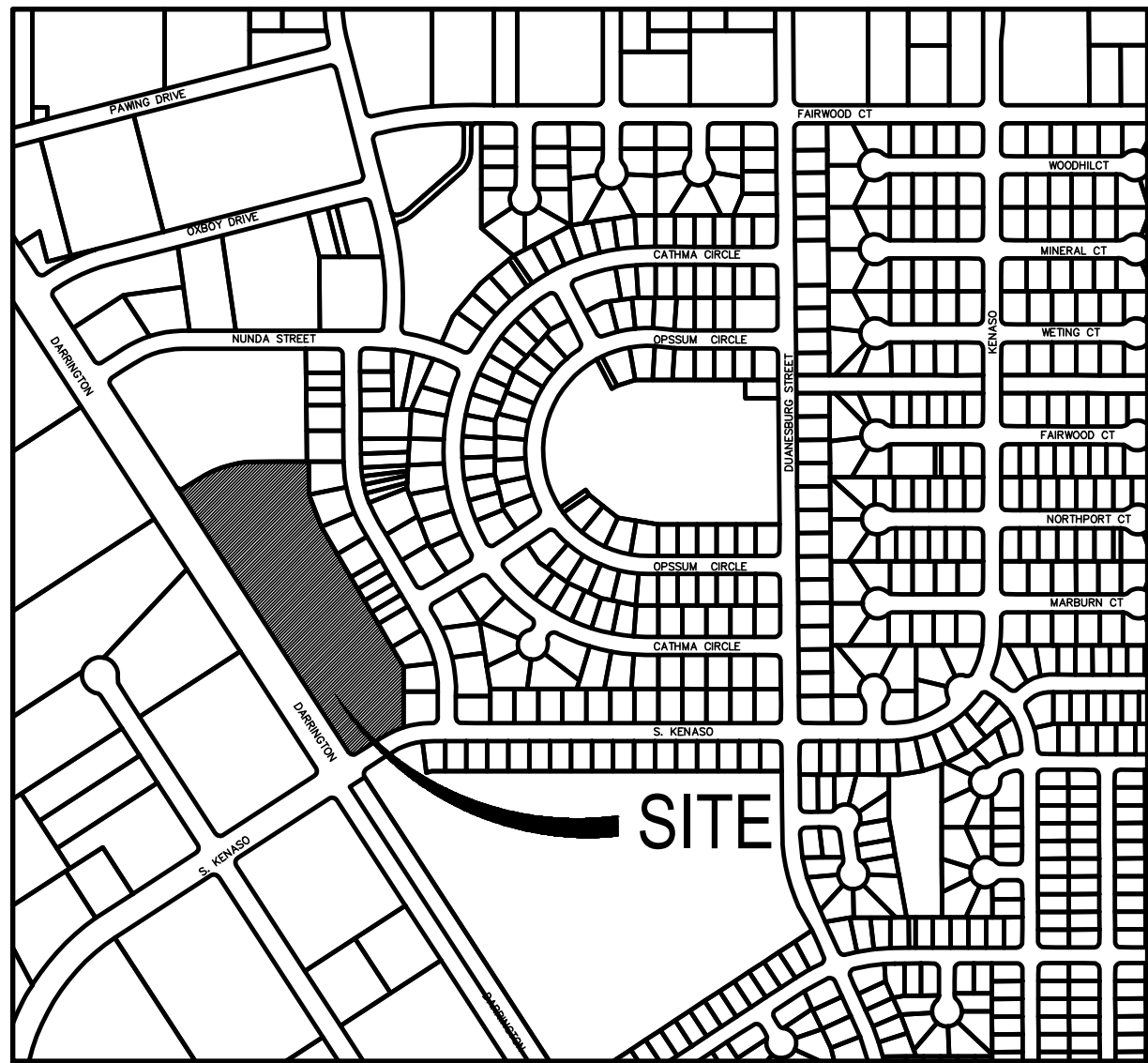
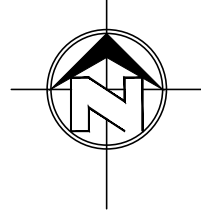




LOCATION MAP  
SCALE: 1" = 600'



### SCHOOL DISTRICT

CLINT INDEPENDENT SCHOOL DISTRICT

### OWNER

Bowling Enterprises, Ltd.  
16000 Northern Pass  
Suite C-1 El Paso TX 79913  
El Paso Texas  
Phone: 915 248-5511

### 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.

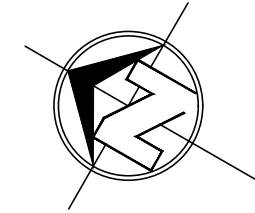
Said Parcel contains 7.648 acres more or less.

| 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'   |

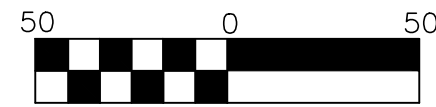
| CURVE | RADIUS  | LENGTH  | CHORD   | BEARING     | DELTA     |
|-------|---------|---------|---------|-------------|-----------|
| C1    | 20.00'  | 31.42'  | 28.28'  | N78°04'20"W | 90°00'00" |
| C2    | 20.00'  | 31.42'  | 28.28'  | S78°04'20"E | 90°00'00" |
| C3    | 367.28' | 211.73' | 208.81' | N73°26'34"E | 33°01'48" |
| C4    | 316.77' | 86.13'  | 85.86'  | S64°43'00"W | 15°34'41" |

### 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' (NAVD88 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.
- Stormwater Drainage shall be address through a private pond, reviewed at the building permit stage.



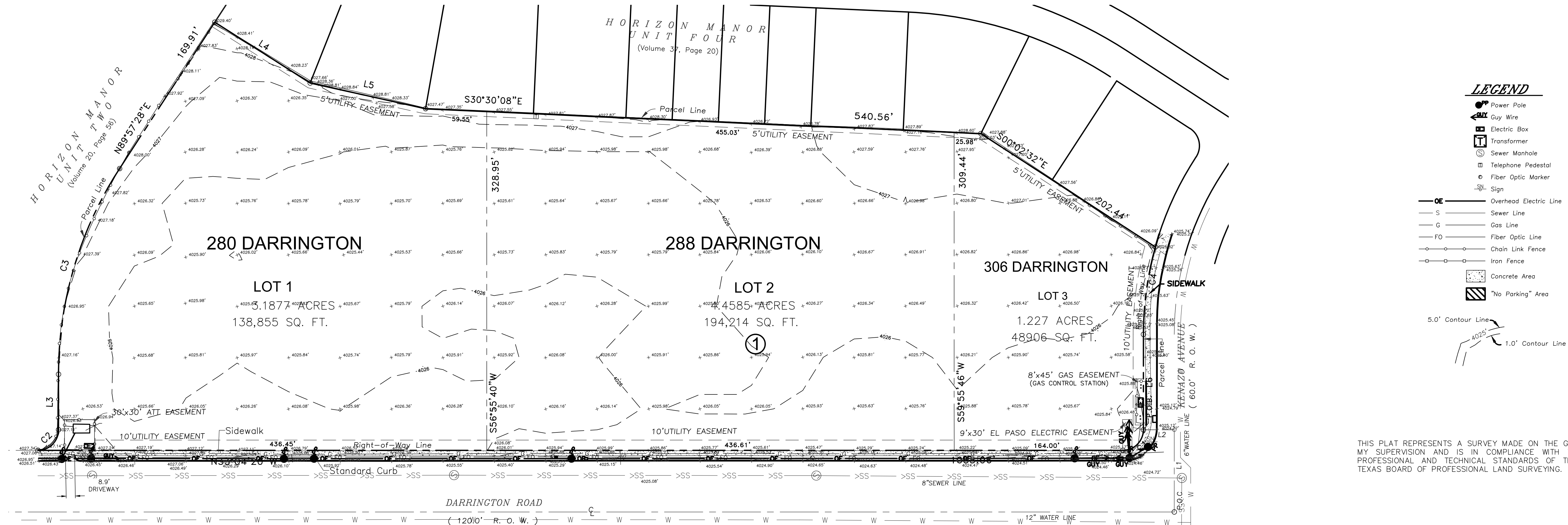
SCALE: 1"=50'



# 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.

## PRELIMINARY PLAT



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

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

DATE OF PREPARATION APRIL 11, 2025