

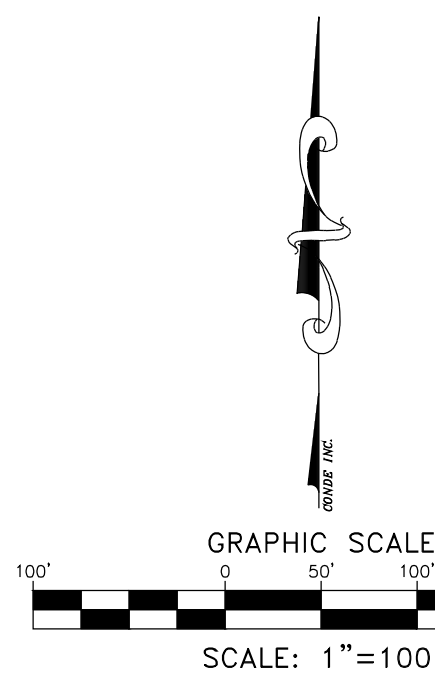
HORIZON CROSSING UNIT THREE

BEING A PORTION OF C.D STEWART SURVEY NO. 321,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS
CONTAINING: 19.469 ACRES

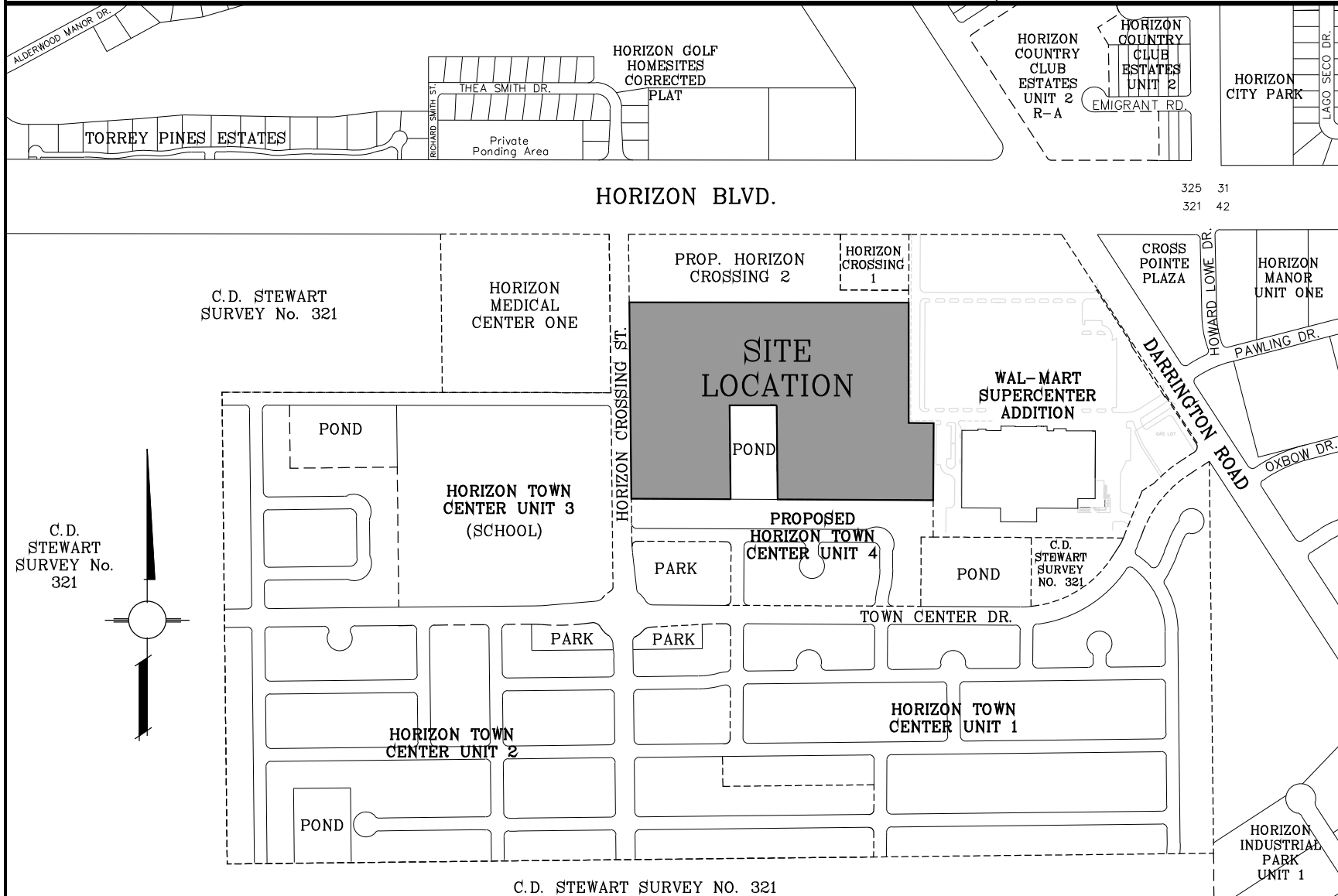
- NOTES:**
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. _____ DATE _____
 - RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
 - LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
 - "U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS".
 - SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO 480212-250B AND 237B, DATED SEPTEMBER 4, 1991 PROPERTY IS IN FLOOD HAZARD ZONE X.
 - BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE 4203, NAD 83.
 - VERTICAL DATUM IS NAVD 88 AS DETERMINED BY GPS OBSERVATIONS AT NGS STATION V 1384 ELEVATION=3655.47.
 - 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.
 - GRADING PLAN REQUIRED FOR EACH LOT AT THE TIME OF THE BUILDING PERMIT.
 - STORM SEWER AND PRIVATE PONDS FOR COMMERCIAL PARCELS TO BE MAINTAINED PRIVATELY.
 - ALL 50' PRIVATE DRIVEWAYS WILL BE CONSTRUCTED AND MAINTAINED BY THE DEVELOPER.
 - ALL COMMERCIAL LOTS HAVE ACCESS BY WAY OF THE 50' PRIVATE DRIVEWAY, UTILITY AND DRAINAGE EASEMENT INST. No. 20220001531.
 - DIRECT ACCESS WILL BE ALLOWED AT HORIZON BLVD BY A 56' PRIVATE DRIVEWAY, UTILITY AND DRAINAGE EASEMENT INST. No. 20220001531.
 - SOME OF THE WATER WILL DRAIN INTO HORIZON TOWN CENTER UNIT THREE POND AND THE REST INTO HORIZON TOWN CENTER UNIT FOUR POND.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	375.00'	39.79'	19.92'	39.78'	N83°55'23"W	6°04'49"
C2	400.00'	160.42'	81.30'	159.35'	N75°28'26"W	22°56'42"
C3	400.00'	158.87'	80.50'	157.83'	S75°21'46"E	22°45'22"
C4	425.00'	168.80'	85.53'	167.69'	S75°21'46"E	22°45'22"
C5	375.00'	110.59'	55.70'	110.19'	N72°26'04"W	16°53'49"
C6	20.00'	31.65'	20.24'	28.45'	S47°42'01"W	90°40'22"
C7	20.00'	31.18'	19.77'	28.12'	S42°17'59"W	89°19'38"
C8	10.00'	15.83'	10.12'	14.22'	S47°42'01"W	90°40'22"
C9	10.00'	15.59'	9.88'	14.06'	S42°17'59"W	89°19'38"
C10	10.00'	15.83'	10.12'	14.22'	S47°42'01"W	90°40'22"
C11	10.00'	15.59'	9.88'	14.06'	S42°17'59"W	89°19'38"
C12	425.00'	170.44'	86.36'	169.30'	N75°28'26"W	22°56'38"
C13	375.00'	148.94'	75.46'	147.96'	S75°21'46"E	22°45'22"

LINE TABLE		
LINE	LENGTH	BEARING
L1	39.00'	S86°57'48"E
L2	25.00'	N2°21'50"E
L3	39.00'	S87°38'10"E



LOCATION MAP 1"=600'



METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of C.D Stewart Survey No. 321, Town of Horizon City, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing brass disk City Monument at the centerline intersection of Town Center Dr. and Mar Vista Pl. bears South 86°43'32" East a distance of 1043.05 feet; thence along the centerline of Horizon Crossing St. North 02°21'50" East a distance of 455.44 feet to a point; thence leaving said centerline South 87°38'10" East a distance of 39.00 feet to a point on the easterly right-of-way line of Horizon Crossing St. as referenced on plat of Horizon Town Center Unit One, Recorded in Clerks File No. 20180057691, Real Property Records of El Paso County, Texas for the "True Point of Beginning".

Thence along said right-of-way line, North 02°21'50" East a distance of 792.60 feet to a point;

Thence leaving said right of way line, South 86°57'46" East a distance of 1128.71 feet to point on the westerly boundary line of Walmart Super Center Addition as recorded in clerks file no. 20120091184;

Thence along said boundary line these following 3 courses:

- South 03°02'12" West a distance of 486.46 feet to a point;
- South 86°43'07" East a distance of 100.62 feet to a point;
- South 03°13'36" West a distance of 310.70 feet to a point;

Thence leaving said boundary line, North 86°43'32" West a distance of 616.53 feet to a point;

Thence, North 02°21'50" East a distance of 377.17 feet to a point of curve;

Thence, 39.79 feet along the arc of a curve to the left which has a radius of 375.00 feet at interior angle of 06°04'49" a chord which bears North 83°55'23" West a distance of 39.78 feet to a point;

Thence, North 86°57'48" West a distance of 162.32 feet to a point;

Thence, South 02°21'50" West a distance of 378.44 feet to a point;

Thence, North 86°43'32" West a distance of 400.45 feet to the "TRUE POINT OF BEGINNING" and containing 848,063.72 Square Feet or 19.469 acres of land more or less.

SCHOOL DISTRICT

SOCORRO INDEPENDENT SCHOOL DISTRICT
12300 EASTLAKE DRIVE

DEDICATION

CAMINO REAL INVESTMENT PROPERTIES, LLC, property owners of this land, hereby presents this plat and dedicates to the use of the public, utility easements, including easements for overhead of service wires for pole 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.

Witness my signature this _____ day of _____, 2022.

BY: CAMINO REAL INVESTMENT PROPERTIES, LLC.

Douglas A. Schwartz, Manager

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO
Before me, the undersigned authority, on this day personally appeared Douglas A. Schwartz, Manager of CAMINO REAL INVESTMENT PROPERTIES, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said corporation for the purpose and considerations 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 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.

Elvio Schuller, City Clerk Ruben Mendoza, Mayor
Approved for filing this _____ day of _____, 2022.

Huitt-Zollers Inc. (Town 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 _____

County Clerk By Deputy

Prepared by and under the supervision of:
YVONNE CONDE CURRY, P.E.
Registered Professional Engineer
Registration No. 64648

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.

Yvonne Conde Curry, P.E. Ron R. Conde
Registered Professional Land Surveyor
Texas License No. 5152

REV. DATE	COMMENTS
01/03/22	Public Works & Town Engineer Comments
01/11/22	Rev. Address on per '911 comments
01/18/22	Submit Final Plat
02/14/22	Horizon Town Comments

DATE OF PREPARATION: DECEMBER 18, 2021

PRINCIPAL CONTACTS:	Name	Address	City & Zip	Phone	Fax
OWNER:	CAMINO REAL INVESTMENT PROPERTIES, LLC	6080 SURETY DR. STE 300	EL PASO COUNTY, TEXAS 79905	(915) 592-0290	
ENGINEER:	YVONNE C. CURRY	6080 SURETY DR. STE 100	EL PASO, TX 79905	(915) 592-0283 (915) 592-0286	
SURVEYOR:	RON R. CONDE	6080 SURETY DR. STE 100	EL PASO, TX 79905	(915) 592-0283 (915) 592-0286	

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