

HORIZON MANOR UNIT THREE REPLAT "A"

BEING A REPLAT OF A PORTION OF LOT 19, BLOCK 9,
HORIZON MANOR UNIT THREE
HORIZON, EL PASO COUNTY, TEXAS.
CONTAINING: 2.2603 ACRES ±

NOTES

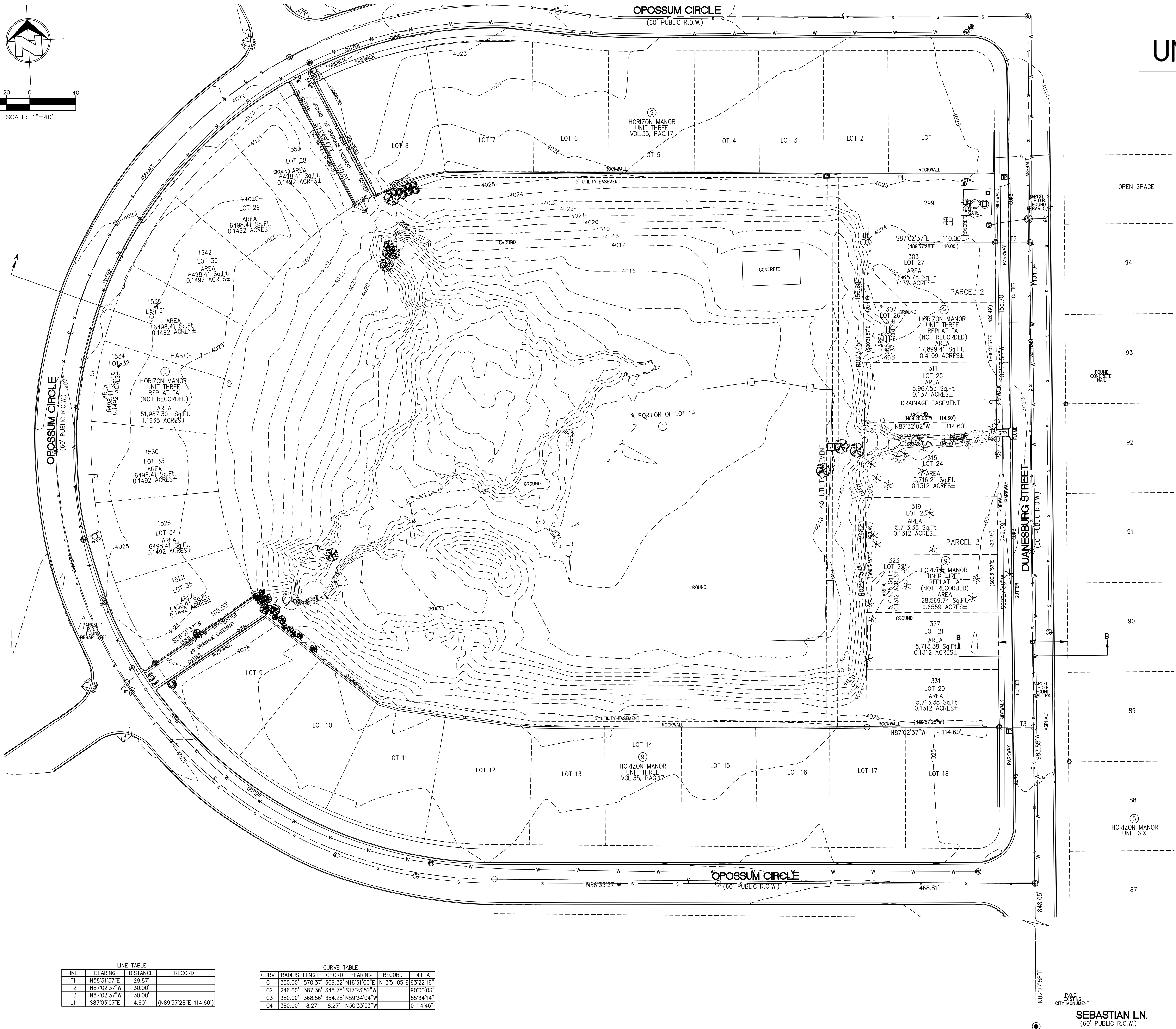
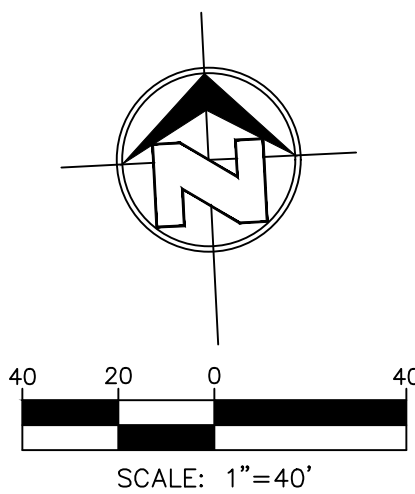
- NUMBER OF LOTS IN THIS SUBDIVISION = 16
- OWNER:
REAGENCY GROUP
4445 North Mesa St. Bldg. B Ste. 121
El Paso, Tx. 79902
(915)412-9503
- SURVEYOR
SLI ENGINEERING, INC.
6600 WESTWIND DRIVE
EL PASO, TEXAS 79912
(915) 584-4457
- IF LOTS ARE FURTHER SUBDIVIDED, THEN ADDITIONAL PRIVATE EASEMENT SHALL BE REQUIRED.
- TAX CERTIFICATE FOR THIS DEVELOPMENT ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____ DATE _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____ DATE _____
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480212 0250 B, DATED SEPTEMBER 09, 1991. THIS PROPERTY LIES IN FLOOD ZONE X.
- THIS SUBDIVISION LIES WITHIN CLINT INDEPENDENT SCHOOL DISTRICT.
- WATER AND SEWER SERVICES ARE EXTENDED TO THIS SUBDIVISION FROM HORIZON REGIONAL MUD.
- THIS INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER COORDINATE INSTALLATION AND CONSTRUCTION WITH THE UNITED STATES POSTAL SERVICE. IN DETERMINING THE TYPE OF DELIVERY SERVICE FOR THE PROPOSED SUBDIVISION, IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE IS SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
- THE RETENTION OF THE DIFFERENCE BETWEEN HISTORIC AND DEVELOPED STORM WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF (MUNICIPAL CODE 19.19.010A, DSC AND DDM SECTION 11.1).
- PROPERTY HAS DIRECT ACCESS TO OPOSSUM CIRCLE AND DUANESBURG STREET (PUBLIC RIGHT-OF-WAY).

LEGEND	
CITY MONUMENT	CHAIN LINK FENCE
BOUNDARY SYMBOL	UTILITY GAS LINE
BOUNDARY LINE	UTILITY SEWER LINE
CENTER LINE	UTILITY WATER LINE
EASEMENT LINE	WOOD POST
GUARD POLE	PIPES
ELECTRIC BOX	TELEPHONE PEDESTAL
LIGHT POST	SIGN
ELECTRIC METER	MEZQUITE
BREATHING PIPE	TREE
SANITARY SEWER MANHOLE	BUSH
WATER VALVE	FIRE HYDRANT



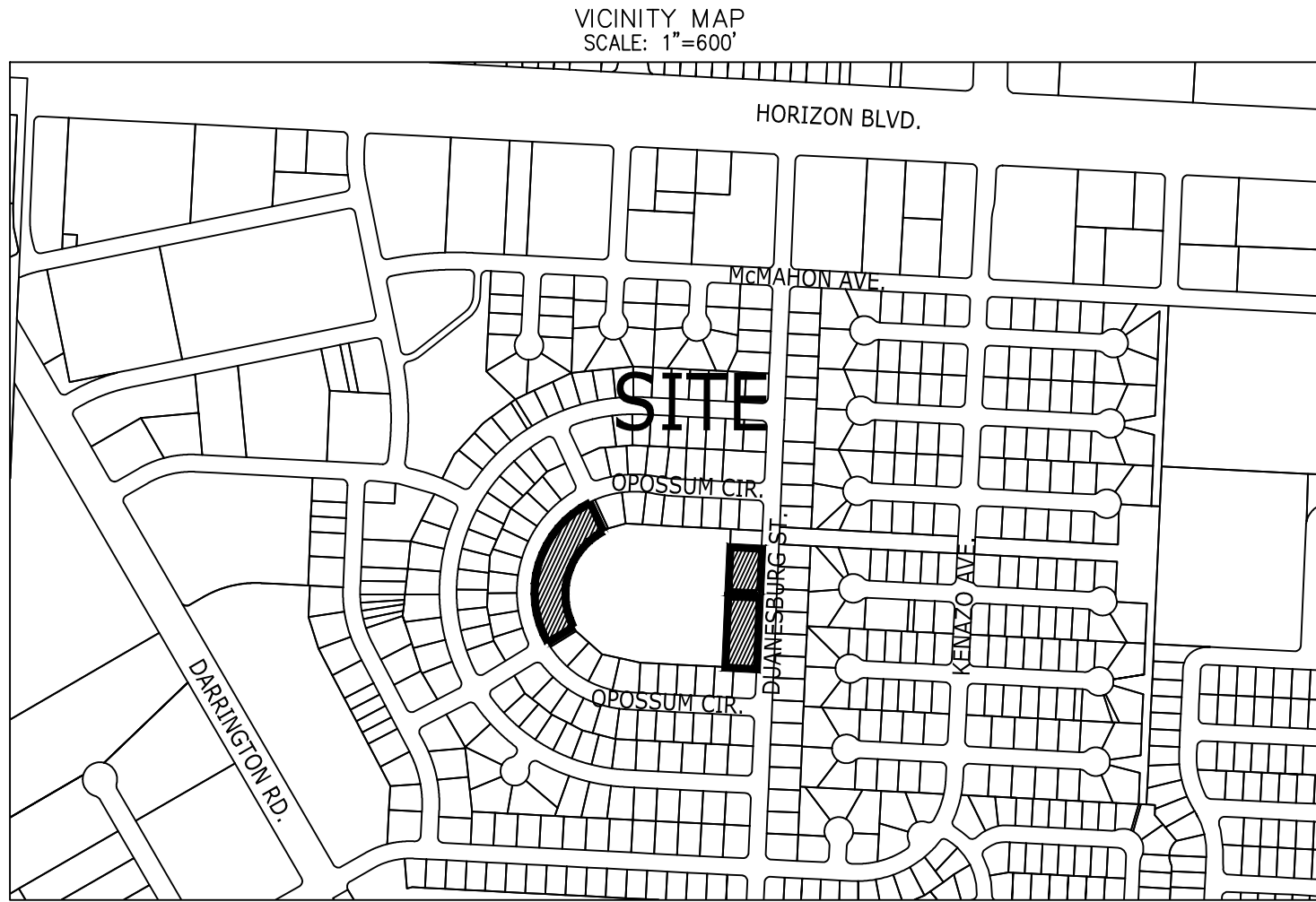
PRELIMINARY PLAT

SLI ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - CONSTRUCTION MANAGEMENT
6600 WESTWIND DR. - EL PASO, TEXAS - 79912 - (915) 584-4457
PREPARATION DATE: 07/17/2025



LINE TABLE			
LINE	BEARING	DISTANCE	RECORD
T1	N58°31'37"E	29.87'	
T2	N87°02'37"W	30.00'	
T3	N87°02'37"W	30.00'	
L1	S87°03'07"E	4.60'	(N89°57'28"E 114.60')

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	RECORD	DELTA
C1	350.00'	570.37'	509.32'	N16°51'00"E	N13°51'05"E	93°22'16"
C2	246.60'	387.36'	348.75'	S17°23'52"W		90°00'03"
C3	380.00'	368.56'	354.28'	N59°34'04"W		55°34'14"
C4	380.00'	8.27'	8.27'	N30°33'53"W		01°14'46"



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HORIZON MANOR UNIT THREE
HORIZON , EL PASO COUNTY, TEXAS.
CONTAINING: 2.2603 ACRES ±

PARCEL 1 METES AND BOUNDS

PROPERTY DESCRIPTION:
Portion of Lot 19, Block 9, HORIZON MANOR UNIT THREE, an addition to El Paso County, Texas, according to the plat thereof recorded in Volume 35, page 17, Plat Records of El Paso, El Paso County, Texas and being more specifically described by metes and bounds, as follows:

Beginning at an existing City Monument lying on the centerline intersection of Sebastian Lane (60.00 feet Public Right-Of-Way) and Duanesburg Street (60.00 feet Public Right-Of-Way); Thence, North 02°27'58" East, along centerline of Duanesburg Street, a distance of 848.05 feet to a point; Thence, North 86°35'27" West, leaving said centerline, a distance of 468.81, feet along centerline of Opossum Circle (60.00 feet Public Right-Of-Way); Thence, 368.56 feet along an arc of a curve to the right, with a radius of 380.00 feet, an interior angle of 55°34'14", and a chord which bears North 59°34'04" West, a distance of 354.28 feet to a point; Thence, 8.27 feet along an arc of a curve to the right, with a radius of 380.00 feet, an interior angle of 01°14'46", and a chord which bears North 30°33'53" West, a distance of 8.27 feet to a point; Thence, North 58°31'57" East, leaving said centerline, a distance of 29.87 feet to a point for a boundary corner lying on the northerly right-of-way line of Opossum Circle being the "TRUE POINT OF BEGINNING" of this description;

THENCE, 570.37 feet, along the arc of a curve to the right, having a radius of 350.00 feet, a central angle of 93°22'16" and a chord which bears North 16°51'00" East, a distance of 509.32 feet to a point for a boundary corner;

THENCE, South 24°49'47" East, a distance of 110.01 feet to a point for a boundary corner;

THENCE, 387.36 feet, along the arc of a curve to the left, having a radius of 246.60 feet, a central angle of 90°00'03" and a chord which bears South 17°23'52" West, a distance of 348.75 feet to a point for a boundary corner;

THENCE, South 58°31'37" West, a distance of 105.00 feet back to the "TRUE POINT OF BEGINNING" of this description.

Said parcel of land containing 51,987.30 Square Feet (1.1935 Acres) of land, more or less.

PARCEL 2 METES AND BOUNDS

PROPERTY DESCRIPTION:
Portion of Lot 19, Block 9, HORIZON MANOR UNIT THREE, an addition to El Paso County, Texas, according to the plat thereof recorded in Volume 35, page 17, Plat Records of El Paso, El Paso County, Texas and being more specifically described by metes and bounds, as follows:

Beginning at an existing City Monument lying on the centerline intersection of Sebastian Lane (60.00 feet Public Right-Of-Way) and Duanesburg Street (60.00 feet Public Right-Of-Way); Thence, North 02°27'58" East, along centerline of Duanesburg Street, a distance of 1404.04 feet to a point; Thence, North 87°02'37" West, leaving said centerline, a distance of 30.00, feet to a point for a boundary corner lying on the westerly right-of-way line of Duanesburg Street being the "TRUE POINT OF BEGINNING" of this description;

THENCE, South 02°27'58" West, along said right of way line, a distance of 155.70 feet to a point for a boundary corner;

THENCE, North 87°32'02" West, leaving said right of way line ,a distance of 114.60 feet to a point for a boundary corner;

THENCE, North 02°27'58" East, a distance of 156.68 feet to a point for a boundary corner;

THENCE, South 87°03'07" East, a distance of 4.60 feet to a point for a boundary corner;

THENCE, South 87°02'37" East, a distance of 110.00 feet back to the "TRUE POINT OF BEGINNING" of this description.

Said parcel of land containing 17,899.41 Square Feet (0.4109 Acres) of land, more or less.

PARCEL 3 METES AND BOUNDS

PROPERTY DESCRIPTION:
Portion of Lot 19, Block 9, HORIZON MANOR UNIT THREE, an addition to El Paso County, Texas, according to the plat thereof recorded in Volume 35, page 17, Plat Records of El Paso, El Paso County, Texas and being more specifically described by metes and bounds, as follows:

Beginning at an existing City Monument lying on the centerline intersection of Sebastian Lane (60.00 feet Public Right-Of-Way) and Duanesburg Street (60.00 feet Public Right-Of-Way); Thence, North 02°27'58" East, along centerline of Duanesburg Street, a distance of 983.55 feet to a point; Thence, North 87°02'37" West, leaving said centerline, a distance of 30.00, feet to a point for a boundary corner lying on the westerly right-of-way line of Duanesburg Street being the "TRUE POINT OF BEGINNING" of this description;

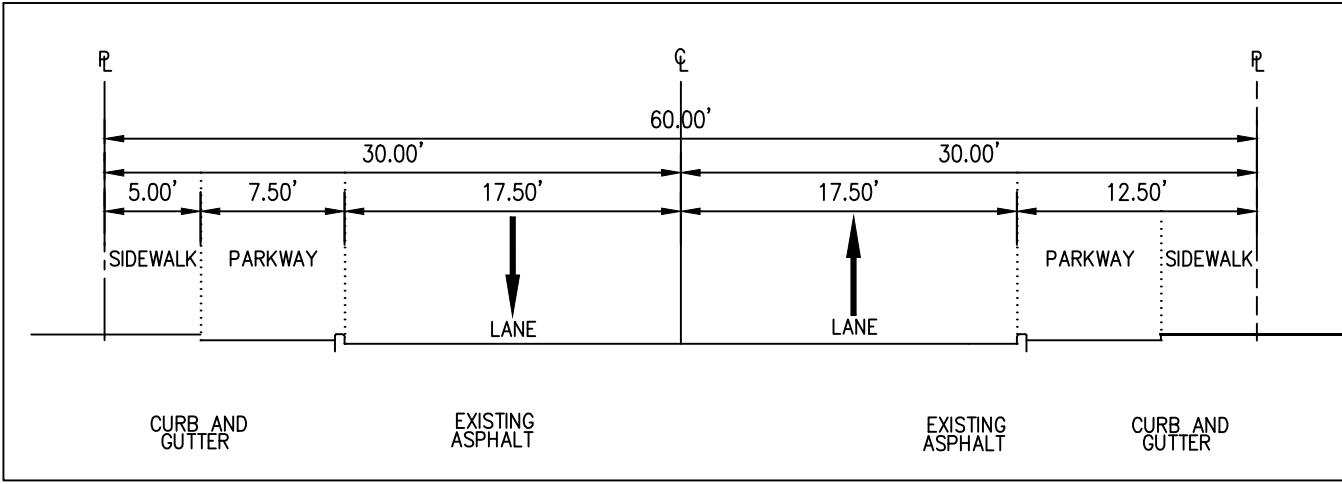
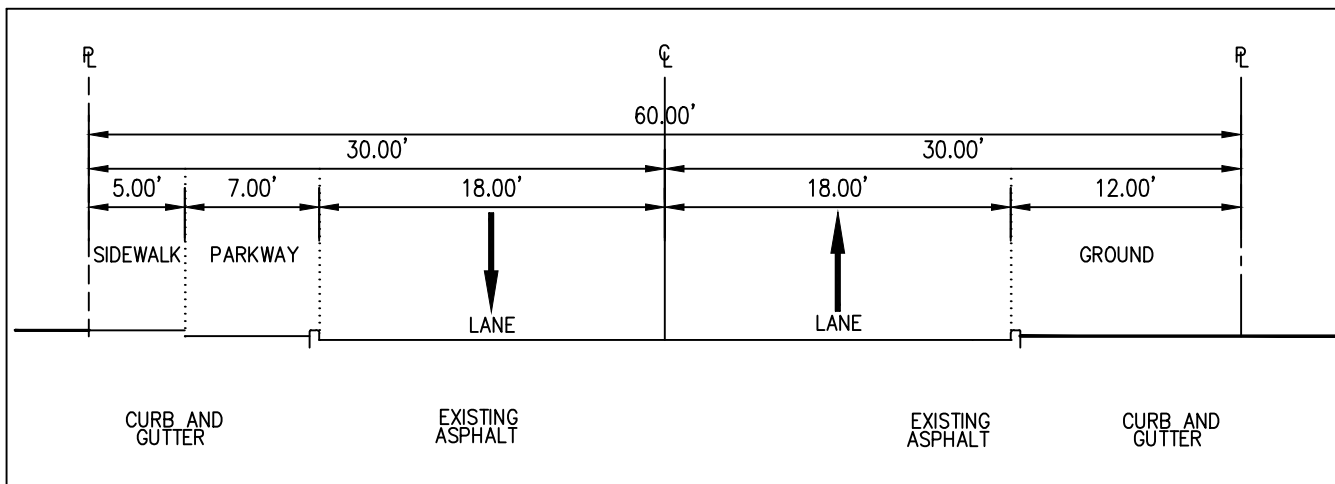
THENCE, North 87°02'37" West, a distance of 114.60 feet to a point for a boundary corner;

THENCE, North 02°27'58" East, a distance of 248.81 feet to a point for a boundary corner;

THENCE, South 87°32'02" East, a distance of 114.60 feet to a point for a boundary corner;

THENCE, South 02°27'58" West, a distance of 249.79 feet back to the "TRUE POINT OF BEGINNING" of this description.

Said parcel of land containing 28,569.74 Square Feet (0.6559 Acres) of land, more or less.



PRELIMINARY PLAT

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