

LOCATION MAP
SCALE: 1" = 600'

SCHOOL DISTRICT

CLINT INDEPENDENT SCHOOL DISTRICT

OWNER

Bowling Enterprises, Ltd.
13258 -
EL PASO TX 79928
PHONE: (915) -

FLOOD_ZONE

FLOOD_ZONE "X" DESIGNATED BY THE FLOOD
INSURANCE RATE MAP, COMMUNITY PANEL
FLOOD MAP NUMBER 480212 0250B EFFECTIVE
DATE: SEPTEMBER 4, 1991.

METES & BOUNDS DESCRIPTION

COMMENCING for reference at a point at the intersection of Darrington Road (120 feet wide) and Kenazo Avenue (60 feet wide); THENCE, North 56°55'40" East, with the centerline of said Kenazo Avenue, a distance of 80.00 feet to a point; THENCE, North 33°04'20" West, a distance of 30.00 feet to a point lying in the northwesterly right-of-way line of said Kenazo Avenue for a corner and the POINT OF BEGINNING of this parcel description;

THENCE, with the arc of a curve to the right, a distance of 31.42 feet to a point lying in the northwesterly right-of-way line of said Darrington Road for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 90°00'00" and a chord which bears North 78°04'20" West, a distance of 28.28 feet;

THENCE, North 33°04'20" West, with said northeasterly right-of-way line, a distance of 1055.06 feet to a point lying in the southerly boundary line of Horizon Manor Unit Two, as recorded in Volume 20, Page 56, Plat Records of El Paso County, Texas, for a corner of this parcel;

THENCE, with the arc of a curve to the left and with said southerly boundary line, a distance of 31.42 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 90°00'00" and a chord which bears South 78°04'20" East, a distance of 28.28 feet;

THENCE, North 56°55'40" East, continuing with said southerly boundary line, a distance of 54.01 feet to a point, for a corner of this parcel;

THENCE, with the arc of a curve to the right and continuing with said southerly boundary line, a distance of 211.73 feet to a point, for a corner of this parcel; Said curve having a radius of 367.28 feet, a central angle of 33°01'48" and a chord which bears North 73°26'34" East, a distance of 208.81 feet;

THENCE, North 89°57'28" East, continuing with said southerly boundary line, a distance of 169.91 feet to a point, for a corner of this parcel;

THENCE, South 00°31'57" East, a distance of 110.00 feet to a point, for a corner of this parcel;

THENCE, South 20°32'00" East, a distance of 115.00 feet to a point, for a corner of this parcel;

THENCE, South 30°30'08" East, a distance of 540.56 feet to a point, for a corner of this parcel;

THENCE, South 00°02'32" East, a distance of 202.44 feet to a point lying in the northwesterly right-of-way line of said Kenazo Avenue for a corner of this parcel;

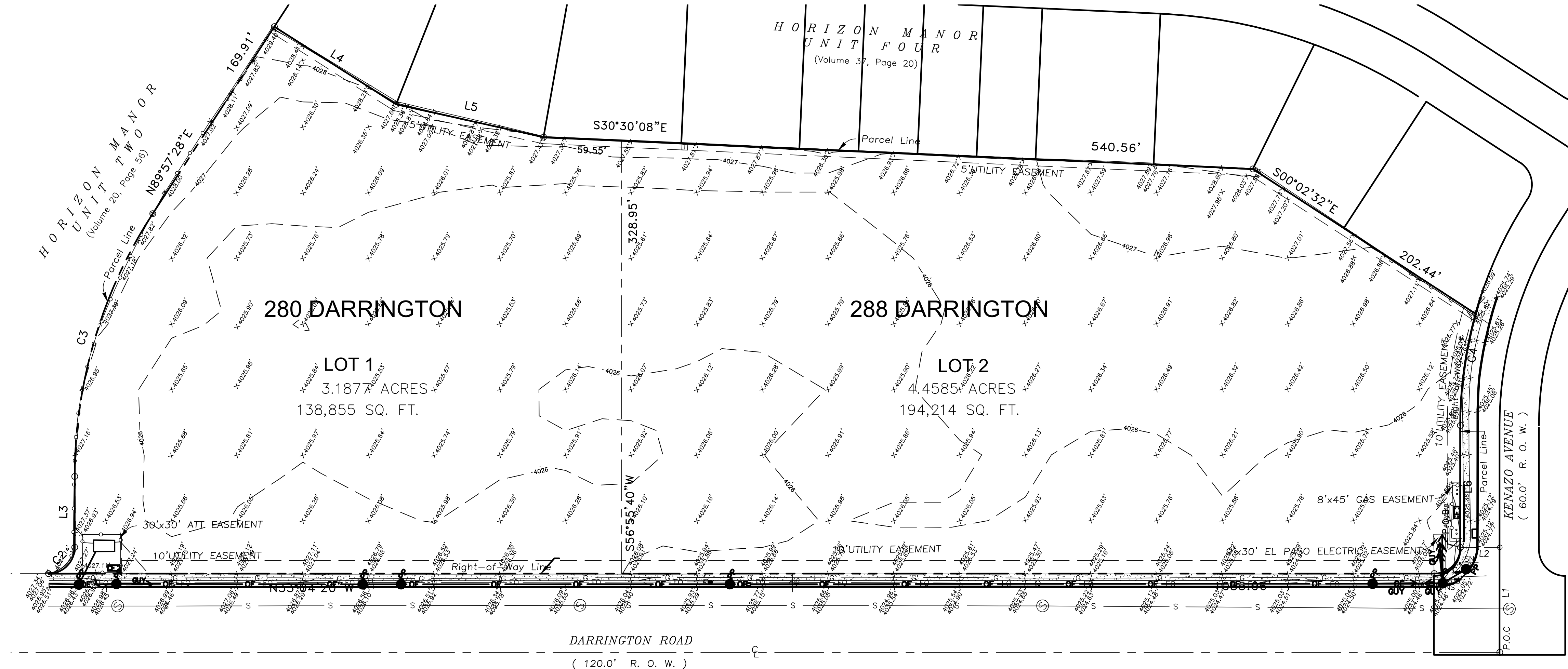
THENCE, with the arc of a curve to the left and continuing with said northwesterly right-of-way line, a distance of 86.13 feet to a point, for a corner of this parcel; Said curve having a radius of 316.77 feet, a central angle of 15°34'41" and a chord which bears South 64°43'00" West, a distance of 85.86 feet;

THENCE, South 56°55'40" West, continuing with said northwesterly right-of-way line, a distance of 92.92 feet to the TRUE POINT OF BEGINNING.

Said Parcel contains 7.648 acres more or less.

LINE	DIRECTION	DISTANCE
L1	N56°55'40"E	80.00'
L2	N33°04'20"W	30.00'
L3	N56°55'40"E	54.01'
L4	S00°31'57"E	110.00'
L5	S20°32'00"E	115.00'
L6	S56°55'40"W	92.92'

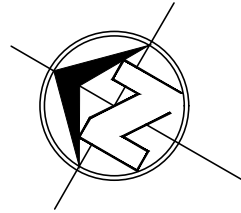
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	20.00'	31.42'	28.28'	N78°04'20"W	90°00'00"
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C3	367.28'	211.73'	208.81'	N73°26'34"E	33°01'48"
C4	316.77'	86.13'	85.86'	S64°43'00"W	15°34'41"



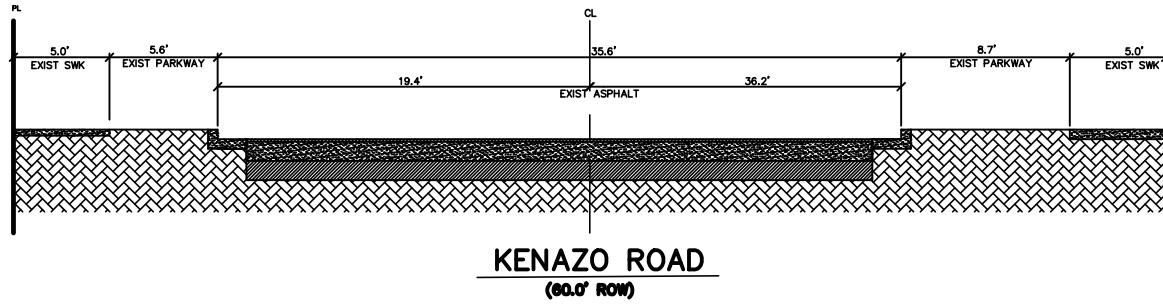
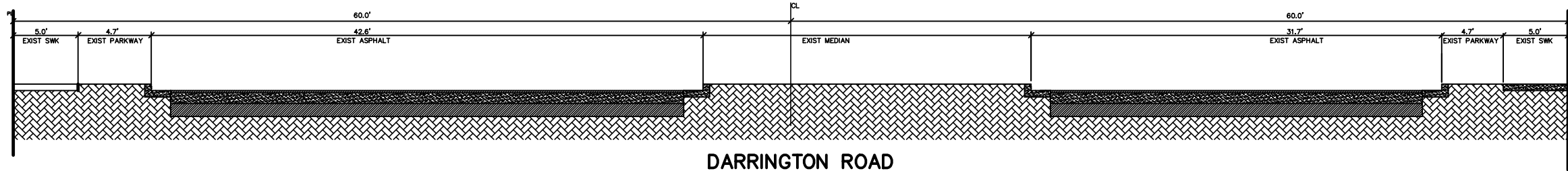
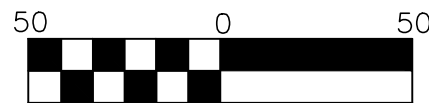
DORADO ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS
2717 E. YANDELL ST., EL PASO, TEXAS 79903 (915) 562-0002

PLAT NOTES AND RESTRICTIONS:

- This property lies in Zone "X", as designed by F.E.M.A. El Paso County, Community Panel No. 480212-00025 B, Dated September 04, 1991.
- Restrictive Covenants for this property are filed in the El Paso County Clerk's Office, Instrument No. _____ Date _____
- Tax Certificates for this property are filed in the El Paso County Clerk's Office, Instrument No. _____ Date _____
- Water supply and Sanitary Sewer Service will be provided by the Horizon Regional Municipal Utility District.
- Town of Horizon City: monument at the intersection North Kenazo and Rodman drive. 4028.57' (NAVD83 datum)
- Lot owner is responsible for maintaining driveways, sidewalks and parkways abutting their property.
- Set 1/2" rebar at all exterior boundary corners unless otherwise noted.
- Set 1/2" rebar at all lot corners to be done after construction is completed.
- All easements are 10' wide utility easement unless otherwise noted.
- Grading and drainage plans will be required before building permits are issued.

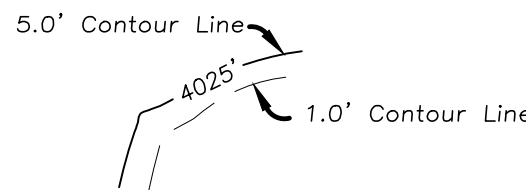


SCALE: 1"=50'



LEGEND

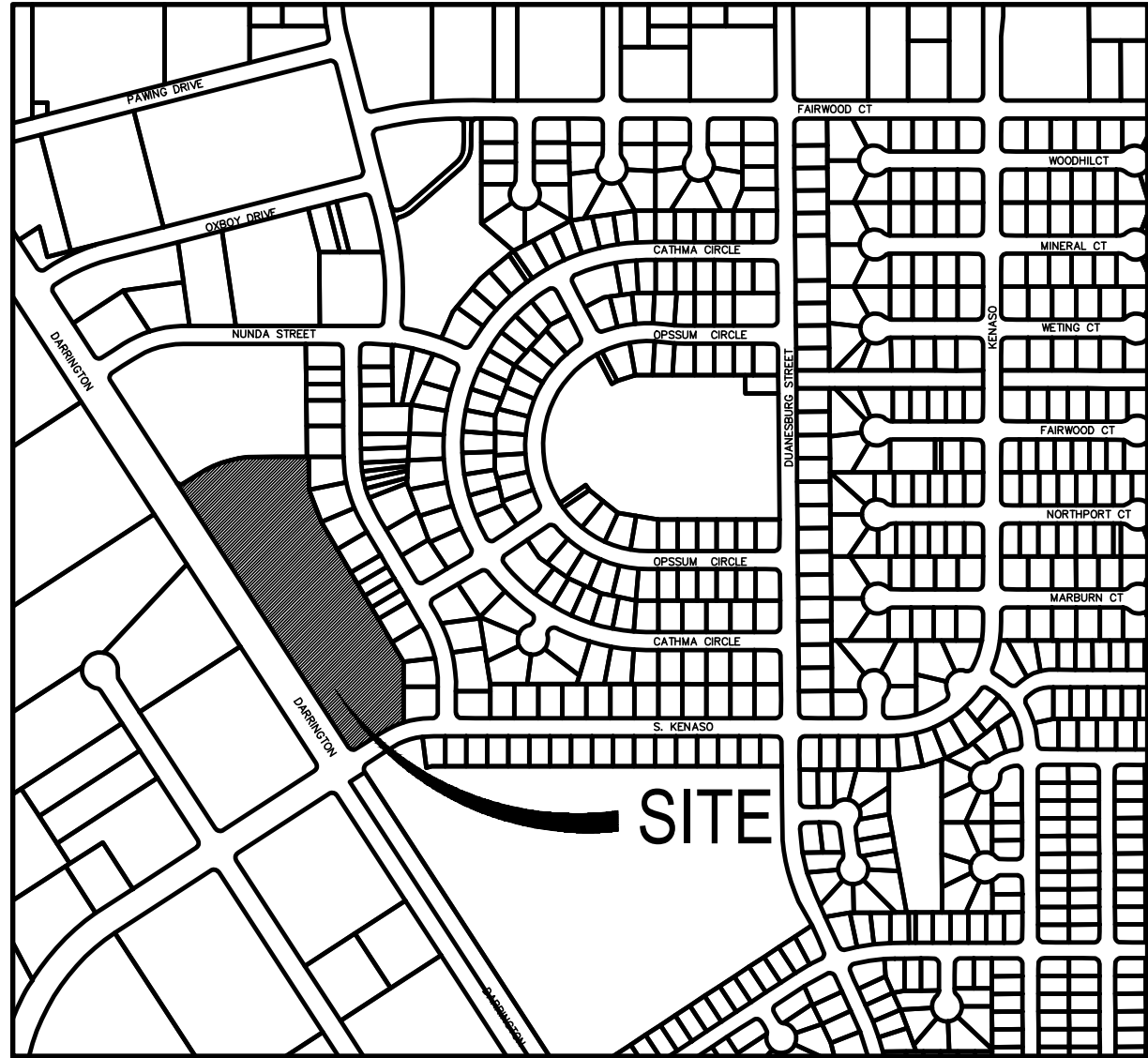
- Power Pole
- Guy Wire
- Electric Box
- Transformer
- Sewer Manhole
- Telephone Pedestal
- Fiber Optic Marker
- Sign
- Overhead Electric Line
- Sewer Line
- Gas Line
- Fiber Optic Line
- Chain Link Fence
- Iron Fence
- Concrete Area
- "No Parking" Area



THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE STATE OF TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

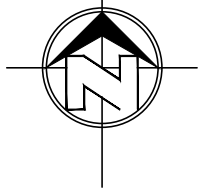
FERMIN DORADO, TX R.P.L.S. NO 3190

DATE OF PREPARATION APRIL 11, 2025



LOCATION MAP

SCALE: 1" = 600'



SCHOOL DISTRICT

CLINT INDEPENDENT SCHOOL DISTRICT

OWNER

Bowling Enterprises, Ltd.
16000 Northern Pass
Suite C-1 El Paso TX 79912 -
EL PASO TX 79928
PHONE: (915) -8332400

FLOOD_ZONE

FLOOD_ZONE "X" DESIGNATED BY THE FLOOD
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FLOOD MAP NUMBER 480212 0250B EFFECTIVE
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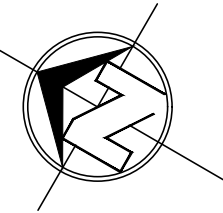
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PLAT NOTES AND RESTRICTIONS:

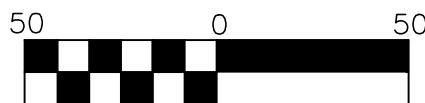
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SCALE: 1"=50'



DARRINGTON PLAZA SUBDIVISION

TRACT 1A, SECTION 42, BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILROAD COMPANY
SURVEYS, EL PASO COUNTY, TEXAS.
CONTAINING 7.648 ACRES MORE OR LESS.

THE STATE OF TEXAS
COUNTY OF EL PASO

WE, Bowling Enterprises, Ltd. A OWNER OF THIS LAND, HEREBY PRESENT THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC, UTILITY EASEMENTS, AS HEREON LAID DOWN AND DESIGNATED, INCLUDING EASEMENT FOR OVERHANG OF SERVICE WIRES, FOR POLE TYPE UTILITIES AND 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

Greg Bowling

DATE

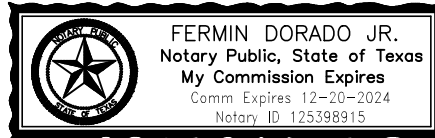
ACKNOWLEDGMENT

STATE OF TEXAS }
COUNTY OF EL PASO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

_____, 2025, BY _____

NOTARY PUBLIC, STATE OF TEXAS



MY COMMISSION EXPIRES

CITY PLAN COMMISSION APPROVAL STATEMENT

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 _____, 2025 A.D.

EXECUTIVE SECRETARY

CHAIRPERSON

PLANNING AND INSPECTIONS DIRECTOR

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO

COUNTY, TEXAS THIS _____ DAY OF _____, 2025, A.D.,

IN FILE NO. _____

COUNTY CLERK

BY DEPUTY

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE STATE OF TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

PRELIMINARY PLAT

FERMIN DORADO, TX R.P.L.S. NO 3190



DORADO ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS
2717 E. YANDELL ST., EL PASO, TEXAS 79903 (915) 562-0002

DATE OF PREPARATION APRIL 11, 2025