

# KENAZO SUBDIVISION

TWO PORTIONS OF SECTION 31, BLOCK 78, TOWNSHIP 3,  
TEXAS AND PACIFIC RAILROAD SURVEYS,  
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS  
CONTAINING: 174,375 SQ.FT. OR 4.0031 ACRES

## PRELIMINARY

### METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A PARCEL OF LAND BEING A PORTION OF SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEYS, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS, AND ALSO BEING THOSE PARCELS RECORDED IN CLERK'S FILE #20210104911, AND #20240009876, AND A PORTION THAT PARCEL RECORDED IN CLERK'S FILE #20240009876, AND RECORDED AS FOLLOWS:

COMMENCING AT A CITY MONUMENT FOUND AT THE INTERSECTION OF THE CENTERLINE OF LAGO SECO DRIVE (50' WIDE) WITH THE SOUTH ROW LINE OF N. KENAZO AVENUE (120' WIDE), FROM WHICH A CITY MONUMENT FOUND AT THE CENTERLINE INTERSECTION OF LAGO SECO DRIVE WITH LAGO GRANDE DRIVE (50' WIDE) BEARS SOUTH 61°14'10" WEST A DISTANCE OF 684.76' (BEARING BASIS). THENCE, ALONG THE SOUTHWESTERLY ROW LINE OF SAID N. KENAZO AVENUE, SOUTH 28°45'50" EAST A DISTANCE OF 125.87' TO A 1/2" REBAR FOUND FOR THE MOST EASTERLY CORNER OF LOT 50, BLOCK 5, EASTLAKE UNIT TWO (RECORDED IN CLERK'S FILE #20000073875), AND BEING THE "POINT OF BEGINNING";

THENCE, CONTINUING ALONG SAID SOUTHWESTERLY ROW LINE OF SAID N. KENAZO AVENUE, SOUTH 28°45'50" EAST AT 233.00' PASSING AN "X" CHISELED ON CONCRETE FOUND AT THE SOUTHEASTERLY CORNER OF SAID PARCEL RECORDED IN CLERK'S FILE #20210104911, AND CONTINUING AN ADDITIONAL DISTANCE OF 150.00' FOR A TOTAL DISTANCE OF 383.00' TO A POINT;

THENCE, LEAVING SAID SOUTHWESTERLY ROW OF SAID N. KENAZO AVENUE, SOUTH 61°14'10" WEST AT A DISTANCE OF 10.00' PASSING A 5/8" REBAR WITH CAP STAMPED "5372" SET AT THE SOUTHEASTERLY CORNER OF SAID PARCEL RECORDED IN CLERK'S FILE #20240009876, AND CONTINUING AN ADDITIONAL DISTANCE OF 290.40' FOR A TOTAL DISTANCE OF 300.40' TO A 1/2" REBAR FOUND AT THE MOST SOUTHERLY CORNER OF SAID PARCEL RECORDED IN CLERK'S FILE #20240009876;

THENCE, ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL RECORDED IN CLERK'S FILE #20240009876, NORTH 28°45'50" WEST A DISTANCE OF 150.00' TO A 1/2" REBAR FOUND AT THE MOST WESTERLY CORNER OF SAID PARCEL RECORDED IN CLERK'S FILE #20240009876, AND LYING ON THE SOUTHEASTERLY BOUNDARY LINE OF SAID PARCEL RECORDED IN CLERK'S FILE #20210104911;

THENCE, ALONG SAID SOUTHEASTERLY BOUNDARY LINE OF SAID PARCEL RECORDED IN CLERK'S FILE #20210104911, SOUTH 61°14'10" WEST A DISTANCE OF 254.60' TO A NAIL FOUND FOR THE MOST SOUTHERLY CORNER OF SAID PARCEL RECORDED IN CLERK'S FILE #20210104911, AND LYING ON THE NORTHEASTERLY BOUNDARY LINE OF EASTLAKE UNIT TWO (RECORDED IN CLERK'S FILE #20000073875), AND BEING THE MOST SOUTHERLY CORNER OF THIS PARCEL;

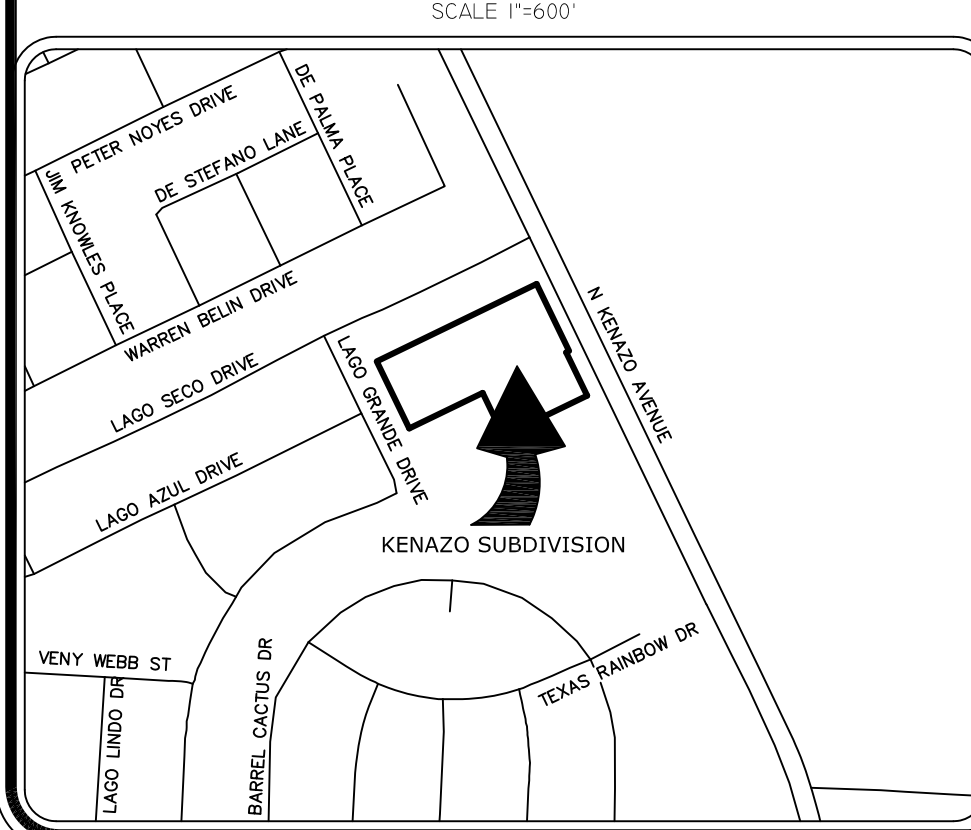
THENCE, ALONG THE SOUTHWESTERLY BOUNDARY LINE BETWEEN EASTLAKE OF SAID PARCEL RECORDED IN CLERK'S FILE #20210104911, NORTH 28°45'50" WEST A DISTANCE OF 233.00' TO THE MOST WESTERLY CORNER OF SAID PARCEL RECORDED IN CLERK'S FILE #20210104911, AND ALSO BEING THE MOST WESTERLY CORNER OF THIS PARCEL;

THENCE, WITH THE NORTHWESTERLY BOUNDARY LINE OF SAID PARCEL RECORDED IN CLERK'S FILE #20210104911, NORTH 61°14'10" EAST A DISTANCE OF 555.00' TO THE "POINT OF BEGINNING" AND CONTAINING 174,375 SQ. FT. OR 4.0031 ACRES.

### PLAT NOTES

- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION. INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION. INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION. INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_
- "U.S. POSTAL SERVICE BE PROVIDED THROUGH A CENTRAL BOX."
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48022-0200 B, DATED SEPTEMBER 4, 1991 PROPERTY IS IN FLOOD HAZARD ZONE "X".
- PROVIDED CERTIFICATION THAT ALL UTILITIES HAVE APPROVED LOCATIONS OF EASEMENTS AND THAT SERVICE WILL BE PROVIDED TO DEVELOPMENT.
- ENSURE THAT PLAT COMPLIES WITH TBPLS REQUIREMENTS.
- WATER, SEWER, ELECTRIC AND GAS UTILITIES WILL BE AVAILABLE.
- BEARINGS REFERENCED TO WARRANTY DEED TO KENAZO PARTNERS LLC IN CLERK'S FILE NO. 20240009876 AND NO. 20210104911 AND TO VERCHEL PROPERTIES LLC IN CLERK'S FILE NO. 20240062587, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS. BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF N. KENAZO AVENUE AND BILL NEWKIRK DRIVE. ELEVATION = 4028.10 (WGS84) VIA STATIC GPS OBSERVATIONS USING OPUS PROCESSING
- GRADING AND DRAINAGE PLANS/PERMIT IS REQUIRED AT THE TIME OF THE BUILDING PERMIT.
- ALL DEVELOPED STORM WATER RUNOFF DISCHARGE VOLUMES SHALL BE RETAINED WITHIN SUBDIVISION'S LIMITS.
- PRIVATE DRAINAGE EASEMENTS WILL BE REQUIRED IF THESE LOTS ARE FURTHER SUBDIVIDED.
- LOT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING SIDEWALK, DRIVEWAYS AND PARKWAYS ABUTTING THEIR PROPERTY.
- SIDEWALK WILL BE REQUIRED ALONG THE LOT ABUTTING THE STREET RIGHT OF WAY AT THE TIME OF BUILDING PERMIT.
- ETJ LOCATION: KENAZO SUBDIVISION IS LOCATED WITHIN THE TOWN OF HORIZON CITY APPROXIMATELY 4.5 MILES SOUTHWEST OF THE CITY LIMITS OF EL PASO, TEXAS.

### LOCATION MAP

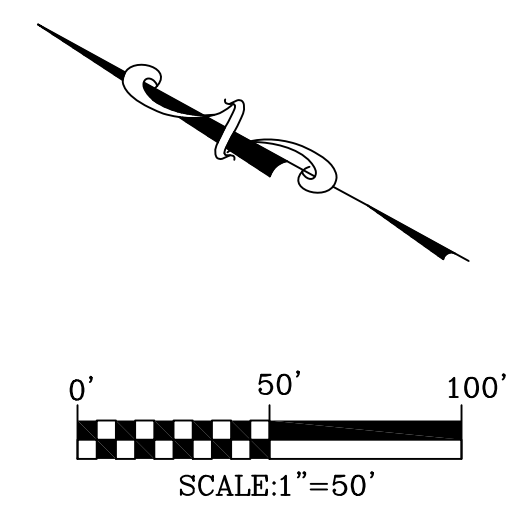
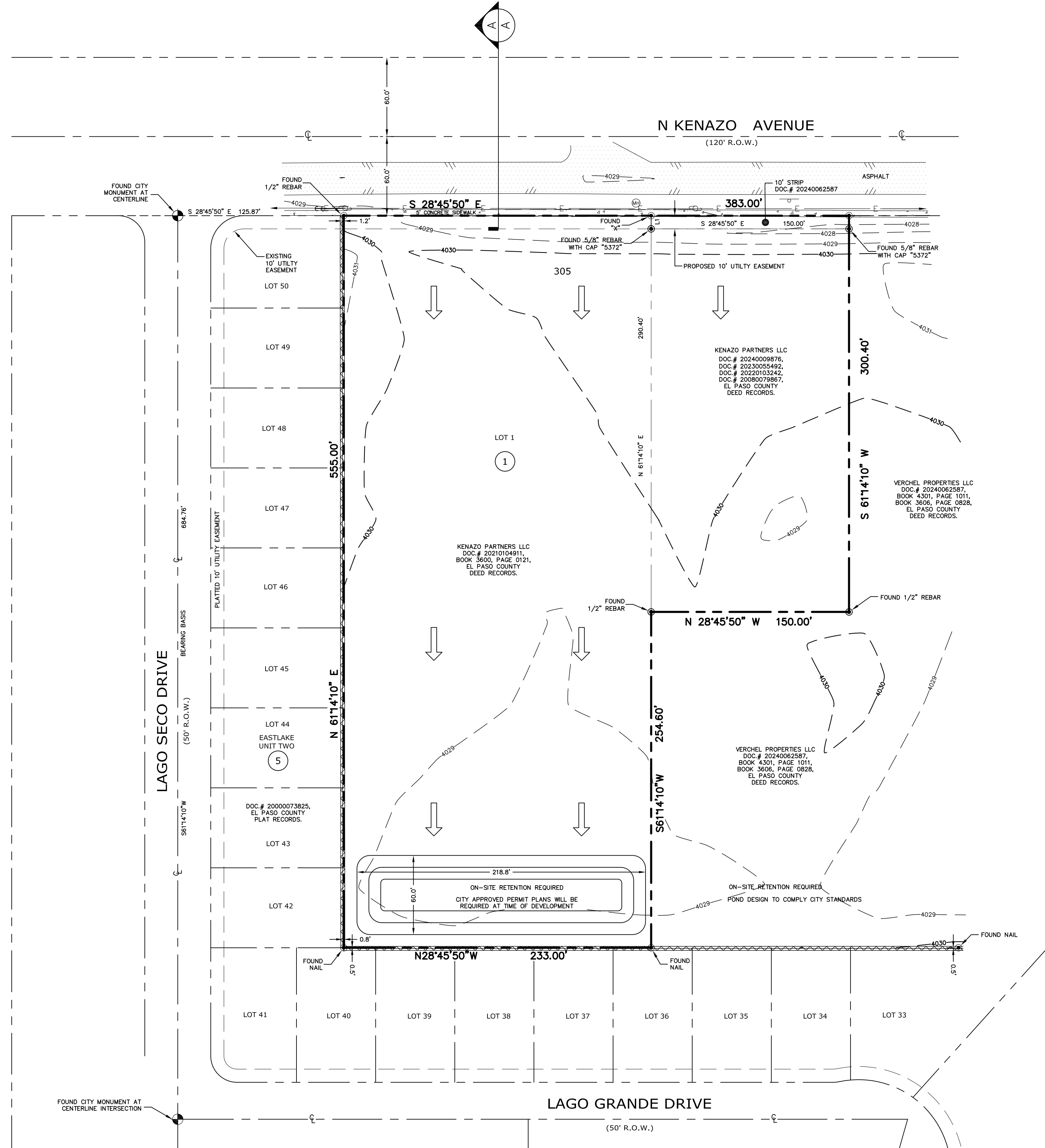


ENGINEER:  
SITWORK ENGINEERING, LLC  
444 EXECUTIVE CENTER, SUITE 134  
EL PASO, TEXAS 79902  
PHONE: (915) 351-8033

OWNER/DEVELOPER:  
KENAZO PARTNERS LLC  
2022 MURCHISON DRIVE SUITE 104  
EL PASO, TEXAS 79902

OWNER/DEVELOPER:  
VERCHEL PROPERTIES LLC  
2022 MURCHISON DRIVE SUITE 104  
EL PASO, TEXAS 79902

PLAT PREPARED BY:  
PASO DEL NORTE SURVEYING, INC.  
13998 BRADLEY ROAD  
EL PASO, TEXAS 79938



TOTAL NUMBER OF LOTS  
1

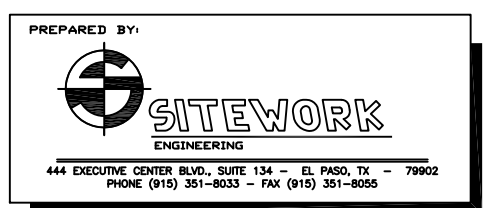
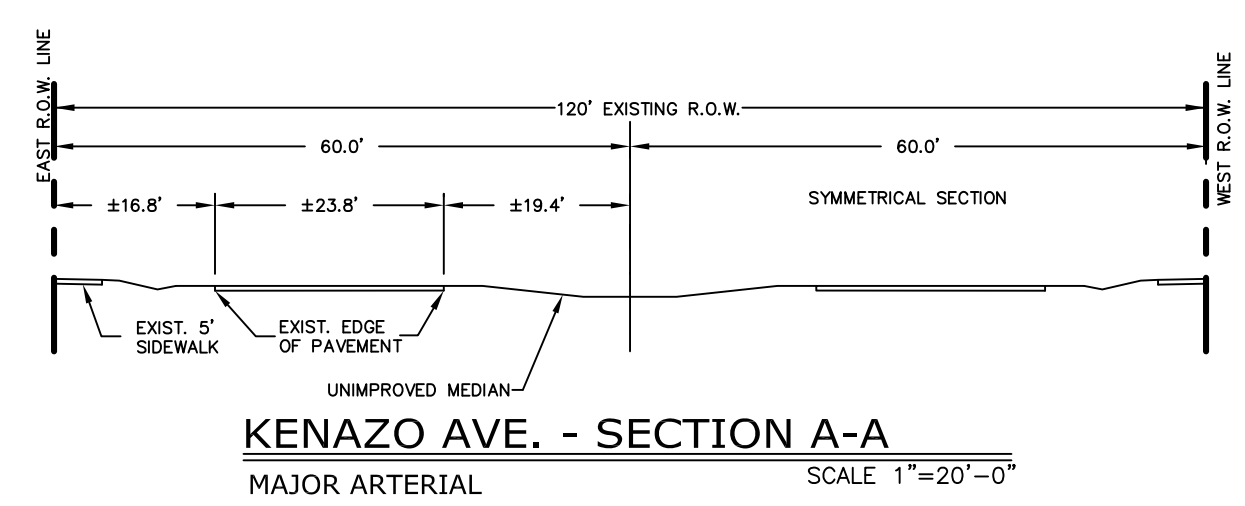
SCHOOL DISTRICT  
CLINT INDEPENDENT SCHOOL DISTRICT  
14521 Horizon Boulevard, El Paso, TX 79928

### GENERAL NOTES

- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.
- BENCHMARK IS A CITY MONUMENT AT THE CENTERLINE INTERSECTION OF KENAZO AND BILL NEWKIRK DRIVE (BM) ELEVATION DETERMINED BY STATIC GPS OBSERVATIONS USING OPUS PROCESSING (WGS84) ELEVATION: 4028.10
- CONTOUR INTERVAL IS 1' MINOR, 5' MAJOR.

### UTILITY NOTES

- THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE-GROUND APPURTENANCES ONLY.
- THE SURVEYOR WAS NOT PROVIDED WITH SURFACE GROUND MARKINGS OR EXCAVATIONS TO DETERMINE THE EXACT LOCATION OF ANY SUBTERRANEAN UTILITIES.
- BEFORE DIGGING IN THIS AREA, CALL "TEXAS ONE-CALL" 1-800-4-A-6000 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.



DATE OF REVISION: 12/10/2024  
DATE OF REVISION: 10/07/2024  
DATE OF REVISION: 9/12/2024  
DATE OF PREPARATION: 6/21/2024

PASO DEL NORTE SURVEYING INC. TBPLS FIRM #10001200  
13998 BRADLEY ROAD, EL PASO, TEXAS 79938  
PH. 915-241-1841  
FAX 915-855-6925  
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