _____, Page _____, Date _____.
- In accordance with Texas Local Government Code 232.025(6), it is hereby expressed that all purchase contracts made between Jaime Gallo and a purchaser of land in this subdivision will contain a statement describing when water, sewer, electricity, and gas services will be made available to this subdivision.
- Tax Certificates for [name of subdivision] are filed in the El Paso Clerk's Office, Instrument No. _____, Book _____, Page _____, Date _____.

ON SITE PONDING NOTES:

- ALL LOTS IN DARRINGTON PARK REPLAT B ARE SUBJECT TO ON-SITE PONDING. LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING ADEQUATE PROVISIONS TO ACCOMMODATE ALL STORM WATER RUNOFF GENERATED FROM THEIR RESPECTIVE LOT PLUS ONE-HALF THE RUNOFF GENERATED FROM ALL ABUTTING STREET RIGHT-OF-WAYS DIRECTLY FRONTING THE LOT. THE POND DEPTH AND LOT GRADING REQUIREMENTS AS PER APPROVED GRADING AND DRAINAGE PLAN FOR DARRINGTON PARK REPLAT B.
- INDIVIDUAL GRADING PERMITS WILL BE REQUIRED BEFORE DEVELOPMENT OF ANY LOT.
- WALLS CONSTRUCTED ABUTTING STREET RIGHT-OF-WAYS SHALL BE CONSTRUCTED WITH A SERIES OF DRAIN PIPES ALLOWING THE STREET RUNOFF TO BE CONVEYED TO THE SUBJECT PROPERTY.
- ON-SITE PONDING AREAS SHALL HAVE MINIMUM ONE (VERTICAL) TO THREE (HORIZONTAL) SIDE SLOPES AND A MAXIMUM OF TWELVE (12) INCHES DEEP BASED ON A ONE HUNDRED YEAR STORM.
- PERMANENT ELEVATION MARKERS SHALL BE INSTALLED TO DEFINE THE LEVELS TO BE MAINTAINED TO ENSURE THE EFFECTIVENESS OF ON-SITE PONDING. PERMANENT ELEVATION MARKERS SHALL NOT BE MOVED, COVERED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE EL PASO COUNTY PLANNING & DEVELOPMENT.
- THE CITY MANAGER AND/OR ITS REPRESENTATIVE IS GRANTED PERMANENT RIGHT OF ACCESS TO INSPECT THE PONDING AREAS AND PERMANENT ELEVATION MARKERS.
- FILLING OR CHANGING THE POND, OR ALLOWING THE POND TO BE FILLED OR CHANGED TO AN ELEVATION GREATER THAN THE ESTABLISHED BY THE PERMANENT ELEVATION MARKERS, IS PROHIBITED.
- ON-SITE PONDING AREAS AND PERMANENT ELEVATION MARKERS SHALL BE CONSTRUCTED AND INSPECTED PRIOR TO BUILDING ACCURACY. PERMANENT CERTIFICATED AND INSPECTED PRIOR TO BUILDING ACCURACY. PERMANENT CERTIFICATE OF COMPLIANCE, REQUIRED TO OBTAIN UTILITY SERVICES WILL BE ISSUED ON AFTER THE COUNTY OF EL PASO HAS PERFORMED THE INSPECTION.
- NO PERSON SHALL BE PERMITTED TO IMPAIR THE FUNCTIONALITY OF AN ON-SITE POND. NO MORE THAN FIFTY PERCENT (50%) OF THE AREA OF ANY RESIDENTIAL LOT CONVEYED BY DEED SHALL BE COVERED BY IMPROVEMENTS, EITHER TEMPORARY OR PERMANENT, WHICH SHED STORM WATER, INCLUDING BUT NOT LIMITED TO, BUILDINGS, DRIVEWAYS, PATIOS, DECKS OR LANDSCAPING UNDERLAIN WITH PLASTIC SHEETING OR OTHER IMPERMEABLE MATERIAL.
- IN THE EVENT THAT THE FUNCTIONALITY OF AN ON-SITE POND BECOMES IMPAIRED WHETHER BY ACT OF MAN OR NATURE, THE OWNER OF THE LOT ON WHICH THE IMPAIRED POND IS LOCATED SHALL PERFORM ALL CORRECTIVE ACTIONS REQUIRED TO RESTORE THAT FUNCTIONALITY.
- ANY OWNER NOTIFIED IN WRITING BY THE EL PASO COUNTY PLANNING & DEVELOPMENT OF CORRECTIVE ACTIONS REQUIRED TO RESTORE THE FUNCTIONALITY OF AN ON-SITE POND OR DRAINAGE PROBLEM ON THE LOT SHALL COMPLY WITHIN FORTY-FIVE CALENDAR DAYS OF RECEIPT OF SUCH NOTICE; PROVIDED, HOWEVER, THAT NOTHING HEREIN SHALL PREVENT THE COUNTY FROM MANDATING AN EARLIER TIME FOR COMMENCEMENT OF COMPLETION, DURING TIMES OF EMERGENCY, WHERE THERE IS IMMINENT DANGER OF LOSS OF LIFE, LIMB OR PROPERTY.
- OWNER OF PROPERTY UTILIZING ON-SITE PONDING WAIVES ANY CLAIM OR CAUSE OF ACTION AGAINST THE COUNTY OFFICIALS OR EMPLOYEES, FOR ANY DEATH, INJURY OR PROPERTY DAMAGE RESULTING FROM ALTERATION OF THE PONDING CAPACITY FOR THAT LOT, INCLUDING LACK OF MAINTENANCE.
- THESE ON-SITE PONDING REQUIREMENTS SHALL BE ENFORCED BY INJUNCTIVE RELIEF WITHOUT THE REQUIREMENT FOR BOND OR OTHER SECURITY.
- THE CONVEYANCE OF PROPERTY PERMITTING ON-SITE PONDING SHALL DECLARE IN CONSPICUOUS LANGUAGE IN THE DEED THAT THE PROPERTY IS SUBJECT TO ON-SITE PONDING REQUIREMENTS, MAINTENANCE OF ELEVATION MARKERS, STANDING WATER ON LOT, AND INGRESS AND EGRESS FOR INSPECTION AS STATED ON THE PLAT.

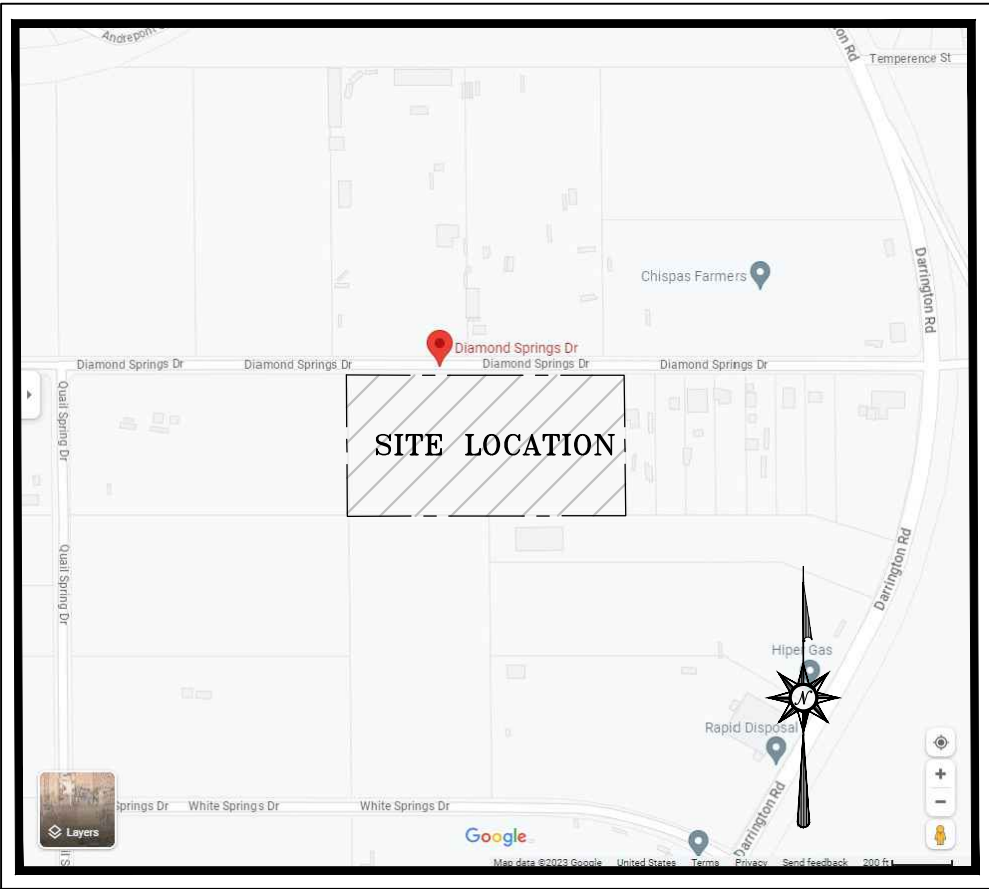
METES AND BOUNDS DESCRIPTION

ALL OF LOT 4, BLOCK 3, DARRINGTON PARK, RECORDED IN VOLUME #, PAGE #, PLAT RECORDS OF EL PASO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCEING AT A FOUND 3" REBAR SET AT THE NORTHEASTERN CORNER OF LOT 4, BLOCK 6, DARRINGTON PARK, SAID CORNER BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

THENCE NORTH 87°01'04" WEST, A DISTANCE OF 930' FEET ALONG THE NORTHERLY PROPERTY LINE TO THE NORTHWESTERN CORNER OF THIS PARCEL.
THENCE SOUTH 2°24'35" WEST, A DISTANCE OF 470.01' FEET ALONG THE WESTERLY PROPERTY LINE TO THE SOUTHWESTERN CORNER OF THIS PARCEL.
THENCE SOUTH 87°01'04" EAST, A DISTANCE OF 930' FEET ALONG THE SOUTHERLY PROPERTY LINE TO THE SOUTHEASTERN CORNER OF THIS PARCEL.
THENCE NORTH 2°24'35" EAST, A DISTANCE OF 470.01' FEET ALONG THE WESTERLY PROPERTY LINE OF THIS PARCEL TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 10.034 ACRES (437,087.62 SQ FT) MORE OR LESS.



LOCATION MAP: 1"=600'



DARRINGTON PARK REPLAT B

BEING A REPLAT OF ALL OF
LOT 4, BLOCK 3, DARRINGTON PARK
EL PASO COUNTY, TEXAS

CONTAINING:
437087.62 SQ. FT.
OR 10.034 ACRES ±

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

Jaime Gallo, as owner of the 10.034 acres tract of land encompassed within the proposed Darrington Park Replat B hereby subdivide the land as depicted in this subdivision plat shown herein.

Jaime Gallo (Owner)

Date

STATE OF TEXAS
COUNTY OF EL PASO

BEFORE ME, the undersigned notary public, on this day personally appeared Jaime Gallo, proved to me through his Texas Department of Public Safety Driver License to the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she 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 the County of El Paso

My Commission Expires

COUNTY OF EL PASO CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.009(c) AND 212.0115(b):

WE THE UNDERSIGNED CERTIFY that this plat of Darrington Park Replat B was reviewed and approved by the City Council of the City of Horizon on _____.

ATTEST: _____
Mayor of the City of Horizon Date Secretary of the City Plan Commission Date

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

WE THE UNDERSIGNED CERTIFY that this plat of Darrington Park Replat B 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 for record under instrument Number _____ in the Plat Records of the El Paso County.

El Paso County Clerk

SURVEYOR

A.P. SURVEYING & MAPPING
8416 WATERFALL DRIVE
EL PASO, TEXAS 79907
PHONE: (915) 346-5111

OWNER/DEVELOPER

JAIME GALLO
801 MYRTLE AVE.
EL PASO, TEXAS 79901
PHONE: (915) 346-5111

ENGINEER

GECCA, LLC
801 MYRTLE AVE. SUITE 101
EL PASO, TEXAS 79901
PHONE: (915) 229-6742

I, a Registered Professional Engineer in Texas, hereby certify that the above plat was prepared by me or under my supervision.

Jaime Gallo, P.E.
Registered Professional Engineer
Texas License No. 107316

I, a Registered Professional Land Surveyor in Texas, hereby certify that the above plat and description were prepared from a survey of the property made on the ground by me or under my supervision.

Avelardo Ponce, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 6032

NUMBER OF NON-RESIDENTIAL LOTS = 10

DARRINGTON PARK REPLAT B			
COMMERCIAL LOT INFORMATION			
LOT NUMBER	ADDRESS	USE	LOT SIZE
1	14400 DIAMOND SPRINGS	NON-RESIDENTIAL	43,710.00 SQ FT (1 ACRE)
2	14406 DIAMOND SPRINGS	NON-RESIDENTIAL	43,710.00 SQ FT (1 ACRE)
3	14412 DIAMOND SPRINGS	NON-RESIDENTIAL	43,710.00 SQ FT (1 ACRE)
4	14418 DIAMOND SPRINGS	NON-RESIDENTIAL	43,710.00 SQ FT (1 ACRE)
5	14424 DIAMOND SPRINGS	NON-RESIDENTIAL	43,710.00 SQ FT (1 ACRE)
6	14430 DIAMOND SPRINGS	NON-RESIDENTIAL	43,710.00 SQ FT (1 ACRE)
7	14436 DIAMOND SPRINGS	NON-RESIDENTIAL	43,710.00 SQ FT (1 ACRE)
8	14442 DIAMOND SPRINGS	NON-RESIDENTIAL	43,710.00 SQ FT (1 ACRE)
9	14448 DIAMOND SPRINGS	NON-RESIDENTIAL	43,710.00 SQ FT (1 ACRE)
10	14454 DIAMOND SPRINGS	NON-RESIDENTIAL	43,710.00 SQ FT (1 ACRE)

BENCH MARK:
FOUND 1/8" rebar
NORTHEAST CORNER OF THE LOT
BENCH MARK ELEV. = 4017.85 NAVD88

SCHOOL DISTRICT

CLINT INDEPENDENT SCHOOL DISTRICT