

KENAZO ESTATES UNIT TWO

BEING A PORTION OF SECTION 31,
BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILROAD SURVEYS,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.
CONTAINING: 8.695± ACRES



CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	1711.87	109.46	59.86	109.37	S89°56'37" W
C2	55.00	38.87	34.84	35.81	N79°48'30" W
C3	55.00	38.87	34.84	35.81	S89°56'37" E
C4	55.00	38.87	34.84	35.81	N79°48'30" E

LINE TABLE		
LINE	LENGTH	BEARING
L1	80.00	S89°56'37" E

NOTES:

1. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
2. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
3. LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADS AND UTILITIES.
4. "U.S. POSTAL SERVICE BE PROVIDED THROUGH A CENTRAL BOX".
5. SET 1/2" REBAR WITH CAP MARKED TX 5552 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO 480272-7008 AND 2378, DATED SEPTEMBER 4, 1991 PROPERTY IS IN FLOOD HAZARD ZONE A.
7. PROVIDED CERTIFICATION THAT ALL UTILITIES HAVE APPROVED LOCATIONS OF EASEMENTS AND THAT SERVICE WILL BE PROVIDED TO DEVELOPMENT.
8. ENSURE THAT PLAT COMPLETES WITH TYPICAL REQUIREMENTS.
9. WATER, SEWER, ELECTRIC AND GAS UTILITIES WILL BE AVAILABLE.
10. BEARING REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4205, NAD 1983 DATUM, AS DERIVED BY GPS METHODS VIA THE NETWORK ESTABLISHED BY ALUTIMA, EL PASO, TEXAS. DISTANCES EXPRESSED IN U.S. SURVEY FEET SCALED TO SURFACE WITH A SCALE FACTOR OF 0.999706420. BENCHMARK: CITY MONUMENT AT CENTRAL INTERSECTION OF NICK DRAHOS LANE & KEVIN BOOTH DRIVE. ELEVATION=4330.88 (NAVD 83 DATUM).
11. GRADING AND DRAINAGE PLANS/PERMIT IS REQUIRED AT THE TIME OF THE BUILDING PERMIT.
12. ALL DEVELOPED STORM WATER RUNOFF DISCHARGE VOLUMES SHALL BE RETAINED WITHIN SUBDIVISION'S LIMITS.
13. PRIVATE DRAINAGE EASEMENTS WILL BE REQUIRED IF THESE LOTS ARE FURTHER SUBDIVIDED.
14. LOT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING SIDEWALK, DRIVEWAYS AND PARKWAYS ADJACENT THEIR PROPERTY.
15. THE TWO PARCELS THAT ADJUT RODMAN STREET WILL CONSTRUCT THEIR ONE HALF OF THE RIGHT OF WAY UPON SUBMITTAL OF A BUILDING PERMIT.
16. SIDEWALK WILL BE REQUIRED ALONG THE LOTS ADJUTING THE STREET RIGHT OF WAY AT THE TIME OF BUILDING PERMIT.

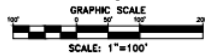
PRINCIPAL CONTACTS:

OWNER: PEBBLE HILLS PLAZA, LTD. 400 N. WINDY LANE, CITY & ZIP: EL PASO, TX 79902, PHONE: (937) 567-2254, FAX: (937) 567-2254
ENGINEER: TYNNE CONDE CURTIS, P.E. 6000 SURETY DR., STE 100, EL PASO, TX 79905, (937) 562-0281, (937) 562-0282
SURVEYOR: RON R. CONDE 6000 SURETY DR., STE 100, EL PASO, TX 79905, (937) 562-0281, (937) 562-0282

LOCATION MAP

1" = 600'

SITE LOCATION



SCHOOL DISTRICT

CLINT INDEPENDENT SCHOOL DISTRICT
14521 HORIZON BLVD.

DATE SIGNATURE		DATE SIGNATURE	DATE SIGNATURE
07/19/22	TYNNE CONDE CURTIS, P.E.	07/19/22	TYNNE CONDE CURTIS, P.E.
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07/19/22	TYNNE CONDE CURTIS, P.E.	07/19/22	TYNNE CONDE CURTIS, P.E.



METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Section 31, Block 78, Township 3, Texas and Pacific Railroad Survey, Town of Horizon City, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference to a found 2" pipe bored shot bore to be the common point for sections 21, 22, 30, 31, thence along common line of sections 30 and 31, North 89°56'37" East a distance of 934.24 feet to a point a found 1/2" rebar with cap marked TX 5572 on the easterly right-of-way line of N Kenazo Avenue for the "True Point of Beginning";
Thence continuing said section line, North 89°56'37" East a distance of 342.02 feet to a point;
Thence bearing said section line, South 28°46'29" East a distance of 1183.84 feet to point of curve;
Thence, 199.45 feet along the arc of a curve to the left which has a radius of 1711.87 feet on interior angle of 92°40'29" a chord which bears South 81°58'10" West a distance of 199.37 feet to a point;
Thence, South 81°58'10" West a distance of 75.70 feet to a point of curve;
Thence, 38.21 feet along the arc of a curve to the right which has a radius of 25.00 feet on interior angle of 89°51'43" a chord which bears North 73°42'29" West a distance of 35.31 feet to a point on the easterly right-of-way line of N Kenazo Avenue;
Thence along said right-of-way line, North 28°46'29" West a distance of 120.33 feet to the "TRUE POINT OF BEGINNING" containing 378,727.55 Square Feet or 8.695 acres of land more or less.

DEDICATION

PEBBLE HILLS PLAZA, LTD., property owner of this land, hereby presents this plot and dedicates to the use of the public the street, drives, and the utility easements, on herein, toll free and designated, including easements for carrying of service areas for pole line utilities, and buried service areas, 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.

Witness my signature this _____ day of _____, 2022.

By: PEBBLE HILLS PLAZA, LTD.

Alan Massey, President

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO
Before me, the undersigned authority, on this day personally appeared Alan Massey, President of PEBBLE HILLS PLAZA, LTD., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on the day and date of said instrument for the purposes and consideration herein expressed.
Given under my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for El Paso County My Commission Expires _____

TOWN OF HORIZON CITY CITY COUNCIL

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 _____, 2022.

Accepted and adopted by the City Council of Town of Horizon City this _____ day of _____, 2022.

Elvin Schuler, City Clerk Ruben Venton, Mayor
Approved for filing this _____ day of _____, 2022.

MULTI-ZONING INC. (Team Engineer)
By: Isabel Vasquez, P.E.

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2022, A.D. in Volume _____ of the Plat Record, Page _____ File No. _____

County Clerk By Deputy

Prepared by and under the supervision of:
TYNNE CONDE CURTIS, P.E.
Registered Professional Engineer
Registration No. 54548

TYNNE CONDE CURTIS, P.E. Ron R. Conde
Registered Professional Land Surveyor
Texas License No. 5152